



**APARTMENT CONVERSION / MIXED USE REDEVELOPMENT / OWNER-USER**  
**10401-19 Venice Boulevard, Los Angeles, CA 90034**

**Office Owner-User Opportunity**

- Perfect for owner-user creative office or medical uses.
- The entire 2nd floor of approximately 15,000 SF is available.

**Apartment Opportunity**

- Convert second-floor offices to apartments.
- The building is engineered to add a 3rd floor for additional apartments.

**Redevelopment Opportunity**

- 23,880 SF corner lot that allows for a mixed-use retail and residential
- Zoning is Los Angeles City MU(EC) - Mixed Use (Exposition Corridor).

**Property Summary**

25,346 SF 2-story retail and office building built in 1987/88. Buyer to verify.  
 140' of linear frontage on Venice Boulevard. 108' on Motor Avenue.  
 9 Retail spaces on the ground floor totaling 10,346 SF. Buyer to verify.  
 Numerous windows, natural light, and private patios.  
 Elevator from the garage and ground floor to the 2nd floor.

The lot size is approximately 23,880 SF. Buyer to verify.  
 Alleys in the rear and west side of the building.

**Available Space**

Office: Up to 15,000 SF of available space on the 2<sup>nd</sup> floor.  
 Retail: 9 street-level retail spaces. **100% leased.**

**Parking**

28 ground-level retail parking spaces.  
 45 office parking spaces in an underground garage. Buyer to verify.

**Price / Income / Expenses**

\$10,750,000.00. Contact listing brokers for income and expenses.



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