

flagship retail for lease: 915 venice blvd los angeles, ca 90015



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## 915 VENICE BLVD

LOS ANGELES, CA 90015

**LEASE RATE: \$2.95 SF/MONTH (NNN)**

Designed by Brinkworth, the London design firm for leading global brands including Adidas, All Saints, Arc'teryx, Cookies, Dover Street Market, Google, Harrods, Nike, Stussy, Supreme, and The Hoxton Hotel. The concept provides Silver LEED-Certified high-end showroom space suitable for a global urban brand and is currently turn-key for a leading cannabis dispensary.

The customer experience starts at the street with the opportunity for an art installation behind storefront glass, reception is demised between a patio area, and a reception area which includes access to a customer restroom and the "quick pick-up" window. Customers are invited to the main showroom with polished concrete floors, a stunning bow-truss ceiling, and a modern check-out counter. The rest of the space supports the vendors and staff with dedicated employee changing rooms, restrooms, management space, a staff lounge, and storage (see floor plan).



<b>Lot Size:</b>	7,307 SF
<b>Building Size:</b>	6,240 SF
<b>Zoning:</b>	LAM1
<b>Year Built:</b>	1921 / 2023
<b>APN:</b>	5135030012





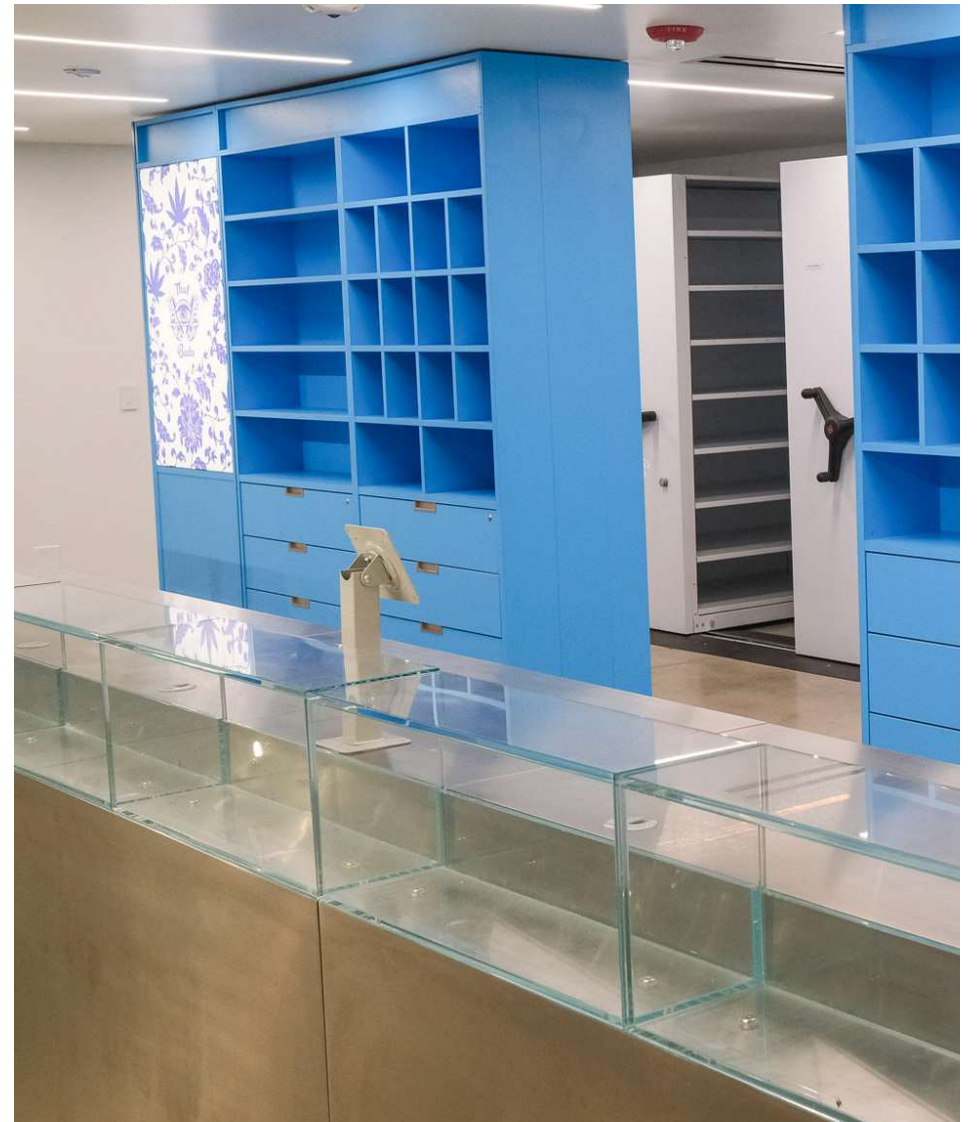
**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,240 SF	Lease Rate:	\$2.95 SF/month

**AVAILABLE SPACES**

**DESCRIPTION**

- Purpose-built retail for a flagship urban retailer. LEED-Certified. Includes numerous amenities and tenant improvements. Call to discuss.







**EXTERIOR DESCRIPTION**

New LED lighting, storefront glass, roll-down doors in the front and back, and a security system. New roof and external insulation.

**INTERIOR DESCRIPTION**

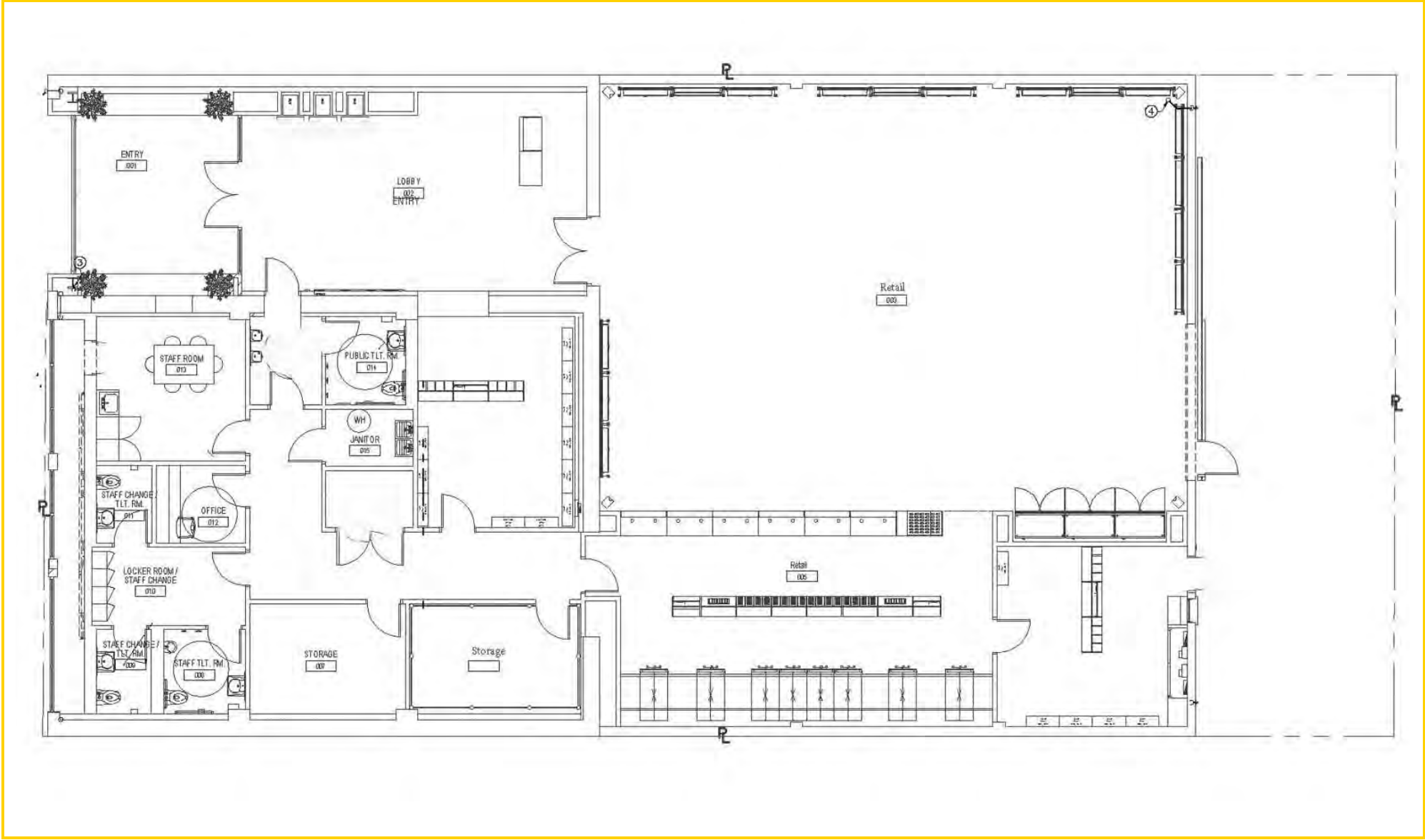
Three new ADA restrooms and a staff kitchen, polished concrete floors, all seismic upgrades, and demised employee, vendor, and customer areas. New HVAC system. A 200 amps three-phase and a 200 amps single-phase power service.

**PARKING DESCRIPTION**

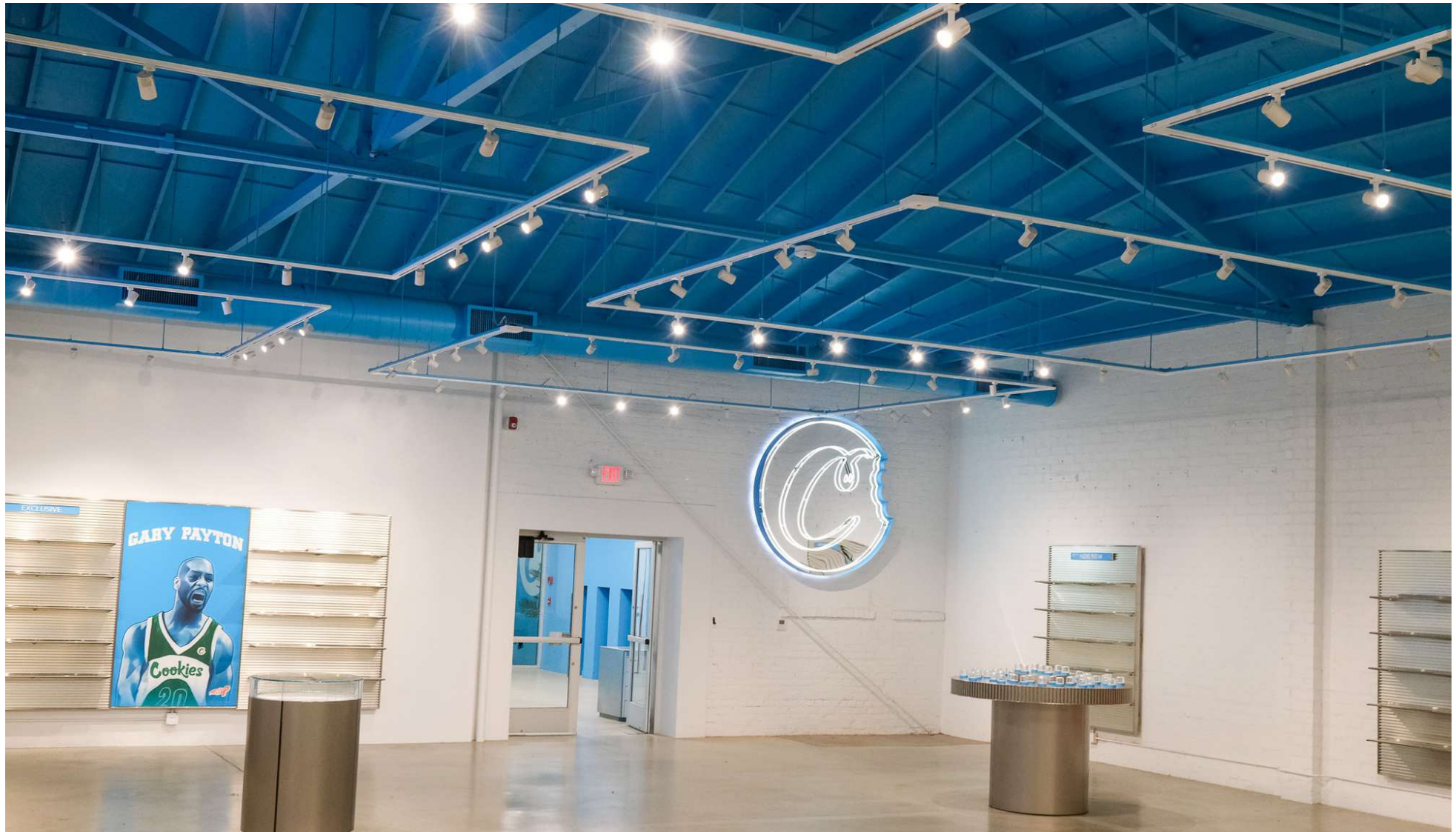
Loading area only plus abundant street parking.

**CONSTRUCTION DESCRIPTION**

Completed 2023. LEED Certified.









Built-in Space for Three ATMs



Large Reception





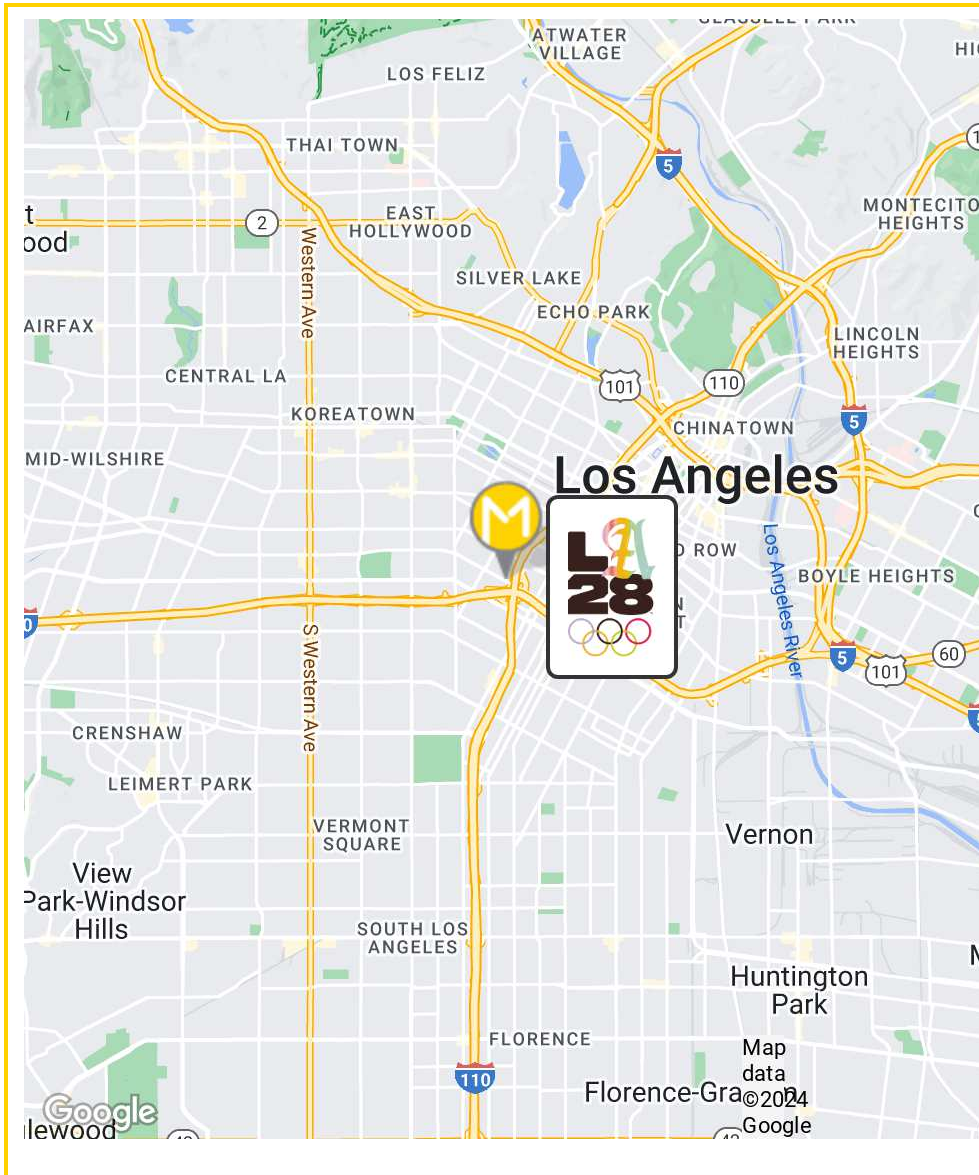
Large Check Out Counter



Quick Pick Up Window at Reception







### LOCATION OVERVIEW

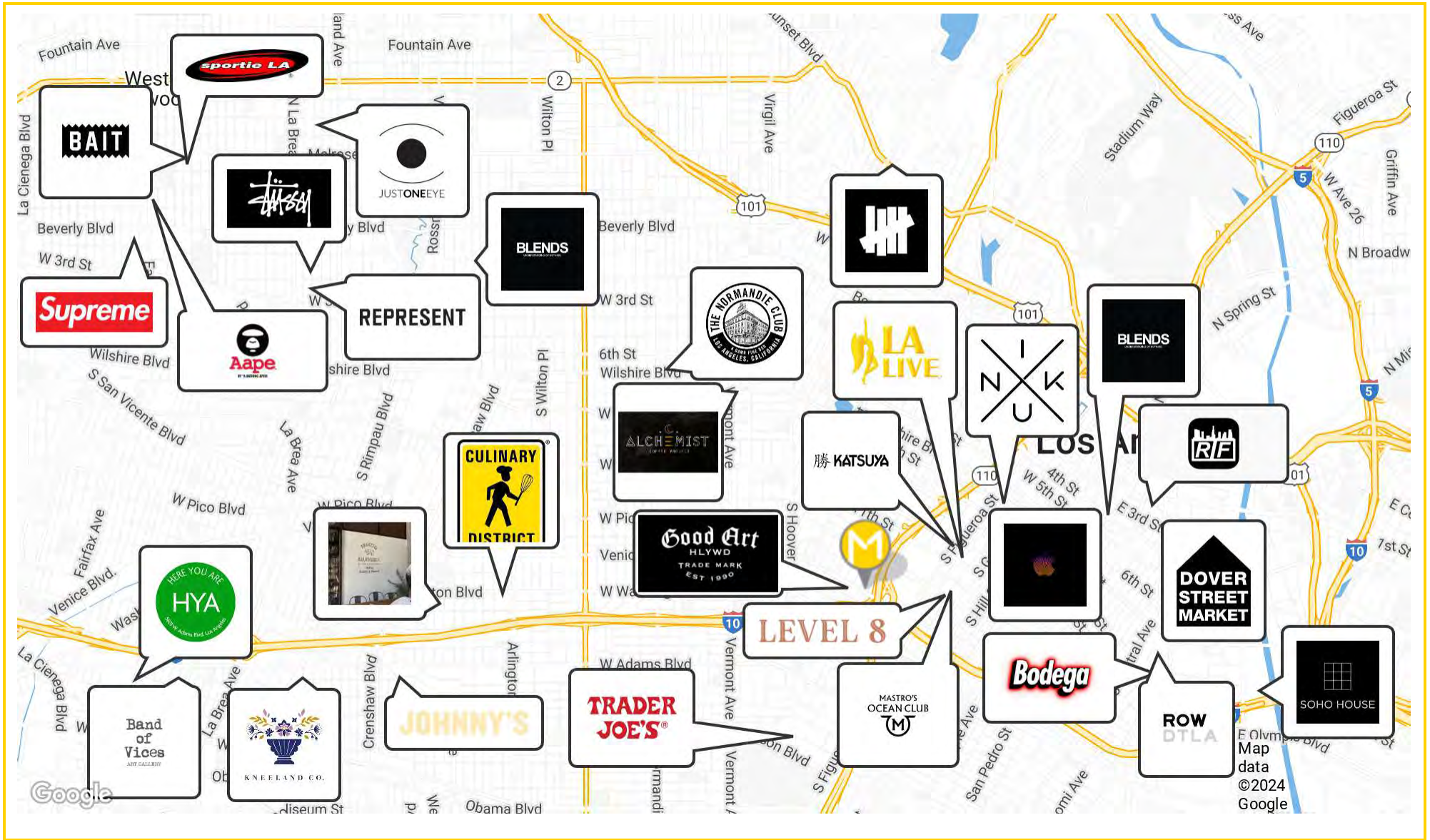
This is a prime area located within 1,000 feet of the Los Angeles Convention Center and four blocks from the Crypto.com Arena and LA Live all of which are major 2028 Olympic venues. The Property is also near dozens of hotels, restaurants, bars, and other event and entertainment venues including the Grammy Museum and LA Live (see included maps). The Property has excellent connectivity as it is near the 10, 110, 101, and 5 freeways and within 1.5 miles of four Metro lines and several main boulevards.

The Property sits between the powerhouse neighborhoods of South Park in downtown, West Adams/USC, and Koreatown and benefits from some of the city's largest developments including thousands of new apartment units and incredible demographic density. This is the location for a flagship urban brand.





select retailer map





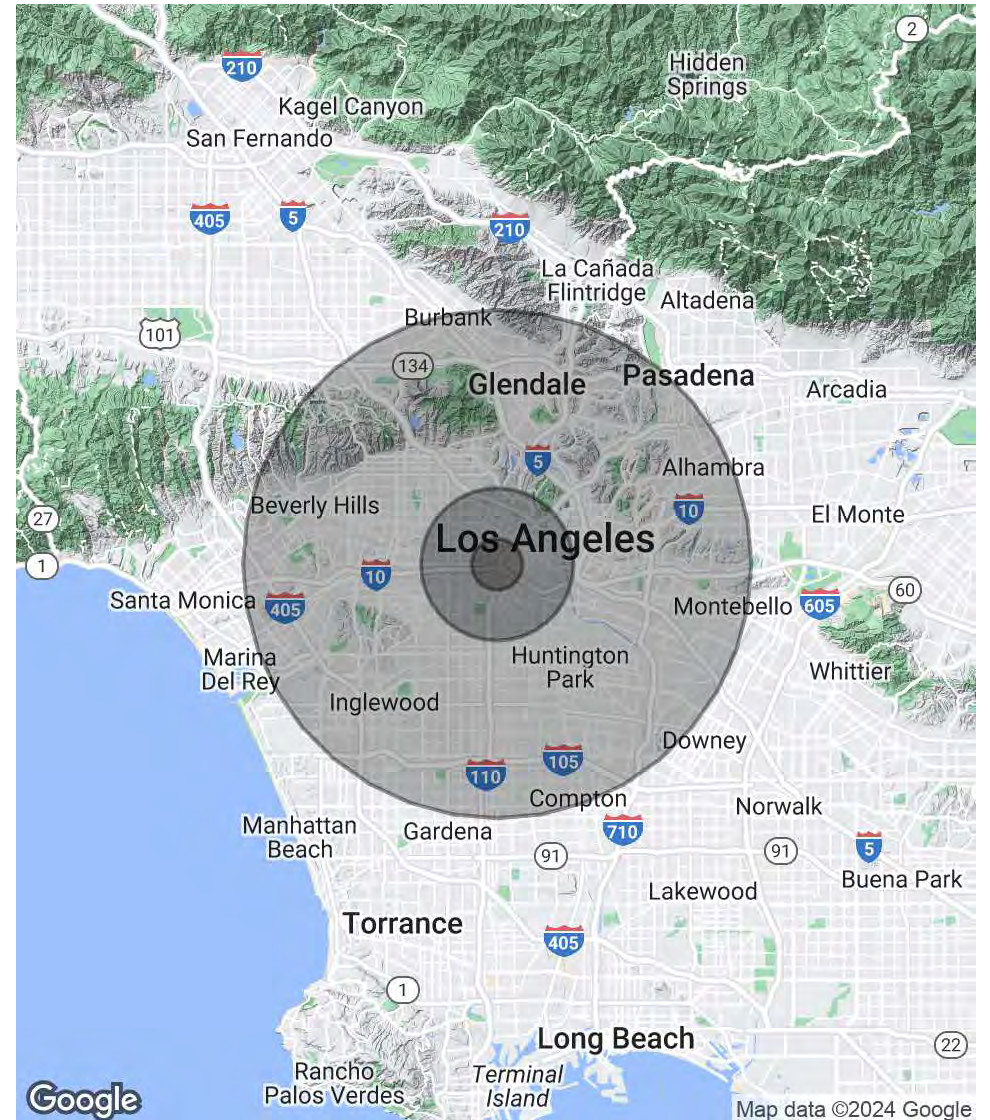
POPULATION	1 MILE	3 MILES	10 MILES
Total Population	77,644	640,758	3,512,431
Average Age	32.4	34.0	35.9
Average Age (Male)	31.8	33.2	34.9
Average Age (Female)	32.8	35.1	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	28,656	215,968	1,185,470
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$73,140	\$68,564	\$91,747
Average House Value	\$759,354	\$713,959	\$758,060

**TRAFFIC COUNTS**

10,693/day

2020 American Community Survey (ACS)





# Thank You

For more  
information or to  
schedule a tour...

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