



**821**  
**VENICE BLVD**  
— LOS ANGELES CA 90015 —



**Marcus & Millichap**  
MOSSANEN COMMERCIAL REAL ESTATE

Prime Multi-Tenant Commercial Building  
with Large Storage Shed and Alley Access  
Near the Los Angeles Convention Center



## **BROKER OF RECORD**

Tony Solomon  
California  
Lic CA # 01238010

**Marcus & Millichap**  
MOSSANEN COMMERCIAL REAL ESTATE

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# PROPERTY SUMMARY

Property Address: 821 Venice Blvd,  
Los Angeles, CA 90015

Price: \$1,400,000

Permitted Building SF 3,048 SF

Storage/Garage SF: 3,849 SF (to be verified)

Total SF with Storage Shed Area 6,897 SF (to be verified)

Lot Area 7,382 SF

Price/SF (BLDG): \$203

Price/SF (Land): \$190

APN: 5135-030-028

Year Built: 1923

Tenancy: Multiple (2)

Lease Types: Modified Gross

Lease Terms: All MTM Tenancies

Nearest Cross Streets Oak St & Venice Blvd

Zoning MI-1-O

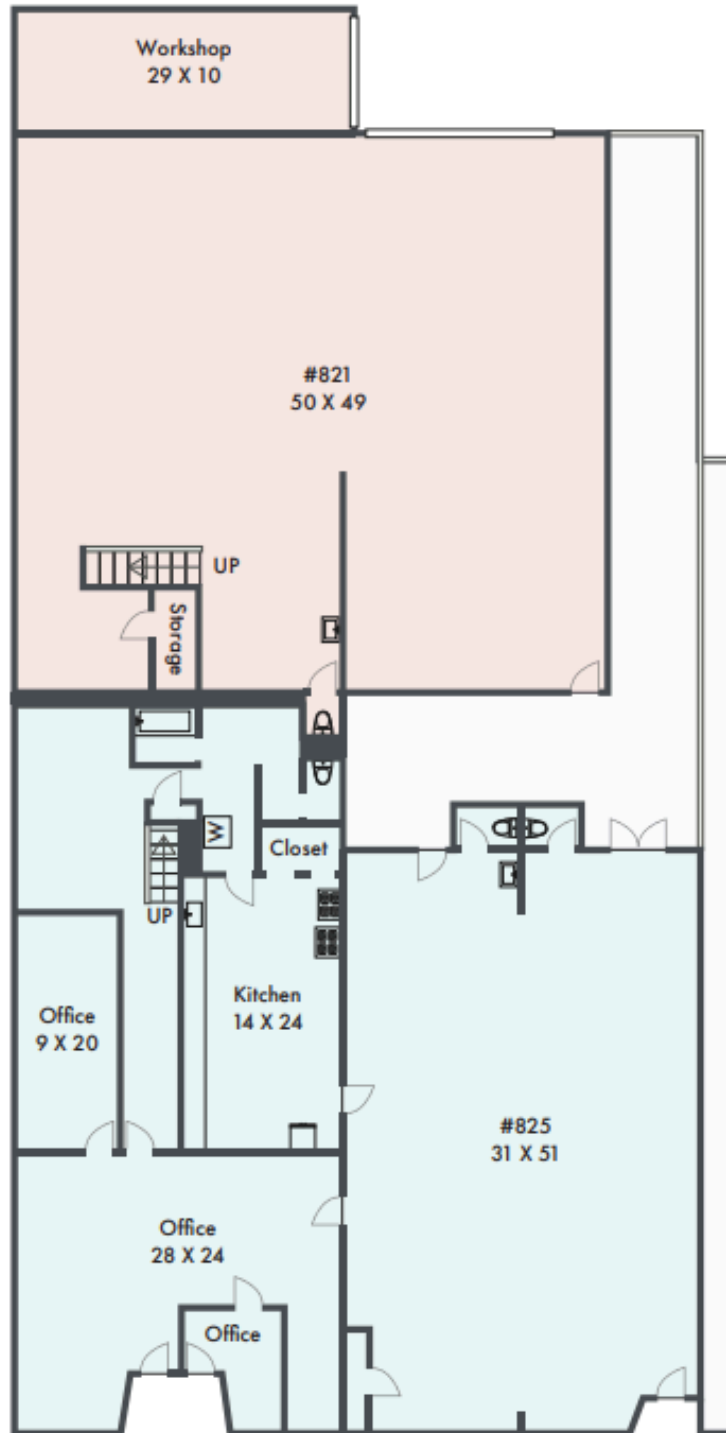
General Plan Land Use Limited Manufacturing

Neighborhood Council Pico Union

Council District CD 1 - Eunisses Hernandez



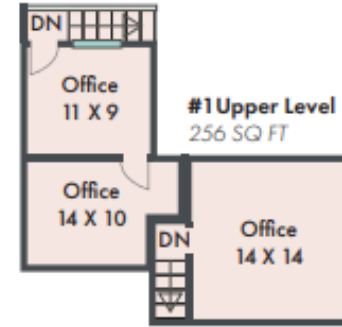
#2 Main Level



#1 Main Level

#2 Upper Level

262 SQ FT



#1 Upper Level  
256 SQ FT

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**821 VENICE BLVD #1-2**

6897 TOTAL SQ FT

**#1 VENICE BLVD**

3048 TOTAL SQ FT

**#2 VENICE BLVD**

3849 TOTAL SQ FT

# RENT ROLL

		SF	LEASE PERCENTAGE	CURRENT MONTHLY	CURRENT ANNUAL	RENT / SF (MONTHLY)	MARKET RENT	MARKET (ANNUAL)	MARKET RENT / SF (MONTHLY)
<b>821 VENICE BLVD</b>		6,897		\$4,325	\$51,900	\$0.63	\$8,599.00	\$103,188.00	\$1.25
<b>UNIT</b>									
MTM 1	AA - GRUPO LATINOS	3,048	44%	\$2,200	\$26,400	\$0.72	\$4,750	\$57,000.00	\$1.56
MTM 2	CARPENTRY SHOP	3,849	56%	\$2,125	\$25,500	\$0.55	\$3,849	\$46,188.00	\$1.00
		6,897	100%	\$4,325.00	\$51,900	\$0.63	\$8,599	\$103,188.00	\$1.25

OCCUPANCY	100%
VACANCY	0.00%
# OF UNITS	2
OCCUPIED UNITS	2
OCCUPIED SF	6,897 SF
VACANT SF	0
AVERAGE UNIT SIZE	3,448



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