

**831 VENICE BLVD.**  
**LOS ANGELES, CA 90015**



**CREATIVE STUDIO • WAREHOUSE • SHOWROOM • AVAILABLE NOW FOR LEASE**

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Subject Property



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# THE CROSSROADS CREATIVE COMPOUND

The Crossroad Creative Compound is a unique industrial property located at 831 Venice Blvd in the heart of Los Angeles. Built in 1922, this 7,367 square foot property is situated on a 0.17-acre lot, offering a versatile and expansive space ideal for a variety of commercial and industrial uses. The property's zoning code (LAM1) allows for a wide range of business operations, making it a prime location for creative industries such as photography, fashion design, content creation, and more. Located within the Greenwell Tract subdivision and falling under the Los Angeles Unified School District, the area surrounding 831 Venice Blvd is dynamic and growing. Strategically positioned just two blocks from the L.A. Convention Center, The Crossroad Creative Compound offers unparalleled accessibility and visibility. The property is minutes away from major Los Angeles landmarks, including the Crypto.com Arena (2 minutes), the University of Southern California (6 minutes), and the Downtown LA Fashion District (6 minutes). The area is well-served by public transportation and features ample free street parking along Oak St. and Venice Blvd, making it an attractive option for businesses seeking a central location with easy access to clients and collaborators. The Crossroad Creative Compound is more than just a workspace—it's a hub for innovation, collaboration, and growth. Whether you're a creative professional or a growing business, this property offers the perfect blend of historic charm, modern amenities, and prime location.



Unit 101



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# FEATURES

## PREMISES

± 1,500 SF. Available

## SPACES

Unit #101 (GF) ± 1,500 SF.

## RENT

\$2.20/SF./MONTH - MG

## TERMS

1 – 5 Years

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Unit 101

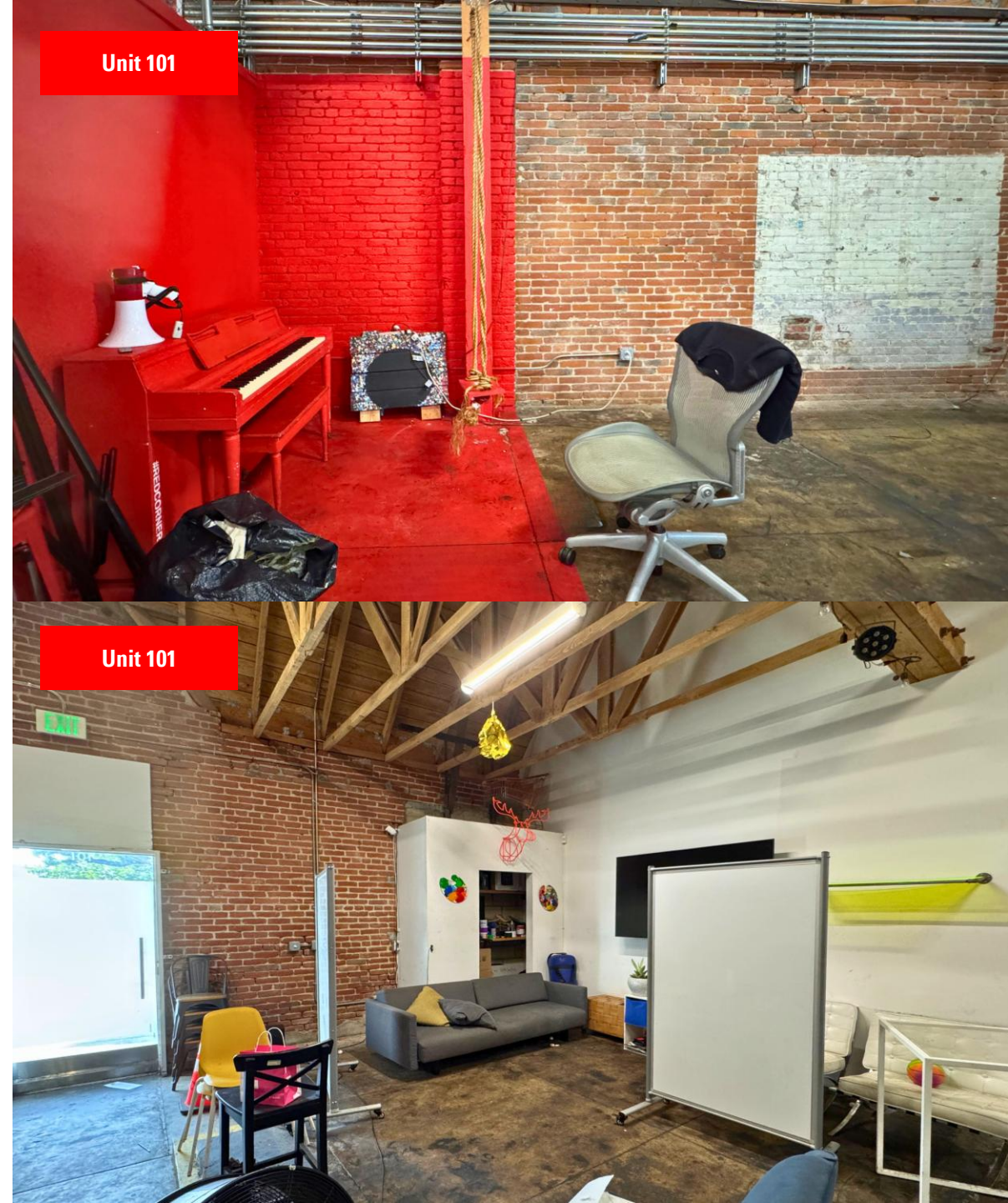




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# LEASE HIGHLIGHTS

- Open Floor Plan Design
- Private Restroom Facility
- Polished Concrete Flooring
- High Wood Beam Ceilings ( $\pm$  13 FT.)
- Abundant Natural Lighting
- Mezzanine Space Available
- Workshop – Maintenance Compliant
- Accessibility to I10 Freeways
- Building Signage Opportunity Available



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# THE MARKET

## Pico Union - Greenwell Tract (Los Angeles, CA)

Pico-Union, nestled in the vibrant heart of Los Angeles, represents a fusion of cultural and urban appeal. Bordered by Downtown LA, Koreatown, and near to USC, this neighborhood offers residents convenient access to Los Angeles' most dynamic areas. With easy connectivity to the 10, 101, and 110 freeways, Pico-Union seamlessly blends urban excitement with suburban ease. It's a hub for those seeking proximity to bustling city life while enjoying a diverse local culture. Key attractions, including the University of Southern California, nearby Exposition Park, and the Banc of California Stadium, add to the district's allure, drawing in those interested in a rich mix of entertainment, education, and recreation.

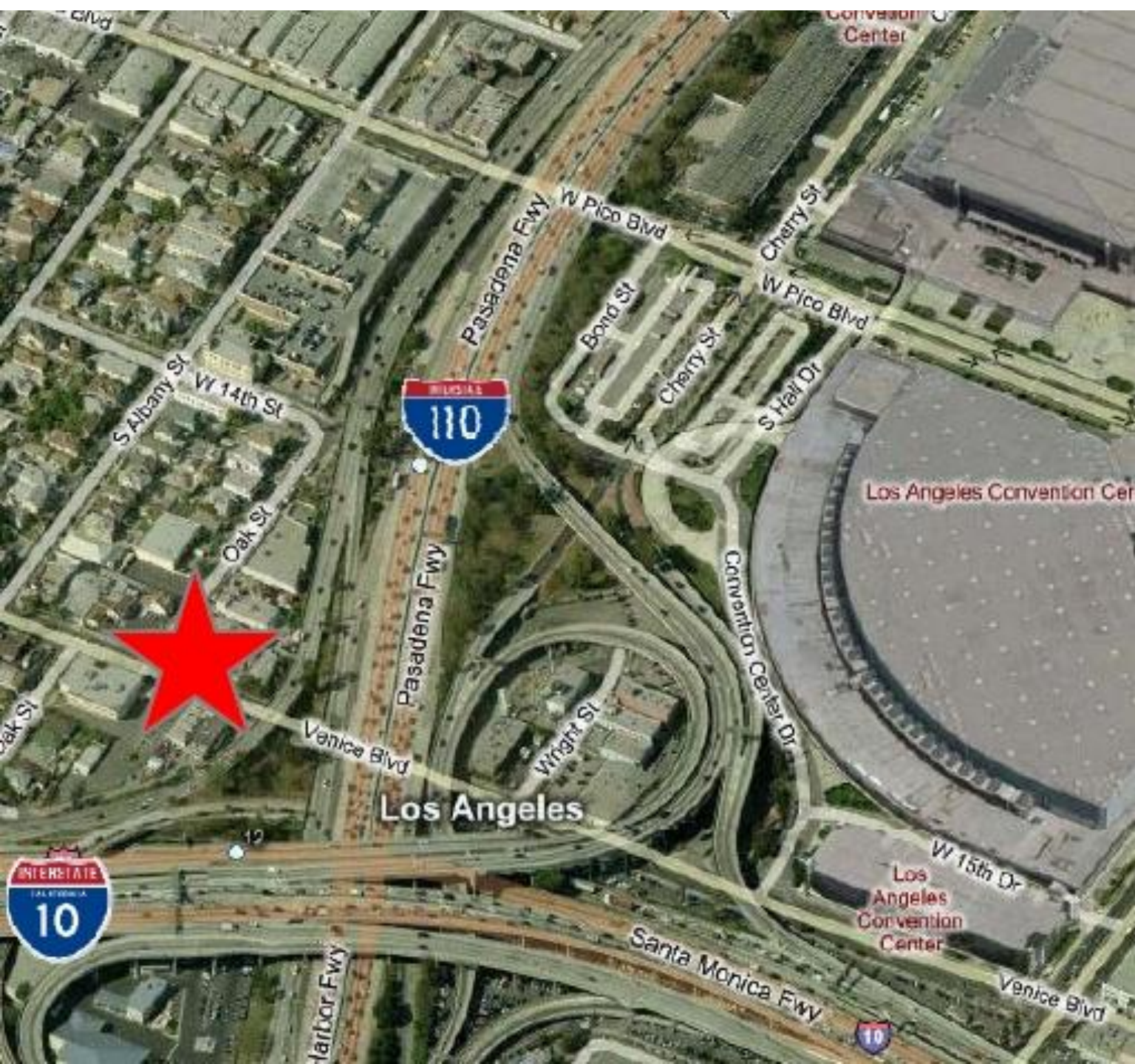
31 Years – Median Age (Age Demographics – 11.00% Growth Rate)

\$47.4k – Average Household Income (37.00% Growth Rate)

## The Property's Location







Within a 3.0 Mile Radius

# NEARBY AMENITIES

1. LA Convention Center.....(0.5 miles)
2. Crypto.com Arena.....(0.7 miles)
3. GRAMMY Museum.....(0.9 miles)
4. LA Trade Tech College.....(0.9 miles)
5. Univ. of Southern Calif.....(1.6 miles)
6. USC Village.....(1.6 miles)
7. Pershing Square.....(1.8 miles)
8. BMO Stadium.....(2.8 miles)



82 – Very Walkable



87 – Excellent Transit





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