

2059-2065 VENICE BLVD

LOS ANGELES, CA 90006

PRIME VENICE BLVD OWNER-USER OPPORTUNITY



FOR
SALE

Offered at:
\$5,000,000

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

EXECUTIVE SUMMARY

2059-2065 Venice Blvd, Los Angeles, CA 90006
For Sale | ±5,530 SF of Building & ±12,102 SF of Land



Major Properties proudly presents 2065 Venice Blvd, a freestanding commercial retail/flex property located along the highly trafficked Venice Boulevard corridor in the heart of Los Angeles' Koreatown/Mid-Wilshire submarket. The property consists of approximately 5,530 square feet situated on a 12,102 square foot lot and offers strong street visibility, gated on-site parking, and flexible LAC1 zoning suitable for a variety of retail, showroom, office, medical, and creative uses.

Strategically positioned near Downtown Los Angeles and major transportation corridors, the property benefits from dense surrounding demographics, strong daytime population, and approximately 43,000 vehicles per day along Venice Blvd. 2065 Venice Blvd presents an excellent opportunity for an owner-user, investor, or business seeking a highly visible commercial location within one of Los Angeles' most active urban trade areas.

\$5,000,000
PRICE

±\$413
PER LAND SF

±\$904
PER BLDG SF

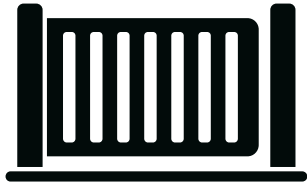
*Buyer to verify all information

PROPERTY HIGHLIGHTS

Freestanding Retail / Flex Property w/
Secure Parking & Strong Street Frontage



Prime owner-user
opportunity



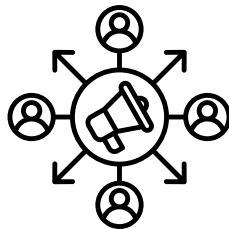
Gated and
secured on-site
parking



Convenient
access to DTLA



Freestanding
commercial
building



Strong street
presence



Excellent signage
exposure



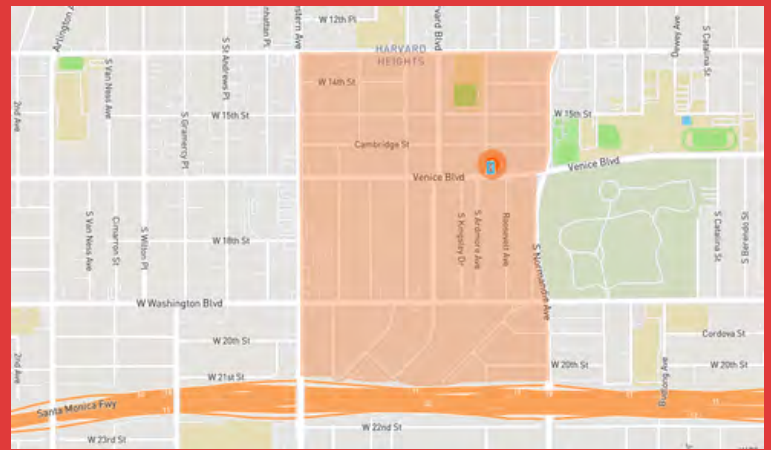
PROPERTY DETAILS

Address	2059-2065 Venice Blvd, Los Angeles, CA 90006
Property Type	Commercial / Retail
Price/SF	±\$904/bldg SF ±413/land SF
Building SF	*±5,530 SF
Lot SF	±12,102 SF
Stories	1
Parking	Surface - 27
Frontage	Venice Blvd
Year Built	1947
Zoning	<u>C1-1VL-HPOZ-CPIO</u>
Historict District	<u>Yes</u>
APN	5075-013-015

*Per assesor's office
 **Buyer to verify all information

2065 Venice Blvd is a freestanding commercial property located along the highly trafficked Venice Boulevard corridor in the Koreatown/Mid-Wilshire submarket of Los Angeles. The property consists of approximately 5,530 square feet on a 12,102 square foot lot and features strong street visibility, gated parking, and flexible LAC1 zoning suitable for a variety of retail, office, showroom, medical, and creative uses.

Conveniently located near Downtown Los Angeles and major transportation corridors, the property benefits from dense surrounding demographics, strong traffic exposure, and a central urban location within one of Los Angeles' most active commercial corridors.









THE AREA



2059-2065
VENICE BLVD

4 MILES TO DTLA

VENICE BLVD

Normandie
Recreation Center

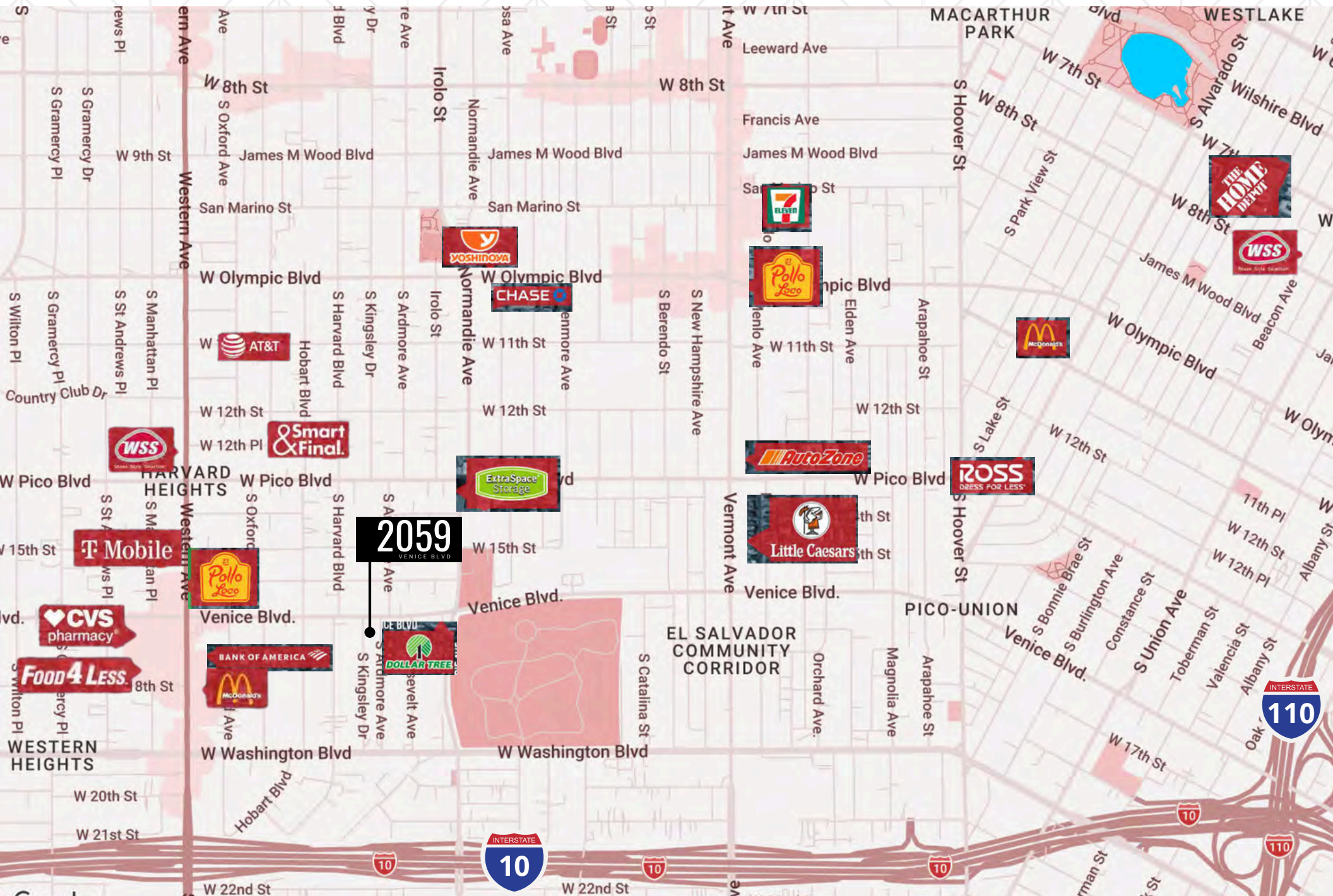
Colori Kitchen
Italian

Dollar Tree
Dollar store

Guadalajara Tires
& Auto Repair
Tire shop

Beauty Club
supply store

THE AMENITIES



FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



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MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

