

12923-12923 1/2 VENICE BLVD., LOS ANGELES, CA 90066

FOR SALE

PRICE IMPROVEMENT



A DIVISION OF



LEE &
ASSOCIATES

± 2,500 SF RETAIL/OFFICE SPACE

PREMISES:

12923: ± 1,250 SF - Owner occupied

12923 1/2: ± 1,250 SF 2nd floor - Month to Month

PRICE:

~~\$2,050,000~~ \$1,795,000

PARKING:

6 surface parking spaces & ample street parking

OCCUPANCY:

2nd Fl Tenant is month to month

YEAR BUILT: 1986

FEATURES:

- Ideal for a wide variety of uses
- Prime location in the heart of Mar Vista
- Close proximity to popular destinations such as Venice Beach, Abbot Kinney, Culver City, and Santa Monica

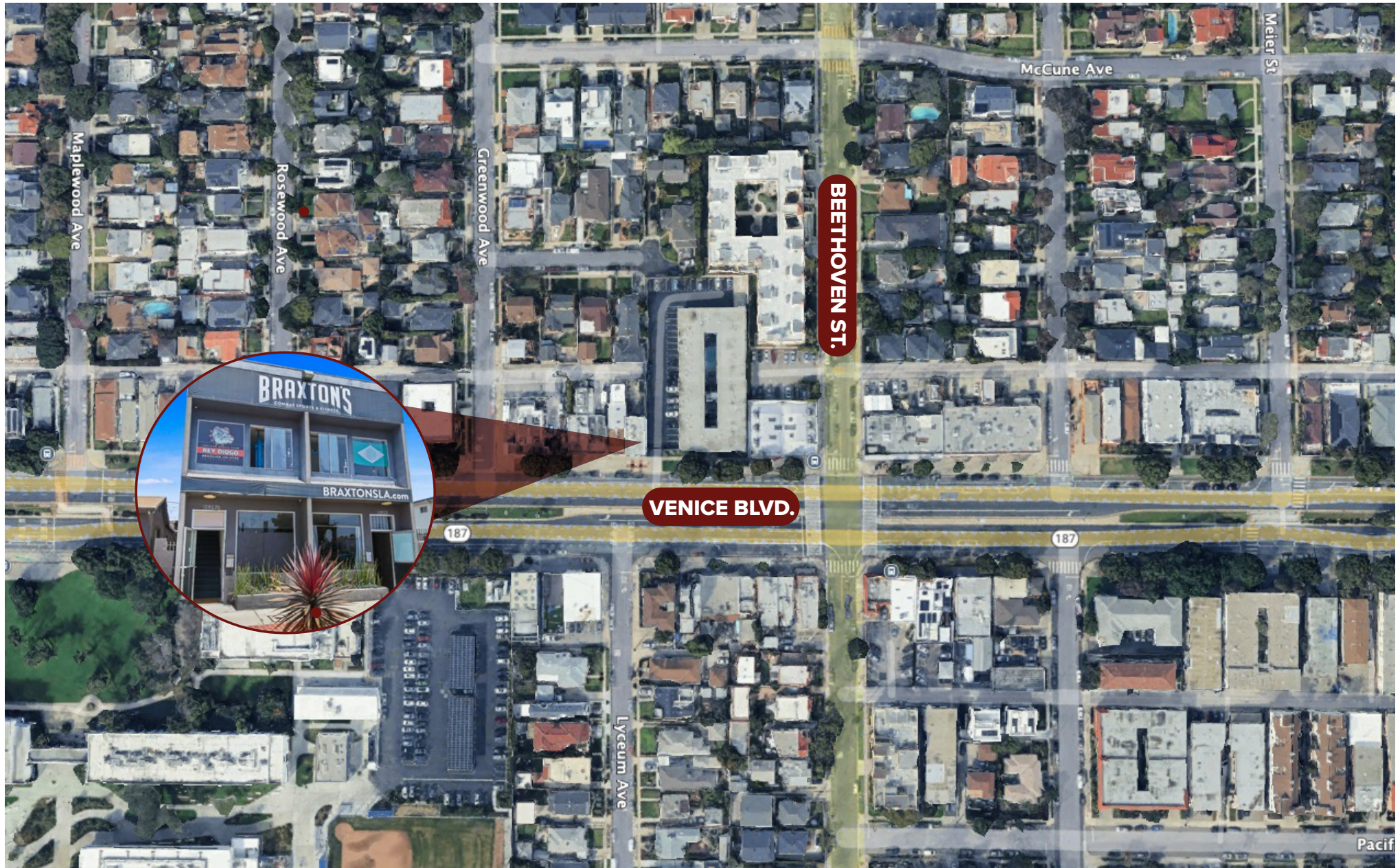






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/AERIAL VIEW





*Click logo for website information



2024 POPULATION

2 Miles

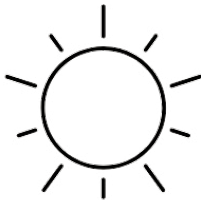
141,132

5 Miles

585,945

10 Miles

1,983,645



2029 PROJECTION

2 Miles

137,726

5 Miles

574,463

10 Miles

1,934,799



MEDIAN AGE

2 Miles

39.9

5 Miles

39.2

10 Miles

38.4



AVG HOUSEHOLD INCOME

2 Miles

\$140,243

5 Miles

\$136,243

10 Miles

\$111,635



INCOME OVER \$200K

2 Miles

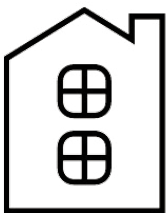
16,470

5 Miles

63,022

10 Miles

130,749



2029 HOUSEHOLDS

2 Miles

62,814

5 Miles

264,534

10 Miles

774,712

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