

# FOR SALE

## HIGH VISIBILITY RETAIL/CREATIVE OFFICE CONVERSION

8535 Venice Blvd, Los Angeles, 90034



**310.839.3333**  
Lancelotcommercial.com



**MAJOR  
BOULEVARD  
IDENTITY**

### FEATURES:

- Secure gated parking with separate ingress and egress points
- 22 Total on-site and city permitted parking spaces
- Located at a major Los Angeles intersection
- Freeway visibility with grandfathered signage
- Stand-alone building with 20 FT ceilings
- 3 Ground level loading doors
- Property records list building at 4,040 SF with approx. 2,600 SF of additional loft/office area not currently verified with the city as a permitted space

Building size : 6,640 SF  
Lot size : 7,489 SF  
Zoning : LAC2

Sale Price : \$2,950,000  
: \$444 PSF/building  
: \$730 PSF/permitted  
: building

### CONTACT:

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**LANCELOT**

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

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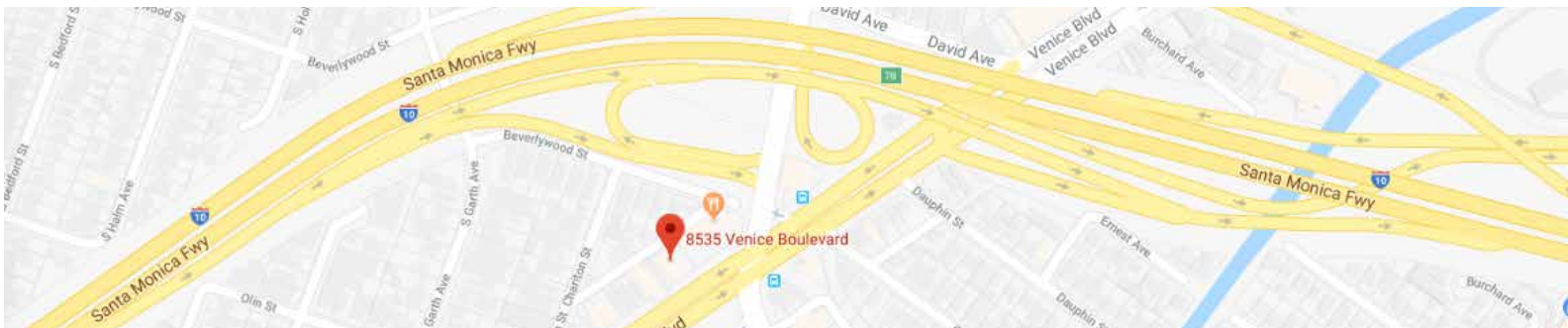
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- 1 Block to 10 Freeway on/off ramp at La Cienega Blvd.
- 1 Block to Culver City Arts District on La Cienega Blvd. between Venice and Washington
- Terrific for creative office conversion, gallery, or showroom space
- Gated compound with entrance from alley and Venice Blvd.
- City easement for parking in front in between sidewalk and street



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