

HIGH TRAFFIC SIGNALIZED CORNER WITH $\pm 51,766$ CPD

For Sale - Hard Corner Redevelopment Opportunity



5506 VENICE BLVD. | LOS ANGELES, CA 90019



Disclaimer

KWP Real Estate (“Broker”) is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in 5506 Venice Blvd., Los Angeles, CA 90019 (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

Investment Advisors

LEE SHAPIRO
EVP, Director of Brokerage
310-887-6226
Lee.Shapiro@kwprealestate.com
DRE #00961769

JAYSEN CHIARAMONTE
Vice President
310-887-3492
Jaysen.Chiaramonte@kwprealestate.com
DRE #02145586

Investment Summary

Flexible Redevelopment Opportunity For Sale



THE OFFERING

5506 Venice Boulevard presents an opportunity to acquire a highly visible signalized hard corner infill asset at Venice Blvd and Hauser Blvd, located along one of Los Angeles' most active commercial corridors.

The approximately ±8,973 square foot property offers flexibility for an owner-user, investor, or developer seeking to capitalize on strong underlying land value and premier corner positioning.

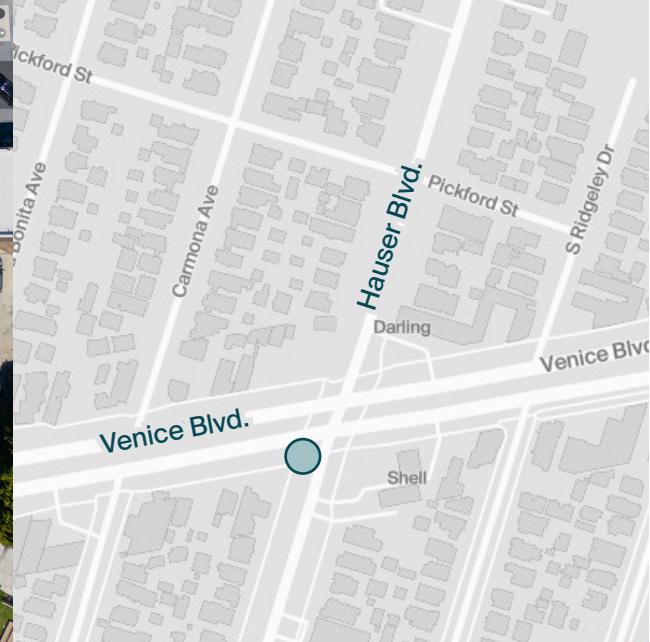
ASKING PRICE
\$1,985,000

Property Data

Infill Commercial / Residential Asset



ADDRESS	5506 Venice Blvd. Los Angeles, CA 90019
PRODUCT TYPE	Land
ASKING PRICE	\$1,985,000
BUILDING SIZE	±2,184 SF
LAND	±8,973 SF / 0.21 AC
YEAR BUILT	1924
ZONING	C2-1VL-CPIO
APN	5064-009-035



Investment Highlights

Redevelopment Potential

Property Highlights

- ▶ Prominent signalized hard corner location with excellent visibility and access
- ▶ High-exposure frontage along Venice Blvd.
- ▶ Dual-street access from Venice Blvd. and Hauser Blvd.
- ▶ Flexible C2-1VL-CPIO zoning supporting a variety of commercial and residential uses
- ▶ Land-driven value with low existing improvement coverage
- ▶ Opportunity for repositioning, redevelopment, or adaptive reuse

Location Highlights

- ▶ Central to Culver City, West Adams, Mid-City, and Beverly Hills
- ▶ Close proximity to the I-10 Freeway
- ▶ Located on busy signalized intersection with $\pm 51,766$ VPD
- ▶ Surrounded by dense residential neighborhoods and neighborhood-serving retail
- ▶ Located within an evolving corridor experiencing continued reinvestment



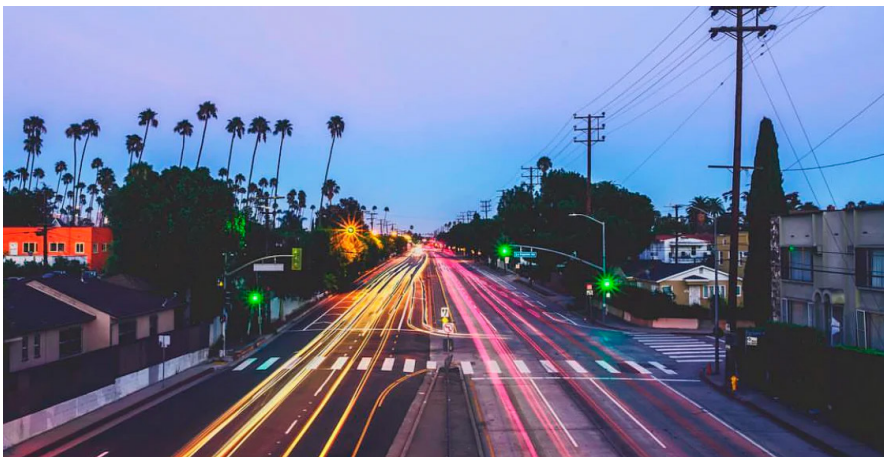
Looking Southwest



Looking East



Mid City Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	11,794	47,326	180,520
2030 Projected Population	11,347	47,072	177,250
2020 Census Population	11,780	46,082	174,301
2010 Census Population	11,963	46,471	173,851
Projected Annual Growth 2025 to 2030	-0.8%	-0.1%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.1%	0.3%
2025 Median Age	37.5	37.4	37.6
HOUSEHOLDS			
2025 Estimated Households	4,573	18,316	75,018
2030 Projected Households	4,543	18,645	75,887
2020 Census Households	4,499	17,536	72,107
2010 Census Households	4,432	17,057	69,086
Projected Annual Growth 2025 to 2030	-0.1%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.6%
RACE & ETHNICITY			
2025 Estimated White	26.5%	29.2%	36.9%
2025 Estimated Black or African American	23.2%	21.2%	18.4%
2025 Estimated Asian or Pacific Islander	8.6%	9.1%	12.2%
2025 Estimated American Indian or Native Alaskan	1.8%	1.9%	1.3%
2025 Estimated Other Races	40.0%	38.6%	31.2%
2025 Estimated Hispanic	44.4%	43.9%	35.7%
INCOME			
2025 Estimated Average Household Income	\$127,556	\$129,996	\$146,728
2025 Estimated Median Household Income	\$110,376	\$94,850	\$101,541
2025 Estimated Per Capita Income	\$49,614	\$50,552	\$61,119
EDUCATION			
2025 Estimated High School Graduate	18.8%	18.3%	15.4%
2025 Estimated Some College	14.9%	15.5%	16.3%
2025 Estimated Associates Degree Only	7.4%	5.7%	5.8%
2025 Estimated Bachelors Degree Only	29.4%	27.9%	30.0%
2025 Estimated Graduate Degree	12.3%	14.9%	18.5%
BUSINESS			
2025 Estimated Total Businesses	470	1,833	13,447
2025 Estimated Total Employees	2,135	11,343	88,235
2025 Estimated Employee Population per Business	4.5	6.2	6.6
2025 Estimated Residential Population per Business	25.1	25.8	13.4



Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com

310-887-6226

DRE #00961769

Jaysen Chiamonte

Jaysen.Chiamonte@kwprealestate.com

310-887-3492

DRE #02145586