

831 VENICE BLVD.

LOS ANGELES, CA 90015



1,250 SF CREATIVE WAREHOUSE NEAR DTLA • AVAILABLE NOW FOR LEASE

Andrew Mossighi | Beyond Space Inc.

Email: andrew@beyondspacecorp.com Office: (213) 277-1733 | Phone: (323) 487-0624



Subject Property



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THE CROSSROADS CREATIVE COMPOUND

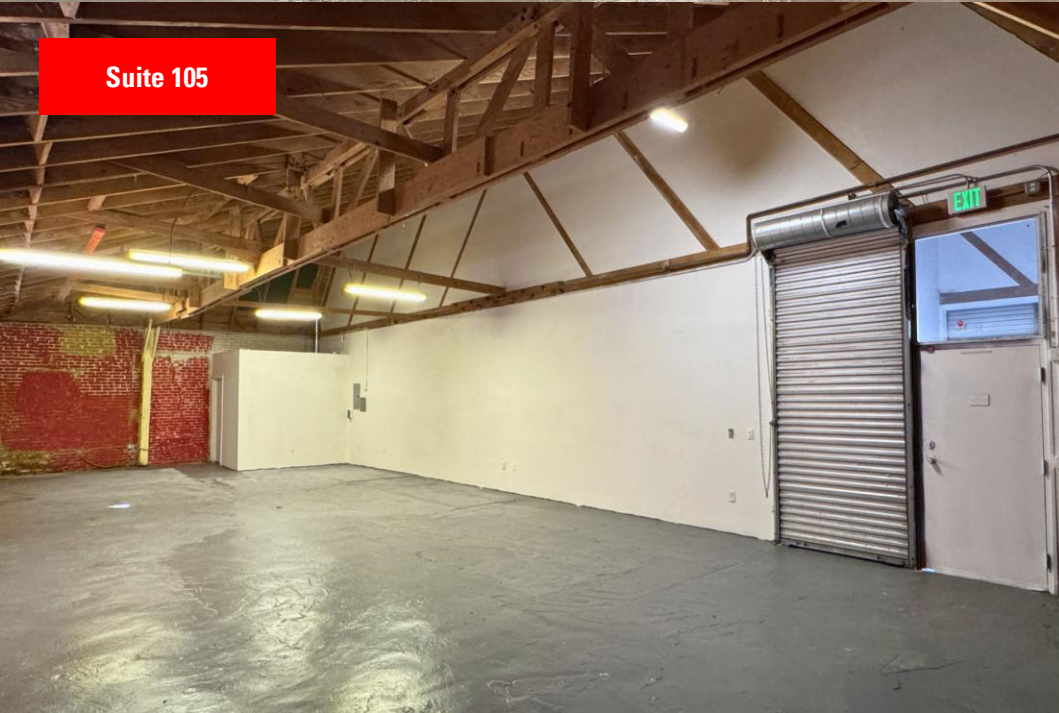
The Crossroad Creative Compound is a unique industrial property located at 831 Venice Blvd in the heart of Los Angeles. This 7,367 square foot property is situated on a 0.17-acre lot, offering adaptable creative-industrial space designed for showroom, studio, warehouse, and light production users. The 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. Positioned in the heart of Central Los Angeles near DTLA, USC, and major transit corridors., the area surrounding 831 Venice Blvd offers unparalleled accessibility and visibility. 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.

Schedule A Private Tour Today
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Suite 105



Suite 105

FEATURES

Suite	Size	Floor	Rate
105	± 1,250 SF.	Ground	\$1.92/SF./Mo

BEST USE

Apparel, E-Commerce, Photography, Showroom, Light Production,
Architecture Office, Design Studio

TERMS

1 – 5 Years

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LEASE HIGHLIGHTS

- Flexible Layout
- Private Restroom Facility
- Polished Concrete Flooring
- High Bow Truss Ceilings ($\pm$ 13 FT.)
- Abundant Natural Lighting
- Roll-Up Door Access
- Workshop – Maintenance Compliant
- Accessibility to Major DTLA Freeways
- Building Signage Opportunity Available

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Suite 105



Suite 105



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)

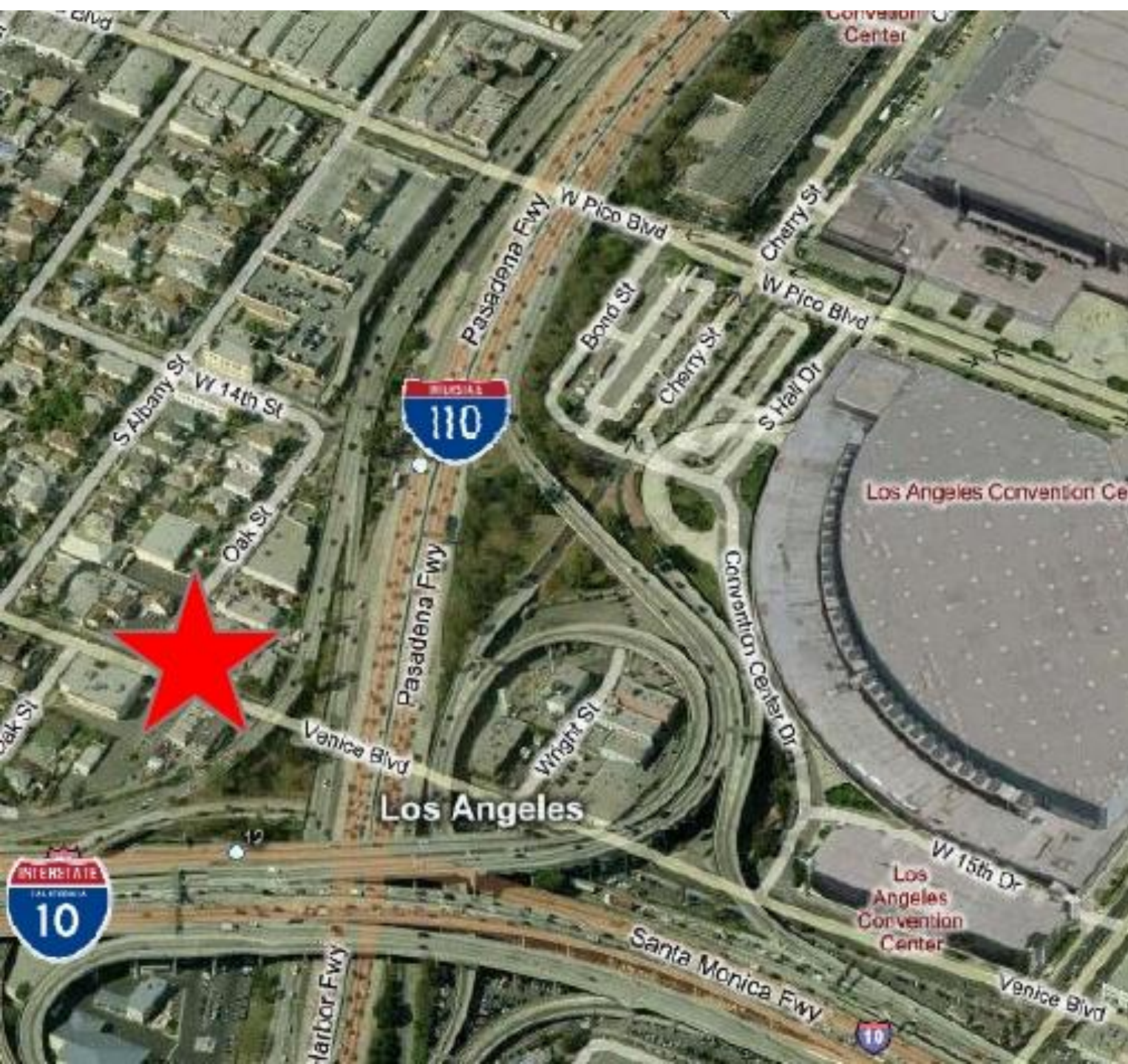
\$47.4k – Average Household Income (37.00% Growth Rate)

The Property's Location



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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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Andrew Mossighi | Portfolio & Operations Manager

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