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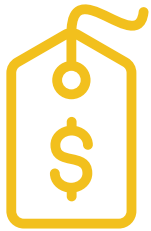
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PROPERTY OVERVIEW



+/- \$2.9 psf MG

Property Address: 10825 Venive Blvd
City, State, Zip: Los Angeles, CA
Building Size: 3,000 SF
Usage: 2nd Gen. Restaurant



PROPERTY OVERVIEW

Positioned along one of West Los Angeles' most active retail corridors, is a rare opportunity to secure a highly visible asset in the heart of the Mar Vista trade area.

Surrounded by a complementary mix of established national and local retailers, such as Abihiruchi Grill & Dama Grill the asset benefits from strong co-tenancy synergy that drives consistent consumer traffic and reinforces the corridor's retail performance.

Supported by dense residential neighborhoods, strong household incomes, and a growing population of young professionals, along with close proximity to Culver City's media and tech hub, enhancing both daytime and evening demand.



PROPERTY PICTURES



PROPERTY PICTURES



MARKET OVERVIEW



CRUMBL

PANDA EXPRESS

RALPHS

LA FITNESS

H&R BLOCK

YOGURTLAND

BANK OF AMERICA

SIT N SLEEP

BEST BUY

DAVIES HOT CHICKEN

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