

Public Storage

3871 GRAND VIEW
BLVD

YOUR NAME HERE

HIGHLY WALKABLE STREET-LEVEL

RETAIL OPPORTUNITY

For more information,
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Mar Vista

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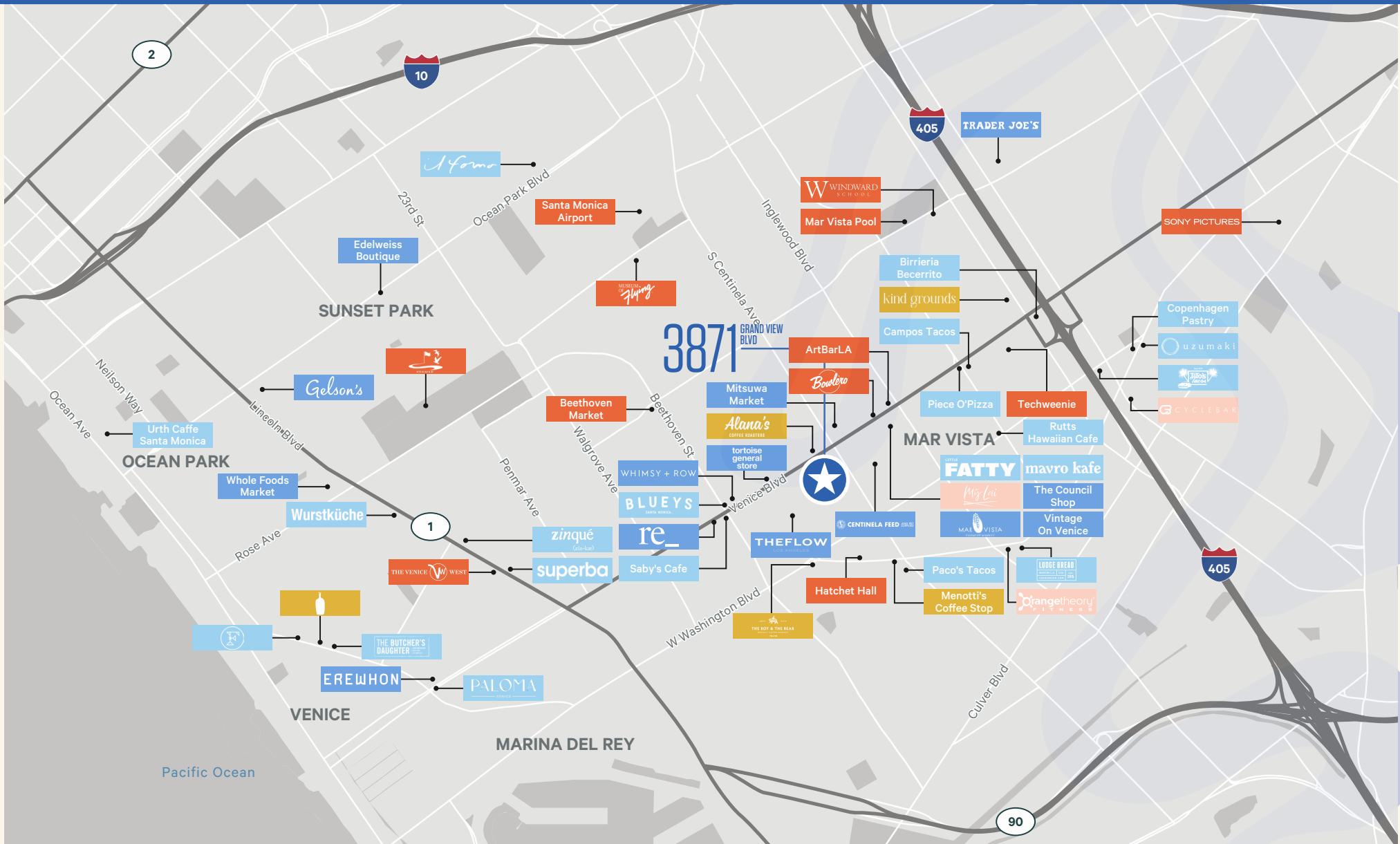
Located along Grand View Blvd in the heart of Mar Vista, this site sits within one of the Westside's most walkable and community-oriented neighborhoods. Mar Vista is known for its strong residential base, neighborhood retail corridors, and steady daily foot traffic generated by nearby schools, local businesses, and dense surrounding housing. The area attracts a mix of families, professionals, and long-term residents who support local, daily-use retail such as coffee shops and cafés.

The immediate trade area benefits from a strong pedestrian environment, with established sidewalks, residential streets, and nearby neighborhood amenities that encourage walk-up visits throughout the day. Grand View Blvd functions as a local connector street, drawing consistent movement from residents commuting on foot, bikes, and short car trips—an ideal pattern for a coffee-forward concept.



Local Tenants Map

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Property Highlights

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±800 SF ideal for coffee, smoothie, grab-and-go, or personal service use



Restroom in place



Tenant Improvement Allowance available



Walkable, street-front exposure

Location Highlights

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Situated within the walkable Mar Vista neighborhood, known for strong community engagement, pedestrian activity, and support for local, neighborhood-serving retail

Proximity to Venice Boulevard, a major East-West retail corridor lined with restaurants, cafés, neighborhood retail, and service uses that attract steady daytime and evening traffic

Dense surrounding residential population with above-average household incomes and an educated demographic base that supports specialty coffee and café concepts

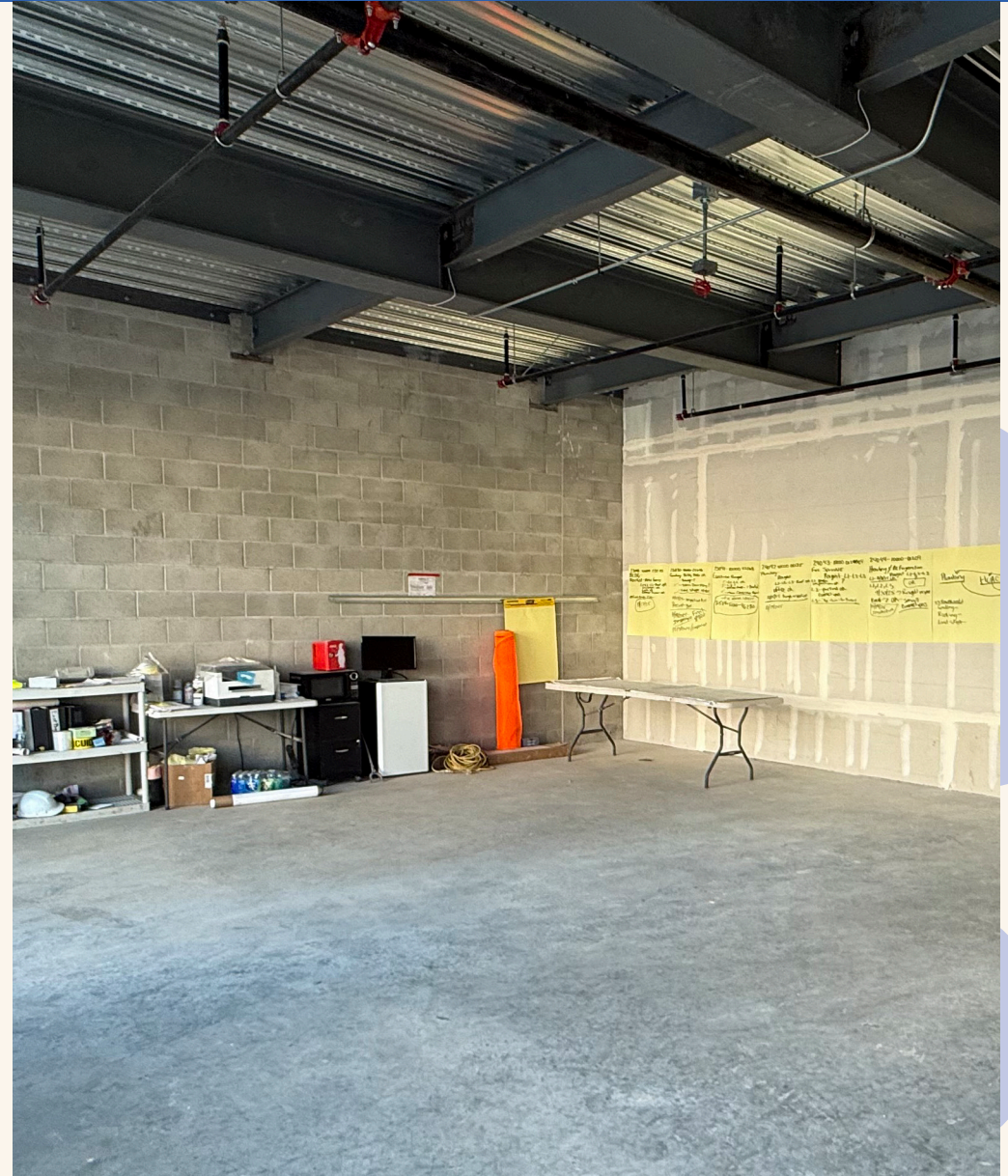
Prime visibility along the Mar Vista Farmers Market, (Sundays, 9AM-2PM), with Grand View Blvd. closed to cars—generating strong weekly foot traffic and community engagement

Convenient access to Venice, Culver City, and West Los Angeles, positioning the site to capture local residents as well as nearby employees and commuters



Interior Photos

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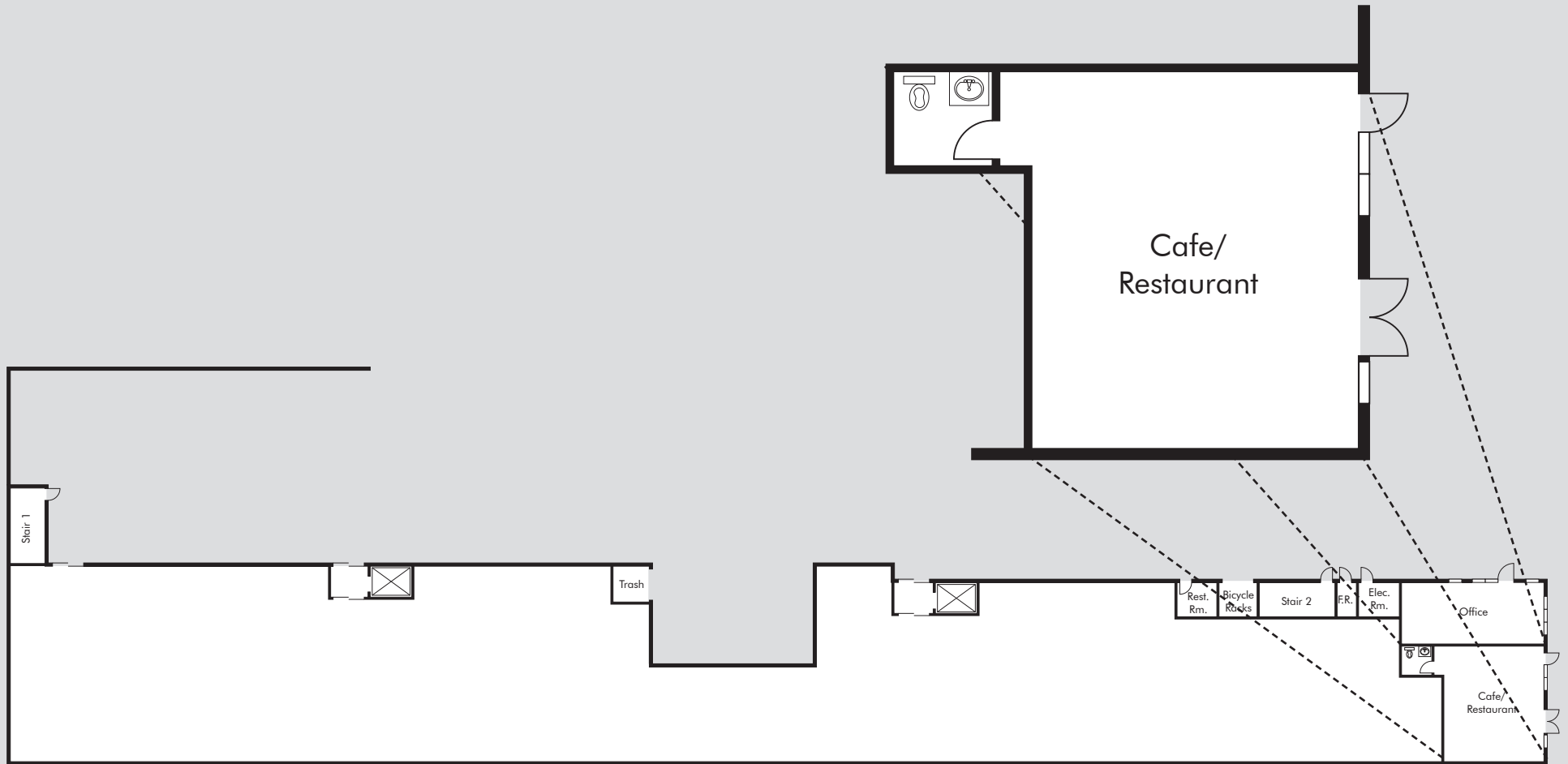
Potential Space Rendering

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Site Plan

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Demographics

	1 MILE	2 MILE	3 MILE
2025 Population	38,562	142,267	287,106
2025 Households	17,489	65,392	136,794
2025 Average Household Income	\$168,776	\$176,547	\$182,290



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