



# 10939 Venice Blvd.

Los Angeles, CA 90034

Two-story commercial asset located in the heart of the vibrant Culver City/Palms submarket

**PARTNERSCRE**  
Braverman



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# 10939 Venice Boulevard

## The Offering

10939 Venice Boulevard is a prominent two-story commercial asset located in the heart of the vibrant Culver City/Palms submarket.

Comprising approximately 2,202 rentable square feet, the building features a world-famous ground-floor bar with dedicated office space above. The property is currently offered at a 5% CAP rate, supported by a stable, long-term tenant on a below-market lease that provides significant future upside.

This offering represents a rare opportunity to acquire a landmark building in one of the fastest-growing areas of West Los Angeles. As the home of Bigfoot West, the property benefits from a loyal local following and consistent foot traffic. The building's unique "cabin" architecture provides exceptional street visibility, and the structure has been meticulously maintained, ensuring it remains a standout fixture in the neighborhood.

Strategically positioned near major transit hubs and the expanding tech campuses of Culver City, the property is an ideal long-term investment. Its location in a high-demand corridor with limited inventory ensures steady appreciation as it continues to attract both residents and tourists. Additionally, the bar operator may be open to a sale of the business, offering a potential buyer the flexibility of a turnkey hospitality acquisition alongside the real estate.

### At a Glance

### Culver City

**\$2,160,000**

Purchase Price

**2,202 SF**

Building Size

**4,356 SF**

Lot Size

**2**

Number of Stories

**C2**

Zoning

**6**

Number of Parking

**4.9%**

CAP

**Bar + 2nd Floor Office**

Building Type

## Highlights

- World Famous Bigfoot West
- 5% CAP with underpaying rent
- Long term tenant with 8 years left
- Bigfoot West may consider an offer on the business

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## Underwriting

Financial Indicators	
Price	\$2,160,000
Down Payment	\$2,160,000
Down Payment %	100%
Current CAP	4.89%
Current GRM	19.99
Cost Per Sq. Ft.	\$981
Cash on Cash Return	4.89%
Expenses Per Sq Ft	\$11.97

Estimated Annualized Expenses		
Taxes	1.25 % of Price	\$26,352
<b>Total Expenses</b>		<b>\$26,352</b>

Property Notes:	
Unpermitted Apartments on 2nd floor converted to office/ occupied by tenant	

Property Abstract	
Units	Single Tenant Retail
Year Built	1955
Lot Sq Ft	4,356
Bldg Gross Sq Ft	2,202
Zoning	LAC2

Estimated Annualized Operating Data	
	CURRENT
Scheduled Gross Income	\$108,051
Plus CAM Recapture:	91.1% \$23,996
Gross Operating Income:	\$132,048
Less Expenses:	(\$26,352)
<b>Net Operating Income</b>	<b>\$105,696</b>
Less Loan Payments	\$0
<b>Pre-Tax Cash Flow</b>	<b>\$105,696</b>
<b>Percentage Return</b>	<b>4.89%</b>



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## Rent Roll

Suite	Tenant	Total SF	Avg Rent/SF	Lease Rate	Lease Start	Lease Expire	Options	Lease Type	Escalations
10939	BigFoot West	2,202	\$4.09	\$9,004.26	3/3/09	3/31/29	one 5 year option @ \$9,274.39	NNN	CPI no more than 3%
<b>Monthly Income</b>				<b>\$9,004.26</b>					
<b>Annual Income</b>				<b>\$108,051.12</b>					



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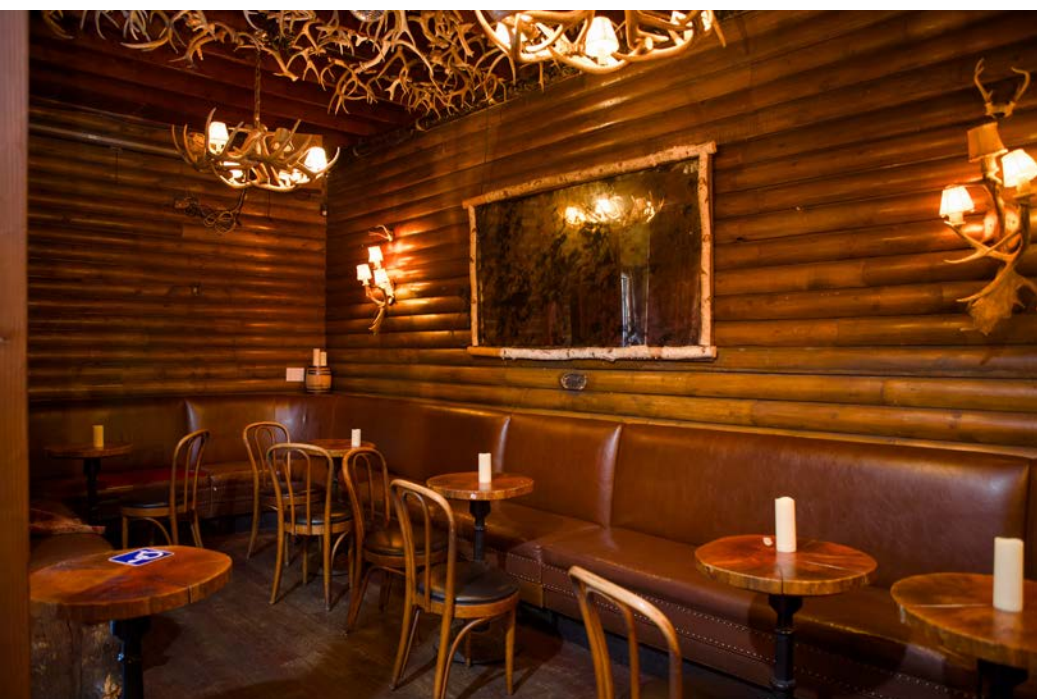






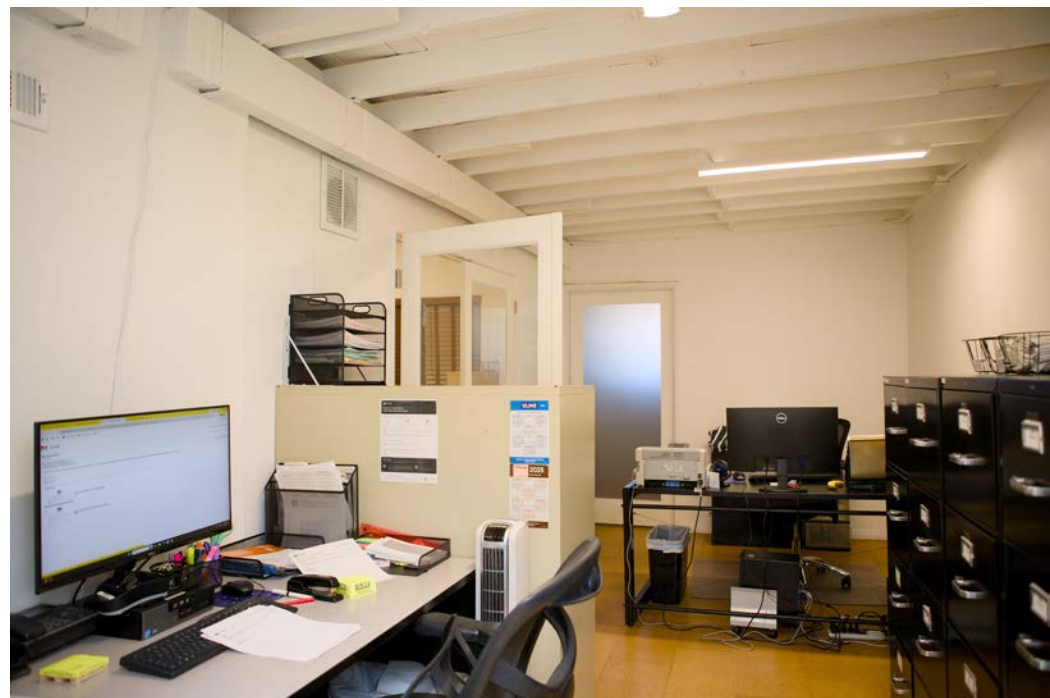




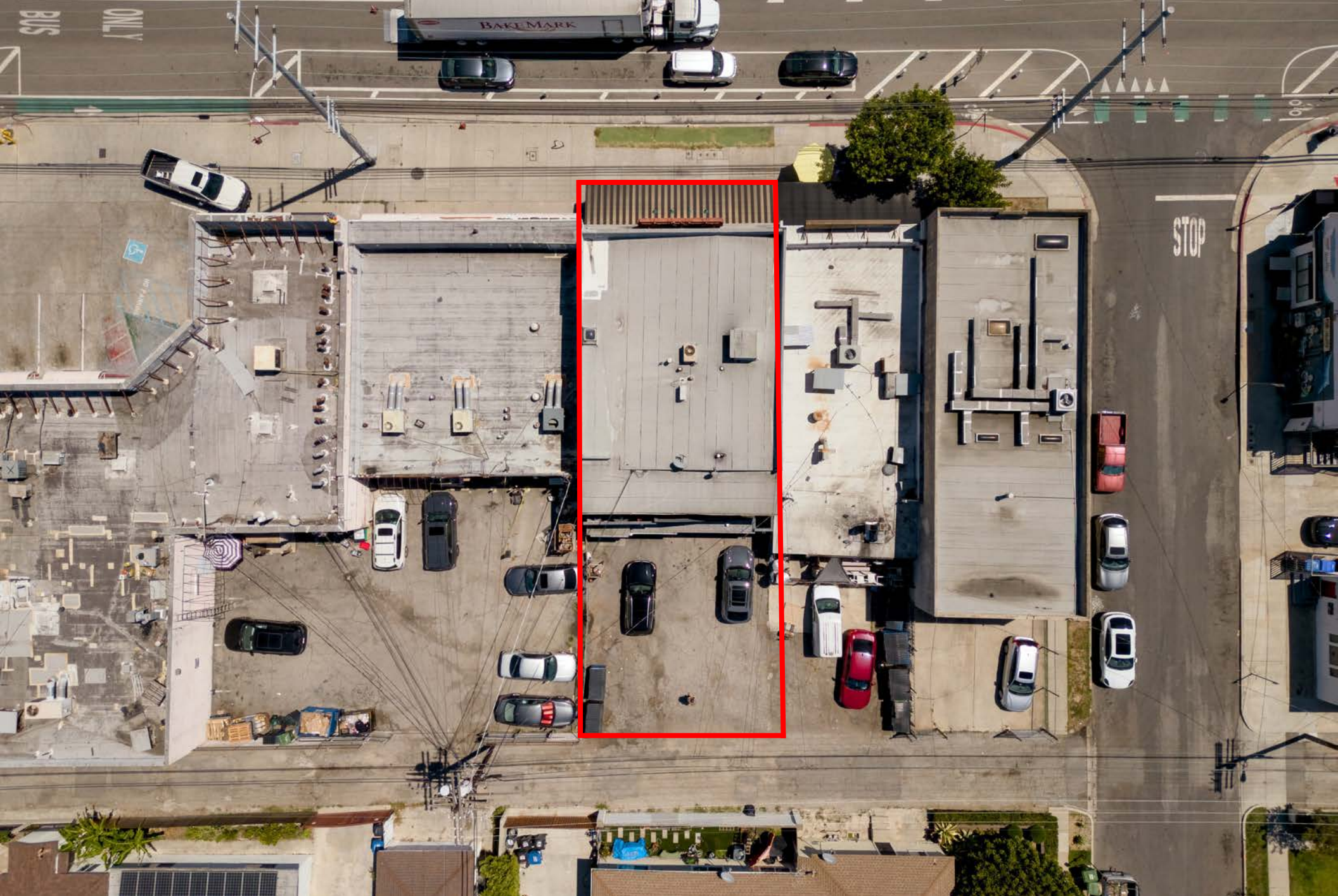


















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## Area Overview

### CULVER CITY

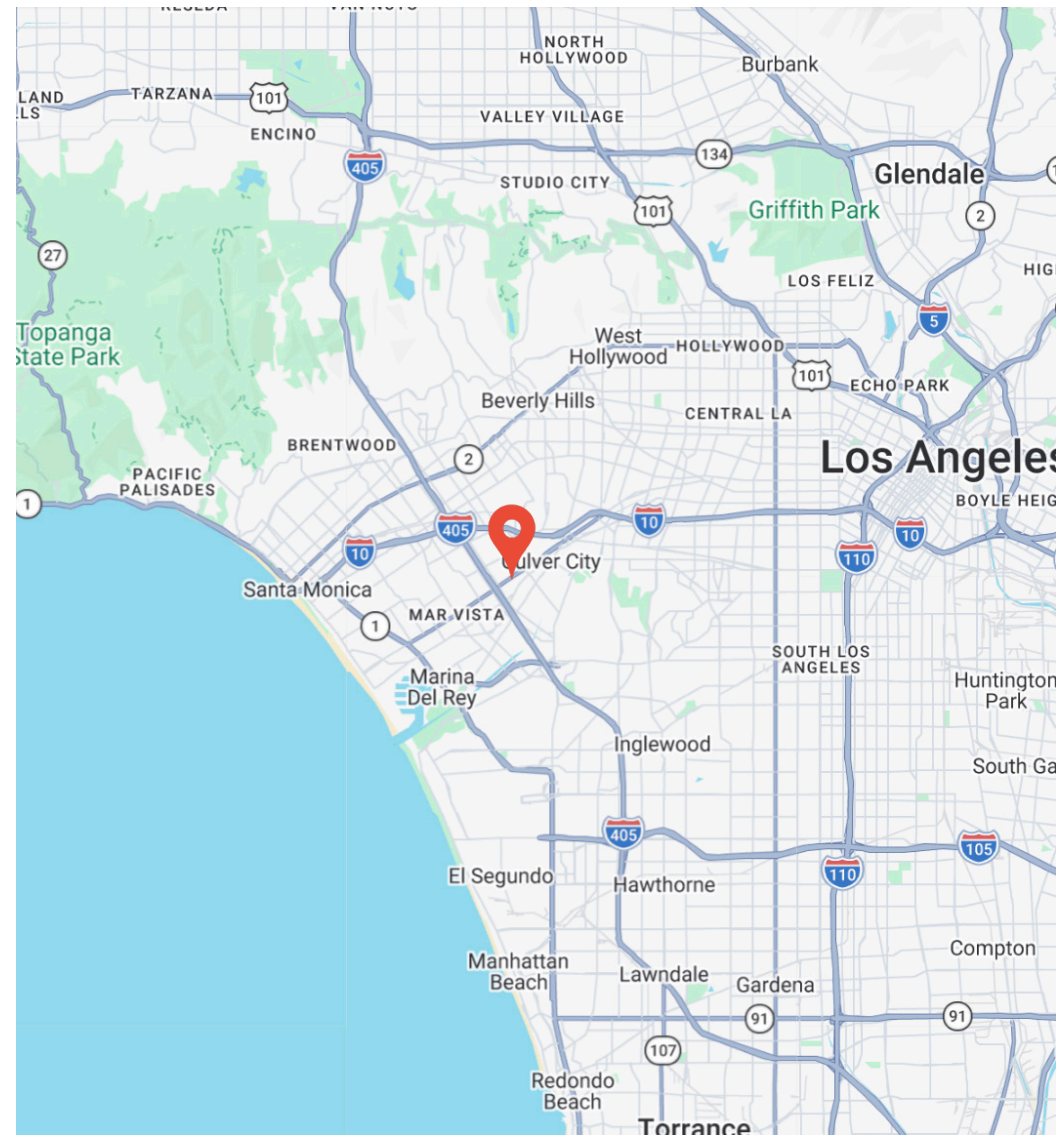
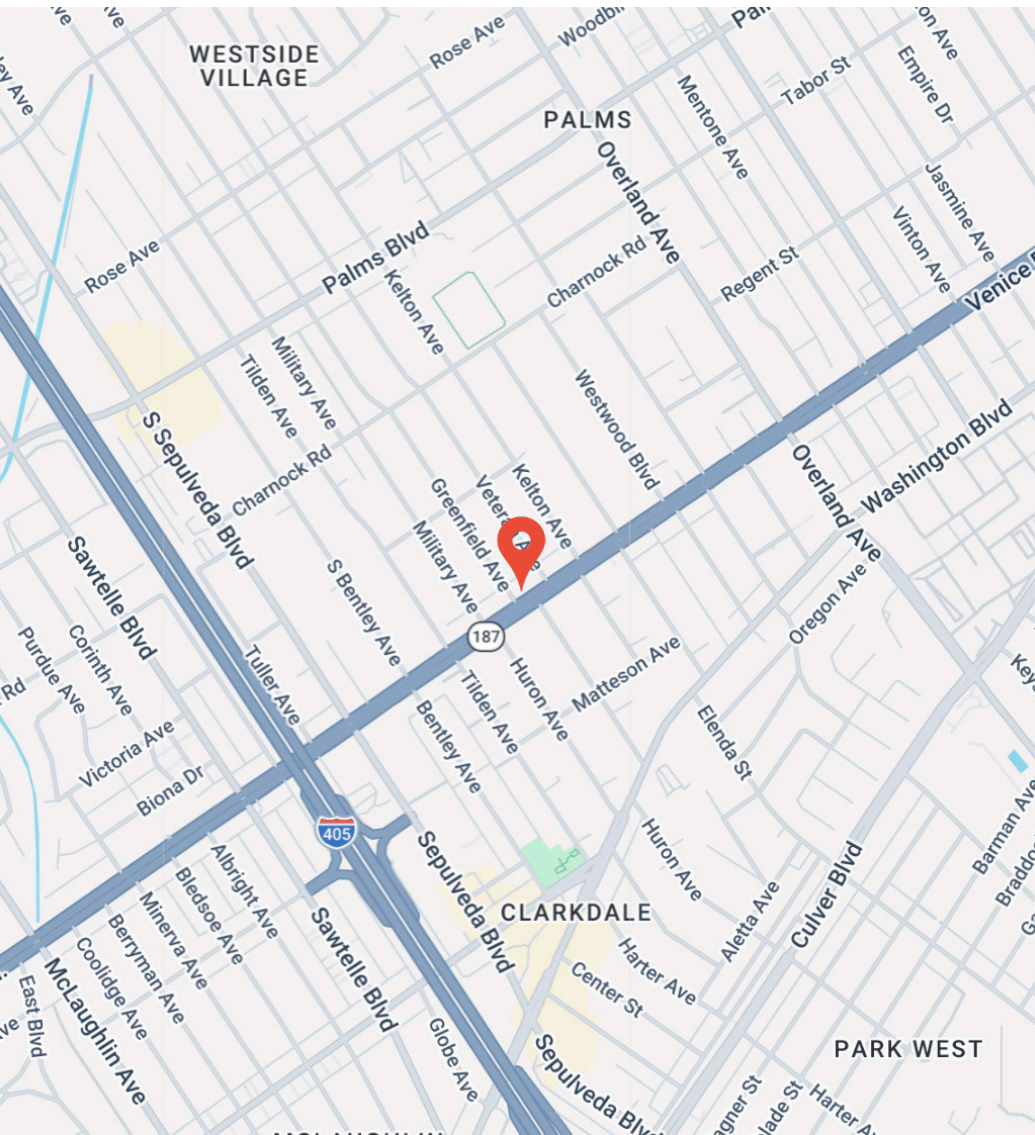
10939 Venice Boulevard is ideally located on the border of Palms and Culver City, a pocket of the Westside that has seen a massive surge in demand due to the expansion of major tech and entertainment campuses like Sony, Amazon, and Apple. This neighborhood offers a unique blend of urban energy and residential charm, where quiet, tree-lined streets sit just steps away from some of the city's best dining and nightlife. Palms remains one of the most densely populated and walkable areas in Los Angeles, providing a constant flow of local customers, while the neighboring Culver City continues to drive property values upward with its world-class amenities and central location. For a business like Bigfoot West, this means being positioned in a high-traffic corridor that captures both the young professional crowd from nearby luxury apartments and the established residents who call this vibrant community home.



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## Location Map



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