



±20,370 SF COMMERCIAL BUILDING
AVAILABLE *FOR LEASE* IN LOS ANGELES

965-975 VENICE BLVD, LOS ANGELES, CA 90015



Property Overview

POWER	200 amps @ 240v
CEILING HEIGHT	12'
LOADING	2 drive-in doors
BUILT/RENOVATED	1928
SPRINKLERS	None
STORIES	2
COLUMN SPACING	16'
PARKING	20 striped spaces

±20,370 SF

BUILDING SIZE

±30,910 SF

LAND SIZE

\$1.25 NNN

LEASE RATE (SF/MO)



CONVENIENT LOCATION
BETWEEN DOWNTOWN LA &
KOREATOWN NEAR MAJOR
THOROUGHFARES



LARGE SECURE FENCED
& GATED YARD WITH 20
STRIPED SPACES



POTENTIAL USES INCLUDE:
INDUSTRIAL, RETAIL,
STORAGE, CHARTER
SCHOOL, & GROUND LEASE



DEMOGRAPHICS

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	4,252	39,296	69,684
TOTAL EMPLOYEES	37,106	332,262	593,554

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	79,188	618,713	1,262,382
2030 PROJECTED	80,810	631,957	1,274,939
2025 TOTAL DAYTIME	85,171	704,867	1,298,163
DAYTIME WORKERS	45,967	399,761	668,218
DAYTIME RESIDENTS	39,204	305,106	629,945

HOUSING

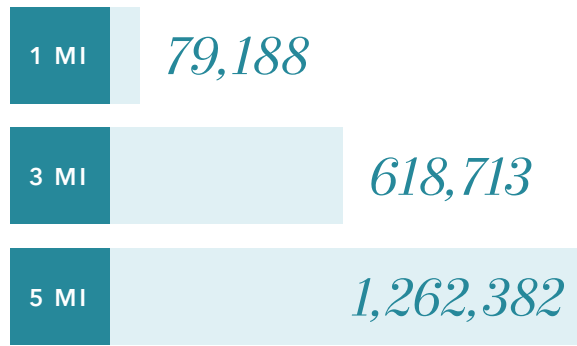
	1 Mile	3 Miles	5 Miles
2025 TOTAL	38,639	264,839	518,208
2030 PROJECTED	39,902	275,925	535,439
2025 OWNER-OCCUPIED	7.4%	12.1%	19.4%
2025 RENTER-OCCUPIED	92.6%	87.9%	80.5%

HOUSEHOLD INCOME

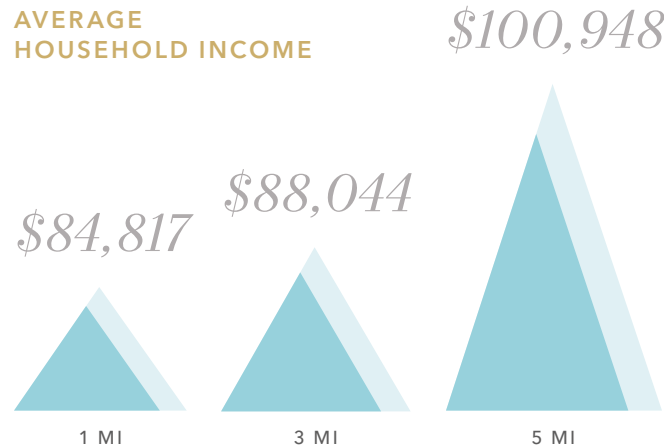
	1 Mile	3 Miles	5 Miles
2025 AVERAGE	\$84,817	\$88,044	\$100,948
2030 PROJECTED	\$87,210	\$89,326	\$101,514

Data Source: ©2026, Esri

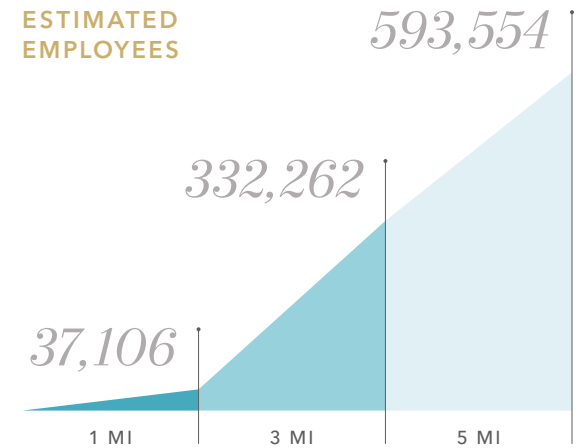
2025 TOTAL POPULATION



AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES





 TAKE VIRTUAL TOUR



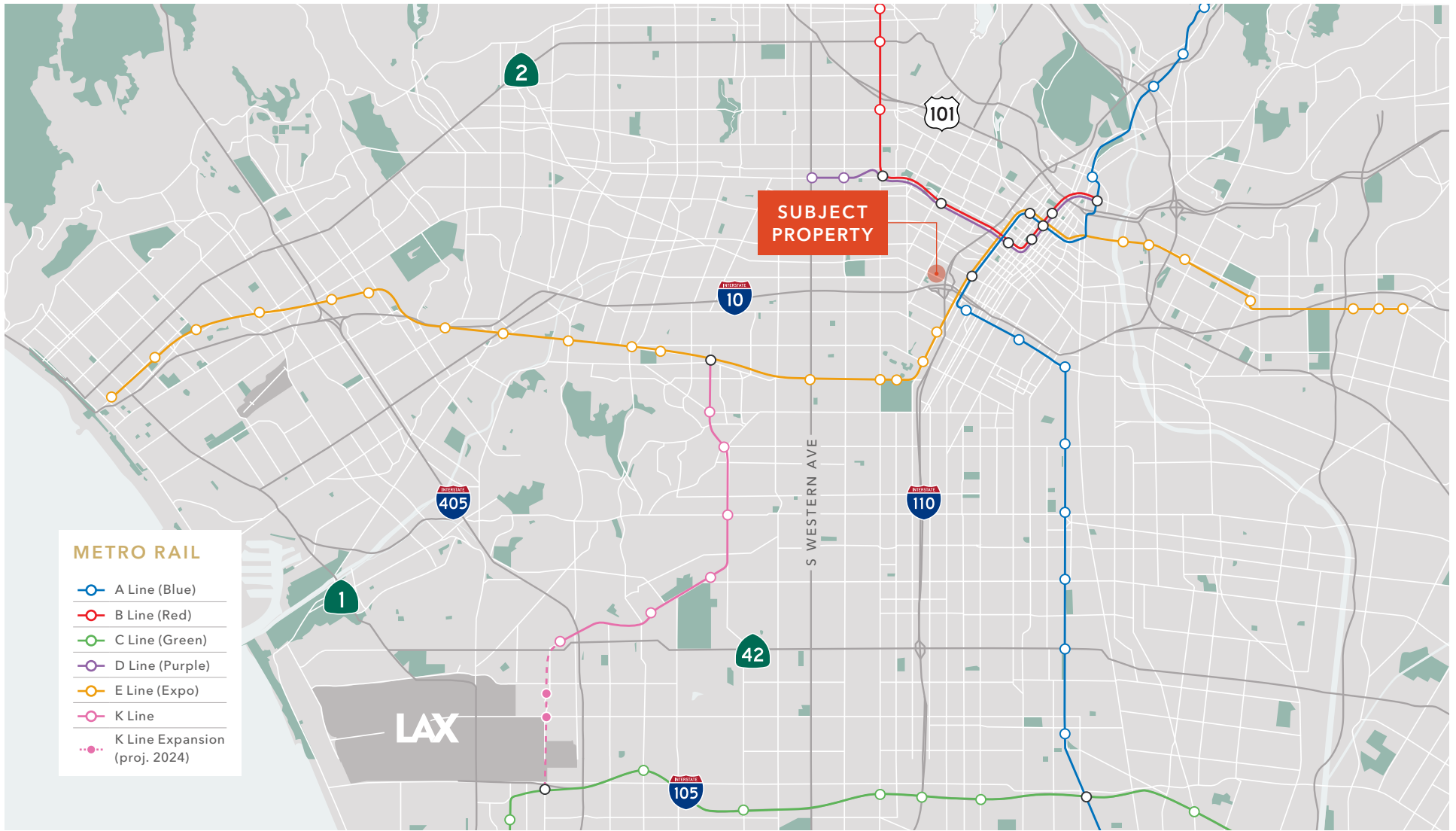
 TAKE VIRTUAL TOUR







TRANSPORTATION MAP





965-975 VENICE BLVD

*For more information on
this property, please contact*

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