

12503 VENICE BLVD MAR VISTA

FOR LEASE

OFFICE / RETAIL
± 2,258 RSF



INDUSTRYPARTNERS.COM

310 395 5151
CA BRE No. 01900833

ELLIOT SCHWARTZ

es@industrypartners.com
CA BRE No. 02020686

AVAILABLE RSF

±2,258 RSF

RATE\$4.25/SF per Mo. NNN
(nets are estimated at ±\$0.68/SF)**TERM**

2 – 5 years

OCCUPANCY

Immediate

PARKING

2 spaces included

Office/Retail**FEATURES**

14'2" Ceilings

10' x 7'6" roll up door

6'4" clearance height in mezzanine

Operable Windows

Approximately 378 square foot
mezzanine not included in rentable2 gated parking spaces with ample
street parkingOpen, loft floor plan with 2
conference rooms

Lots of natural light

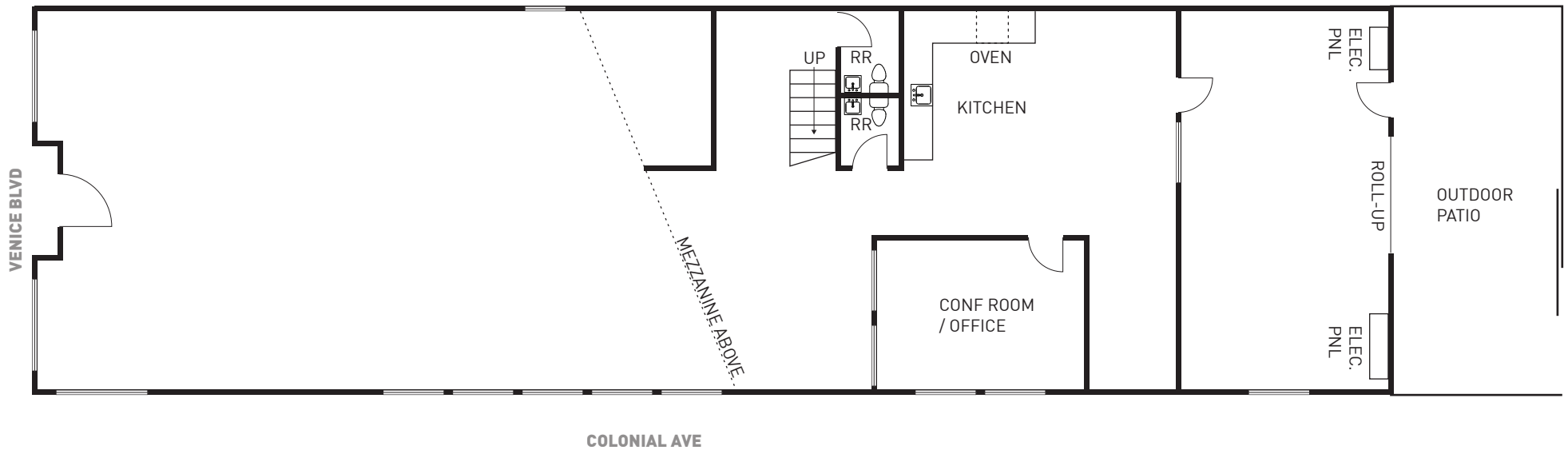
2 restrooms



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.

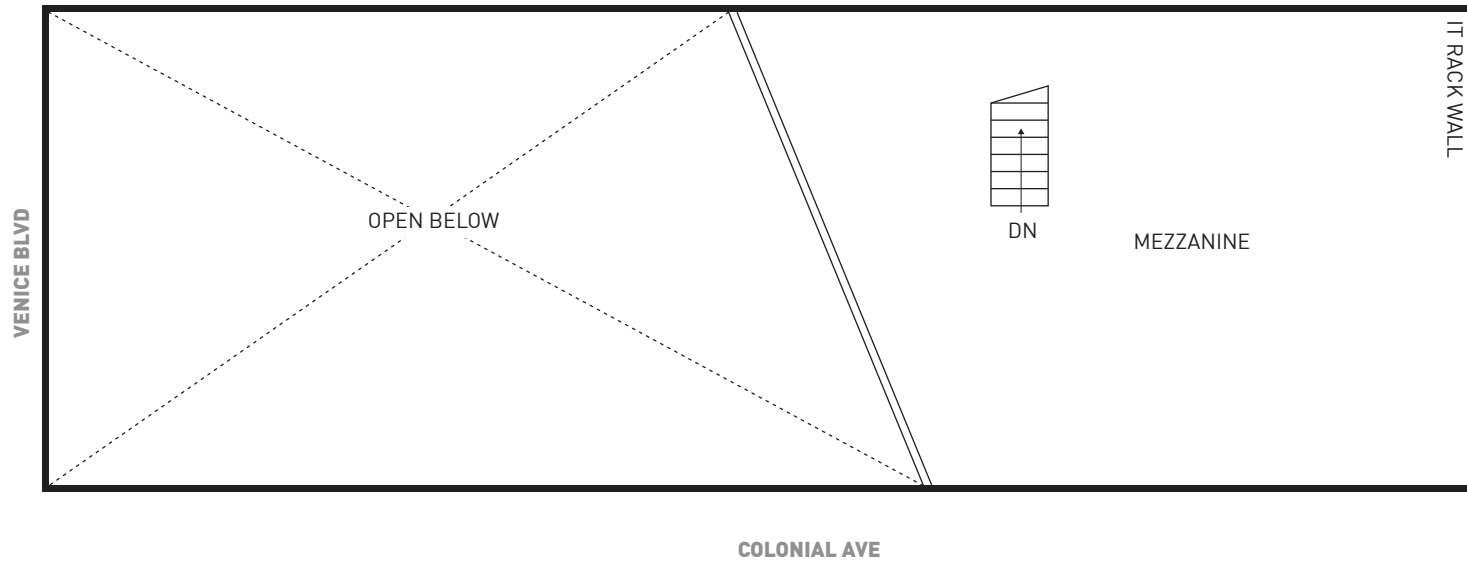
©2026 INDUSTRY PARTNERS, INC.

FIRST FLOOR
±2,258 RSF

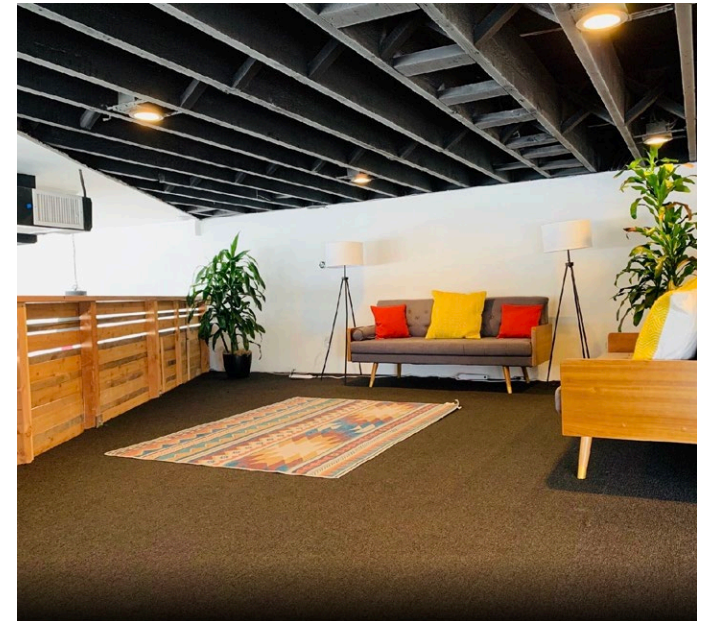


NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

MEZZANINE



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

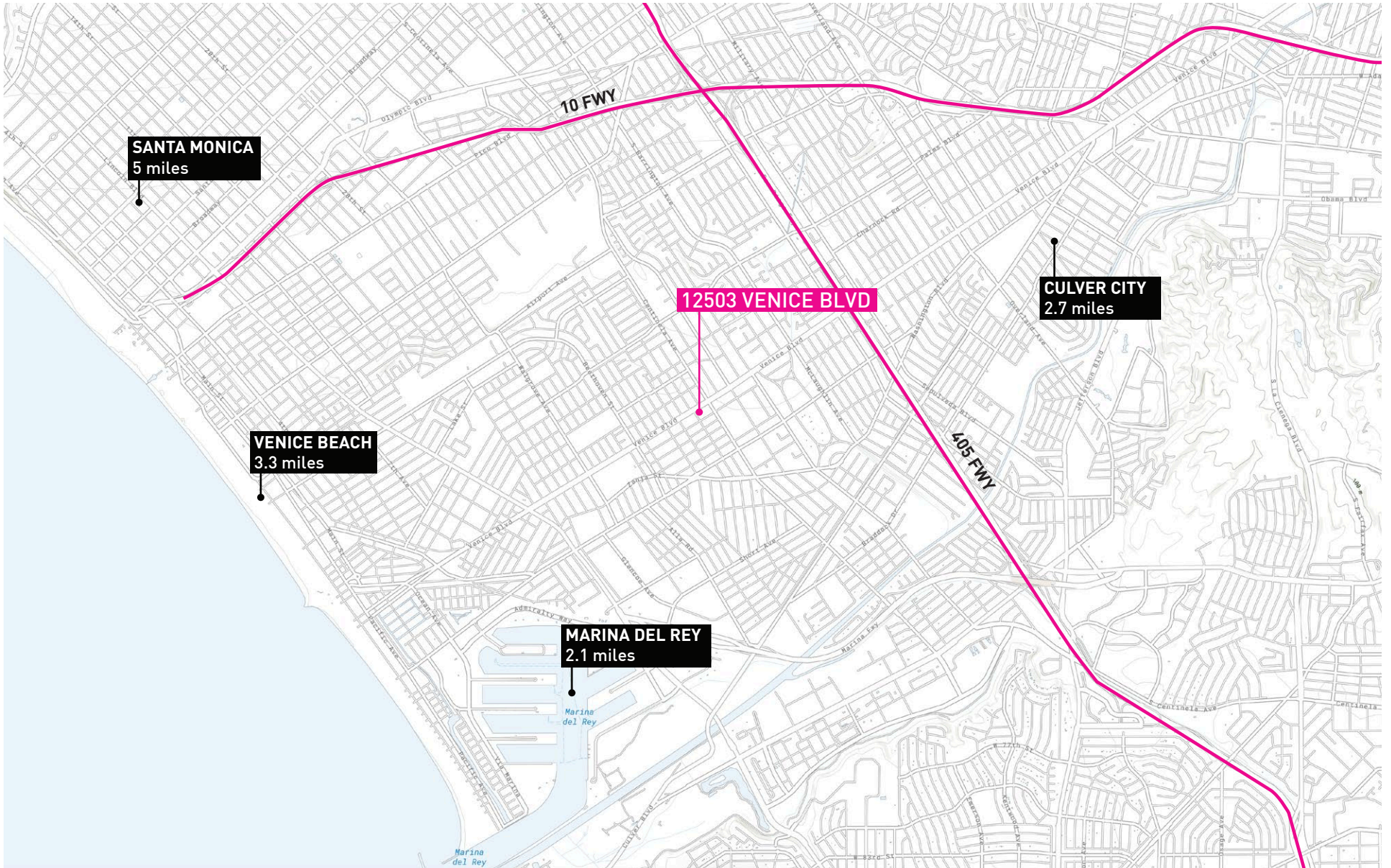


FOR LEASE

OFFICE / RETAIL

12503 VENICE BLVD LOS ANGELES CA 90066

LOCATION



About the neighborhood

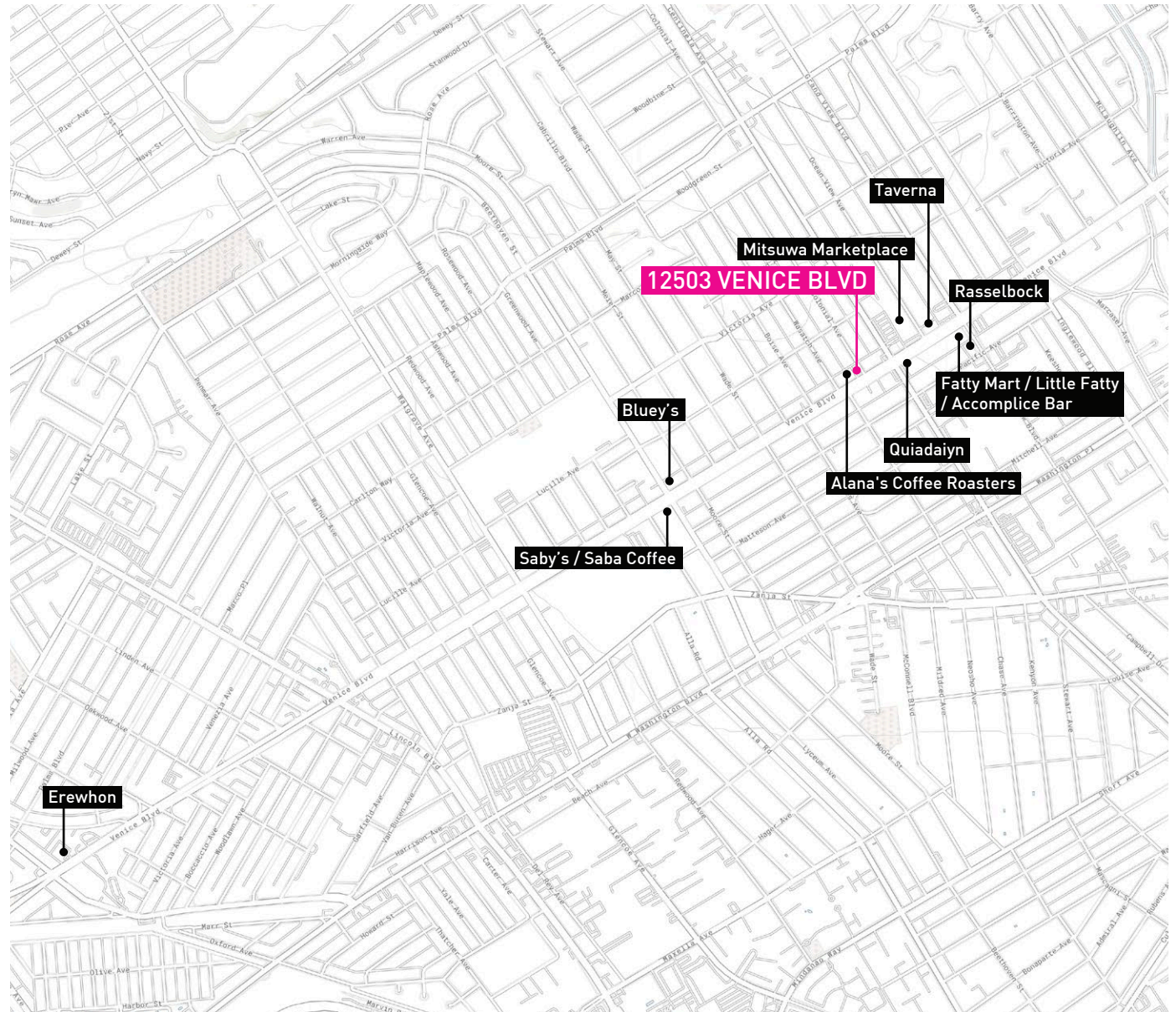
Mar Vista is a centrally located Westside neighborhood known for its strong community feel, mix of residential and commercial uses, and growing appeal to creative and professional tenants.

The area sits just minutes from Playa Vista, a major tech and media hub home to companies such as Google and YouTube, driving significant daytime population and spending power.

Mar Vista also benefits from close proximity to Culver City, a global entertainment, tech, and creative center anchored by Sony Pictures Entertainment, Amazon Studios, and Apple.

The neighborhood offers convenient access to Venice, Santa Monica, and the 405 Freeway, making it highly accessible for both commuters and customers.

With strong traffic along Venice Boulevard and a blend of local retailers, restaurants, and services, Mar Vista continues to attract businesses seeking Westside exposure at more approachable rents than adjacent submarkets.



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice. ©2026 INDUSTRY PARTNERS, INC.

NEXT
DOOR



Alana's Coffee: A specialty coffee shop known for carefully sourced beans, expertly crafted espresso drinks, and a relaxed neighborhood vibe. A welcoming spot for morning rituals, casual meetings, or settling in with a quality cup.

3 min
WALK



Mitsuwa Marketplace: A Japanese grocery market offering fresh sushi, prepared foods, specialty snacks, and imported pantry staples. The lively marketplace atmosphere includes a small food court, making it a go-to for authentic Japanese flavors and unique finds.

3 min
WALK



Quiadaíyn: A family-run Oaxacan restaurant specializing in handmade tortillas, traditional moles, and regional Mexican dishes. Rich flavors and time-honored recipes create a warm, authentic dining experience rooted in culinary tradition.

4 min
WALK



Taverna: A modern Greek restaurant serving fresh seafood, grilled meats, and classic Mediterranean dishes. Bright flavors, simple ingredients, and a stylish yet relaxed setting make it ideal for lively dinners or leisurely meals with friends.

5 min
WALK



Fatty Mart / Little Fatty: A dynamic duo from the same ownership: Little Fatty delivers bold Taiwanese-inspired cuisine, while Fatty Mart offers a curated market and café experience. Together, they blend inventive flavors, specialty goods, and playful hospitality.

7 min
WALK



Accomplish Bar: An intimate cocktail bar featuring creative drinks, natural wines, and a cozy, modern interior. Its relaxed, welcoming vibe makes it a popular choice for low-key evenings and thoughtfully crafted beverages.

7 min
WALK



Rasselbock: A lively German-style beer hall serving sausages, schnitzel, pretzels, and an impressive draft beer selection. Rustic décor and communal tables create a festive atmosphere ideal for hearty meals and group gatherings.

10 min
WALK



Bluey's: An Australian-inspired café known for vibrant brunch plates, quality coffee, and fresh ingredients. The bright, laid-back space makes it a favorite for relaxed mornings, casual lunches, and weekend meetups.

10 min
WALK



Saby's: A cozy neighborhood café offering specialty coffee, pastries, and light breakfast and lunch options. Its friendly service and comfortable setting make it ideal for quick stops or easygoing conversations.

6 min
DRIVE



Erewhon: An upscale organic market featuring premium produce, prepared foods, smoothies, and wellness products. Known for curated, health-conscious selections and high-quality ingredients, it delivers a refined grocery experience focused on clean living.