



ZACUTO GROUP
COMMERCIAL REAL ESTATE

AUTOMOTIVE PROPERTY FOR SALE

**5363 - 5373
VENICE BOULEVARD**

Los Angeles, California



FOR SALE

5363 - 5373

VENICE BOULEVARD

Los Angeles, California

Located along the highly visible Venice Boulevard corridor in Mid City, 5363-5373 Venice Blvd presents a rare opportunity to acquire a fully improved automotive property which is currently used as an auto body shop with an existing permitted paint booth and a mechanic shop. Ideal for collision repair, auto body, paint, mechanic shop, or specialty automotive users, the property offers excellent street frontage, strong traffic exposure, and long-term value in a market where automotive properties with existing paint booth infrastructure are increasingly difficult to replace. The property suits itself well for an owner/user or an investor.



LISTING TEAM



JAKE ZACUTO

Managing Director

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LEOR BINSHTOCK

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5363-5373 VENICE BOULEVARD

LOS ANGELES, CALIFORNIA 90019

DETAILS

FOR SALE	CAP RATE	BUILDING SF	LOT SF
\$3,350,000	6.86%	6,837 SF	10,624 SF
ZONING		BLDG/PPSF	LOT/PPSF
C2-1-O TOC Tier 1		\$490/SF	\$315/SF

TURNKEY AUTOMOTIVE INFRASTRUCTURE

Featuring an existing permitted paint booth, car lifts, and automotive improvements, the property is well positioned for collision repair, auto body, paint, restoration, mechanic shop or other specialized automotive operations, reducing the time and cost required to establish occupancy.

HIGH VISIBILITY, BOULEVARD FACING ASSET

Prominent positioning on Venice Blvd near Hauser Boulevard.

AB 2097 ELIGIBLE

Unlocks rare parking flexibility, allowing most uses to operate without minimum parking requirements and opening the door to a wider range of occupancy possibilities.

FUTURE DEVELOPMENT POTENTIAL

Zoned to build up to 40 units + retail by right.





VENICE BOULEVARD

E & M AUTOMOTIVE & ELECTRIC









FOR SALE

5363-5373 VENICE BLVD, LOS ANGELES, CA 90019

RENT ROLL

Unit	Monthly Rent	Annual Rent	Lease Start	Lease Expiration	Annual Increases	Lease Type	Security Deposit	Options	Personal Guarantee	Landlord Responsibility
A - Body Shop	\$9,657	\$115,884		9/4/28	4% - 6%	NNN	\$6,985	No	Yes	Roof & Structure
B - Auto Repair	\$5,706	\$68,473	1/1/15	12/31/29	5% - 6%	NNN	\$11,400	No	Yes	Roof & Structure
C - Wood Shop	\$3,780	\$45,360	5/1/24	4/30/29	5%	NNN	\$7,200	No	Yes	Roof & Structure
Totals	\$19,143	\$229,717								





MIRACLE MILE

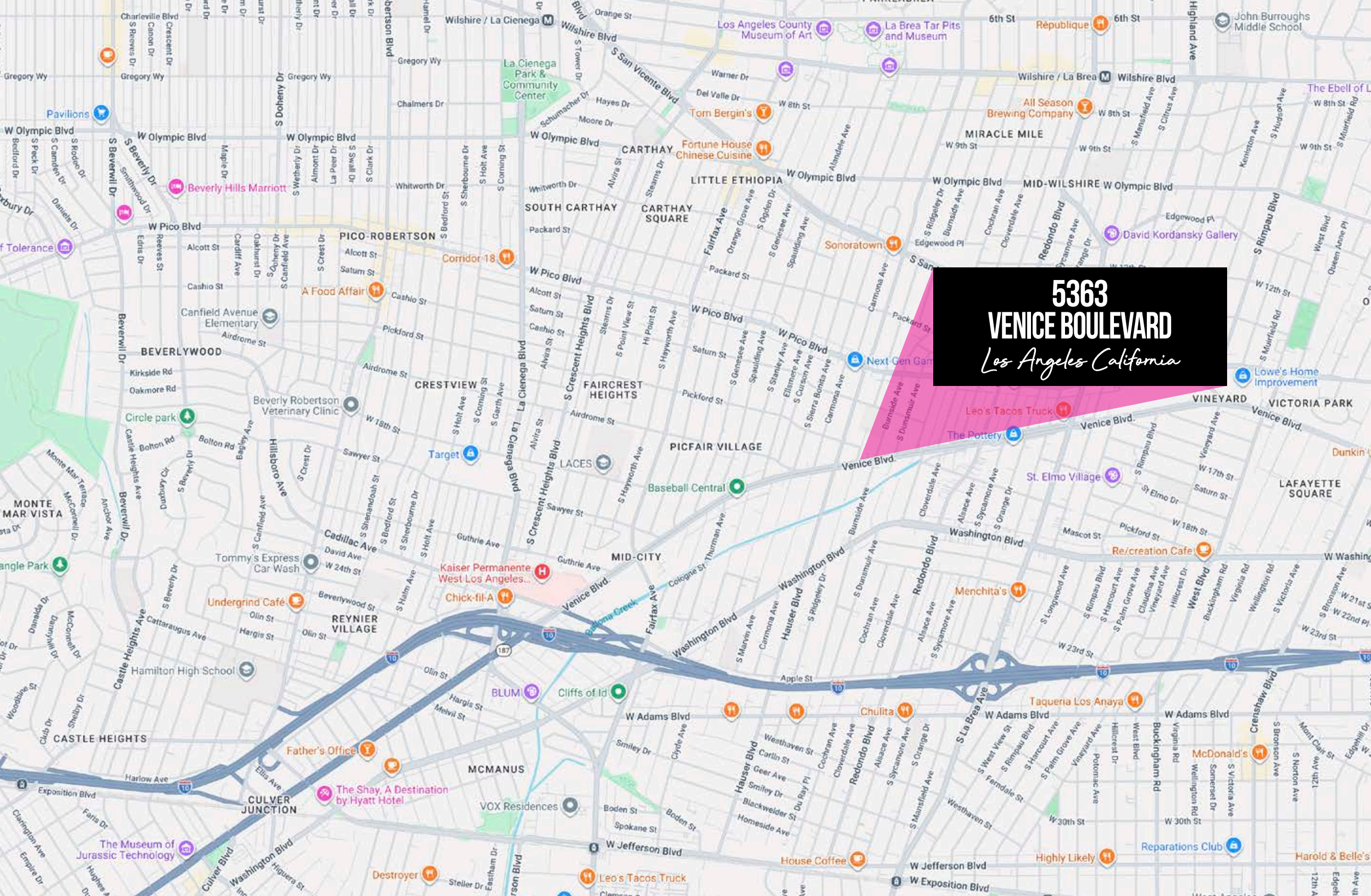
DOWNTOWN LA

SUBJECT PROPERTY

RIDGELEY DR

BURNSIDE AVE

VENICE BOULEVARD



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