

flagship retail for lease: 915 venice blvd los angeles, ca 90015



method
COMMERCIAL

323.477.2580
methodcommercial.com

Martin McDermott
323.452.6762
martin@methodcre.com



915 VENICE BLVD**LOS ANGELES, CA 90015****LEASE RATE: \$3.25 SF/MONTH (NNN)**

Designed by Brinkworth, the London design firm for leading global brands including Adidas, All Saints, Arc'teryx, Cookies, Dover Street Market, Google, Harrods, Nike, Stussy, Supreme, and The Hoxton Hotel. The concept provides Silver LEED-Certified high-end showroom space suitable for a global urban brand and is currently turn-key for a leading cannabis dispensary.

The customer experience starts at the street with the opportunity for an art installation behind storefront glass, reception is demised between a patio area, and a reception area which includes access to a customer restroom and the “quick pick-up” window. Customers are invited to the main showroom with polished concrete floors, a stunning bow-truss ceiling, and a modern check-out counter. The rest of the space supports the vendors and staff with dedicated employee changing rooms, restrooms, management space, and a staff lounge. Vendors have a dedicated staging room and storage (see floor plan).



Lot Size:	7,307 SF
Building Size:	6,240 SF
Zoning:	LAM1
Year Built:	1921 / 2023
APN:	5135030012

front of store







AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Flagship Retail	6,240 SF	NNN	\$3.25 SF/month	Purpose-built retail for a leading cannabis dispensary or flagship urban retailer. LEED-Certified. No "key money".



EXTERIOR DESCRIPTION

New LED lighting, storefront glass, roll-down doors in the front and back, and a security system. New roof and external insulation.

INTERIOR DESCRIPTION

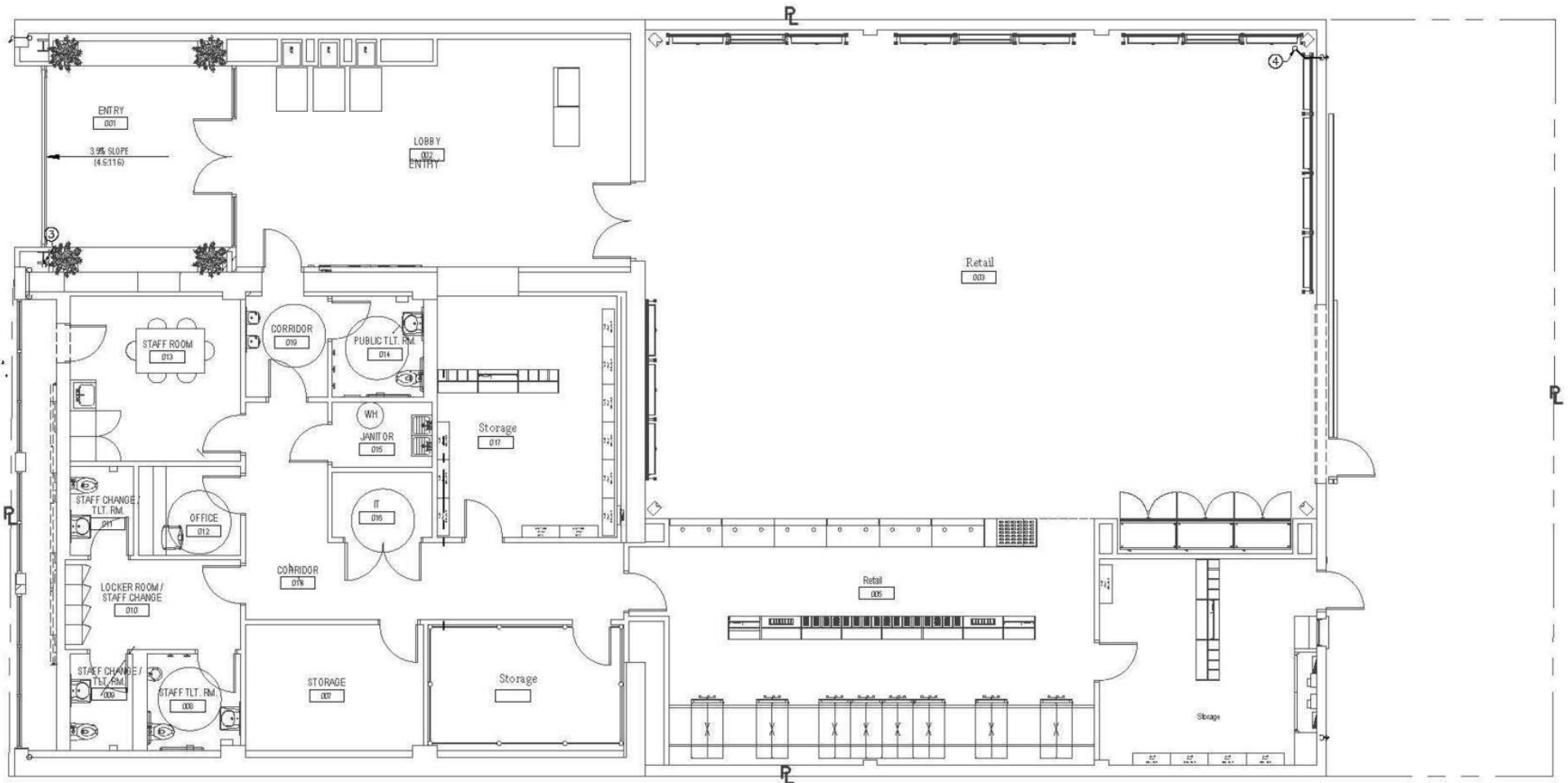
Three new ADA restrooms and a staff kitchen, polished concrete floors, all seismic upgrades, and demised employee, vendor, and customer areas. New HVAC system. A 200 amps three-phase and a 200 amps single-phase power service.

PARKING DESCRIPTION

Loading area only plus abundant street parking.

CONSTRUCTION DESCRIPTION

Completed 2023. LEED Certified.

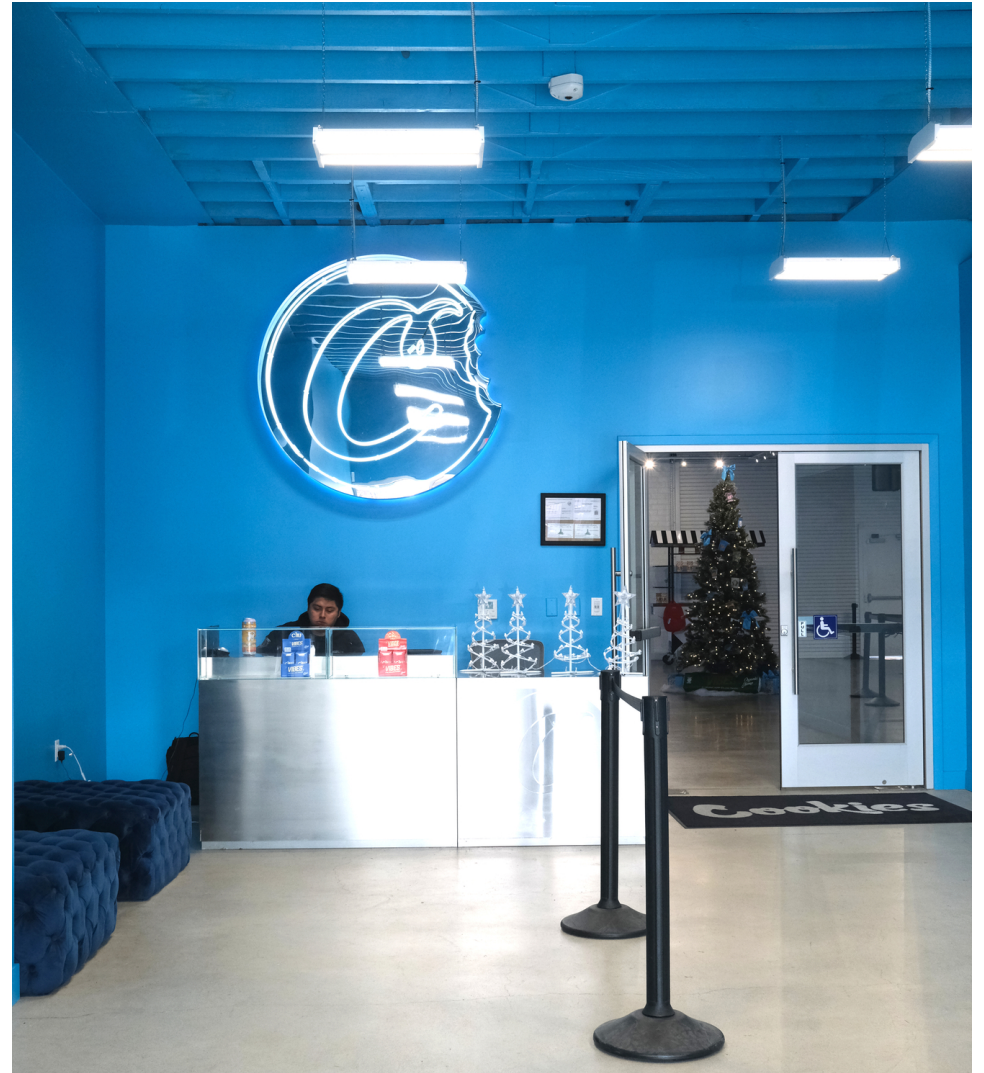








Built-in Space for Three ATMs



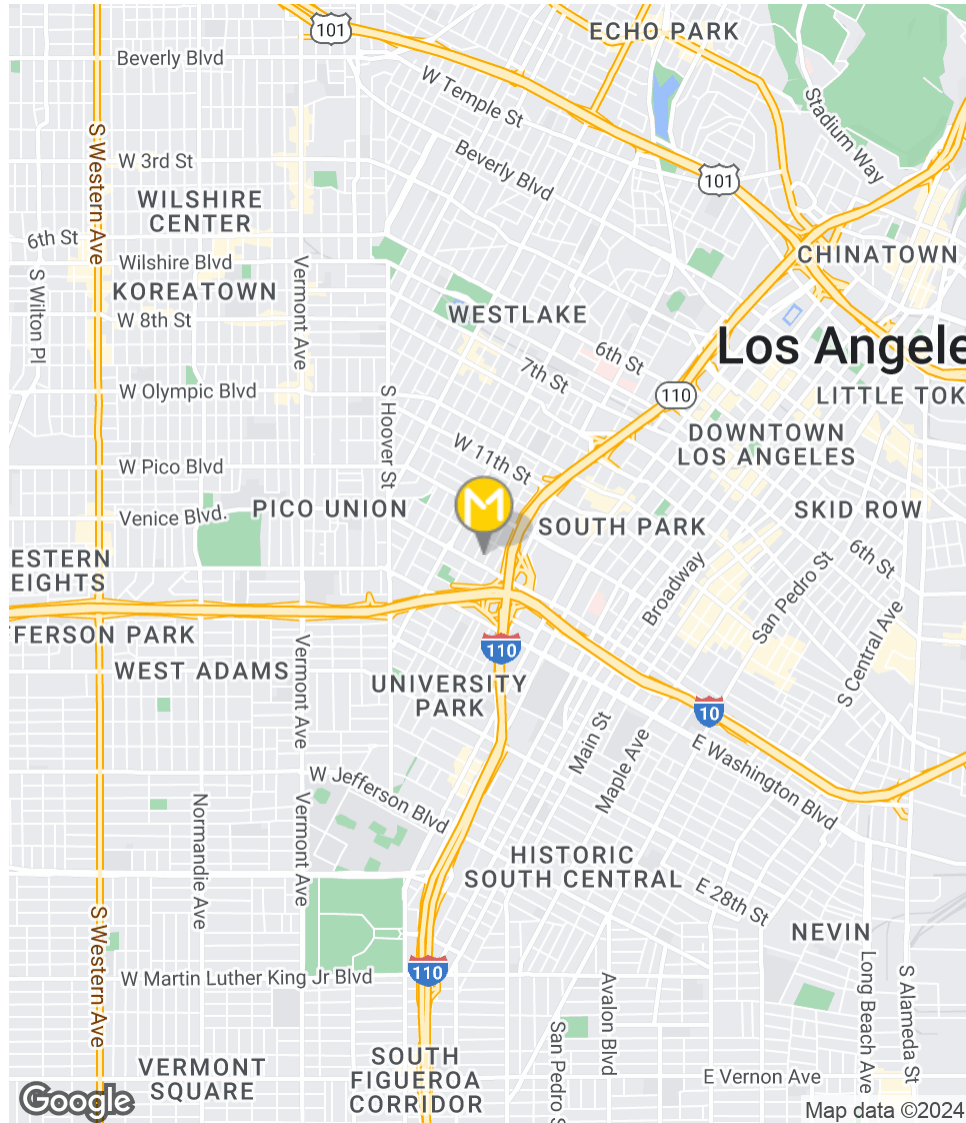
Large Reception



Large Check Out Counter



Quick Pick Up Window at Reception



LOCATION OVERVIEW

Located within 1,000 feet of the Los Angeles Convention Center and four blocks from the Crypto.com Arena, this is a prime area. The Property is also near dozens of hotels, restaurants, bars, and other event and entertainment venues including the Grammy Museum and LA Live (see included maps). The Property has excellent connectivity as it is near the 10, 110, 101, and 5 freeways and within 1.5 miles of four Metro lines and several main boulevards.

The Property sits between the powerhouse neighborhoods of South Park in downtown, West Adams/USC, and Koreatown and benefits from some of the city's largest developments including thousands of new apartment units and incredible demographic density. This is the location for a flagship urban brand.

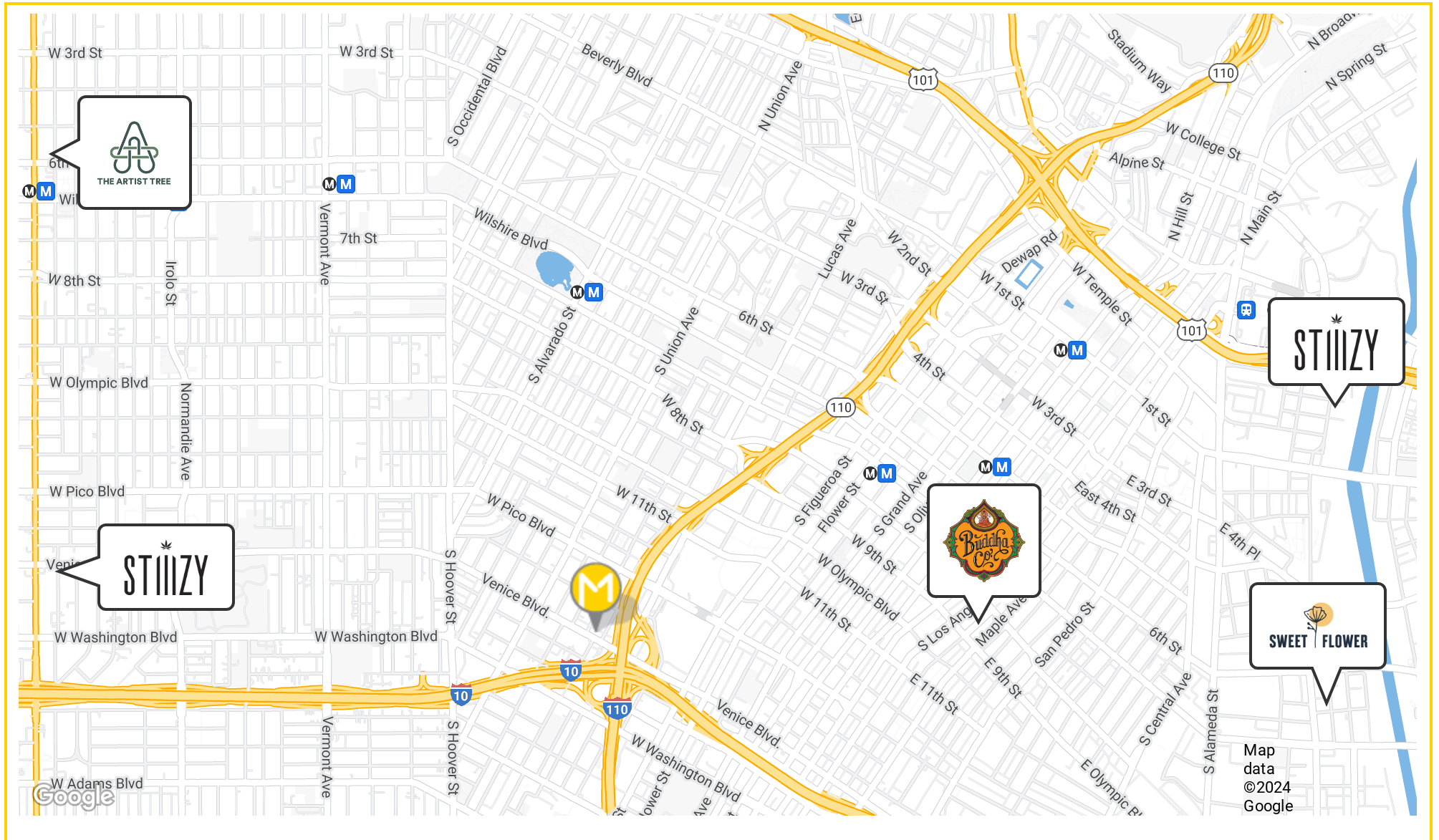
top hotels and event venues map



select retailer map



leading dispensary brands map



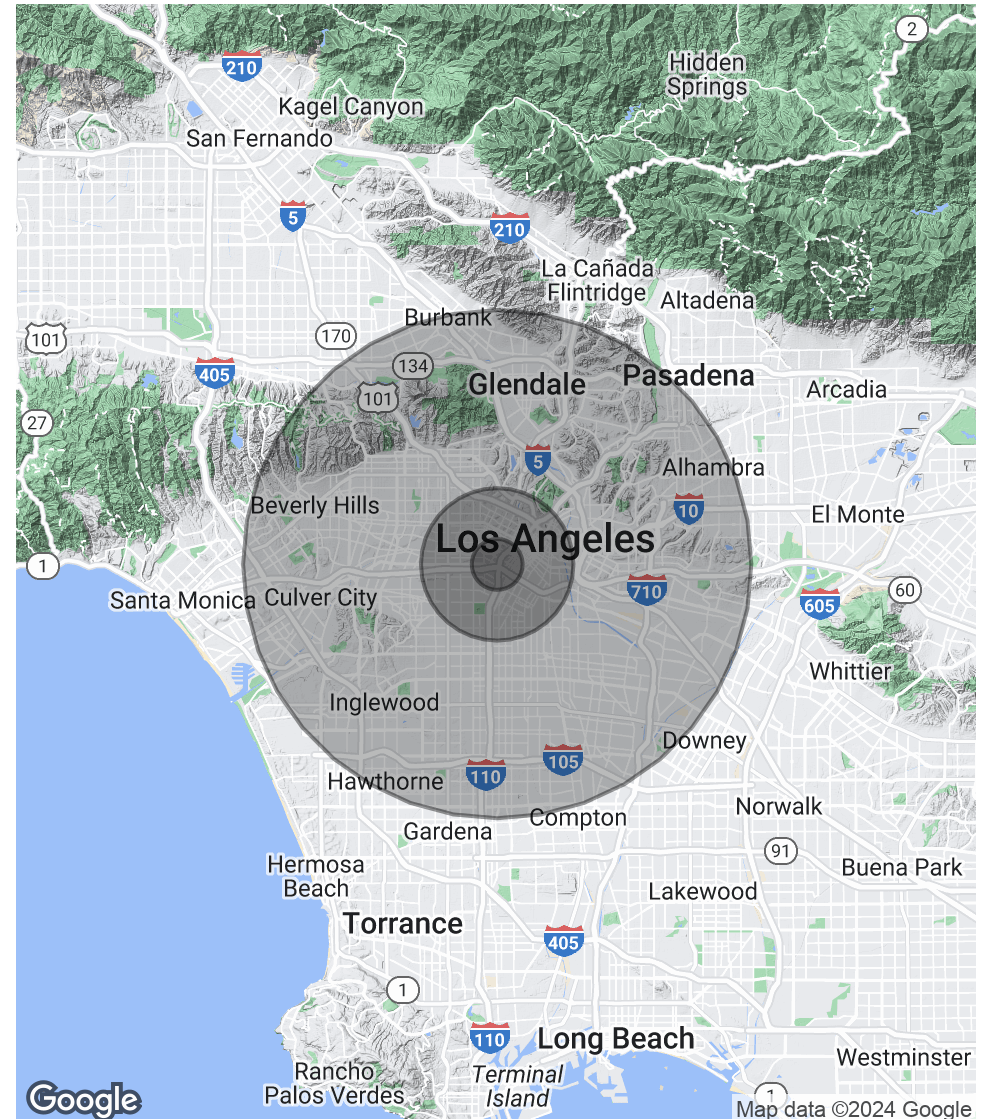
POPULATION	1 MILE	3 MILES	10 MILES
Total Population	77,644	640,758	3,512,431
Average Age	32.4	34.0	35.9
Average Age (Male)	31.8	33.2	34.9
Average Age (Female)	32.8	35.1	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	28,656	215,968	1,185,470
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$73,140	\$68,564	\$91,747
Average House Value	\$759,354	\$713,959	\$758,060

TRAFFIC COUNTS

10,693/day

* Demographic data derived from 2020 ACS - US Census



Thank You

For more
information or to
schedule a tour...

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