MAR VISTA FREESTANDING RETAIL + PATIO



3015 Main Street #400 Santa Monica 90405 Lic- 00616212

Realty

310-586-0344
geogross@coldwellbanker.com
Lic- 01342211

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MAR VISTA FREESTANDING RETAIL + PATIO

12306 Venice Blvd., Mar Vista 90066

WELCOME TO THE HEART OF MAR VISTA! THIS PROPERTY HAS BEEN THE HOME TO A NEIGHBORHOOD PRESCHOOL FOR NEARLY 20 YEARS BUT UNFORTUNATELY THE TIME HAS NOW COME FOR THE FAMILY TO RETIRE.

THE BUILDING FEATURES LARGE OPEN CLEAR-SPAN SPACE WITH EXPOSED HVAC DUCTING, IT IS PRIMARILY OPEN SPACE WITH TWO LARGE PRIVATE CLASSROOMS. THERE ARE TWO FULL-SIZE RESTROOMS AND ALSO A CHILDREN'S RESTROOM AREA. THERE'S A SMALL KITCHEN AND ALSO A LAUNDRY ROOM. THE REAR PARKING LOT HAS BEEN CONVERTED TO A PLAYGROUND BUT MAY BE USED FOR PARKING OR PATIO.

ALSO, DON'T MISS THE VENICE SUMMER FEST ON THIS BLOCK IN LATE JUNE FEATURING LIVE MUSIC, CLASSIC CARS, BEER GARDEN, YOGA AND LOCAL ARTISTS AND DESIGNERS: HTTPS://WWW.THEVENICEFEST.COM/

SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB TENANT



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MAR VISTA FREESTANDING RETAIL + PANO

12306 Venice Blvd., Mar Vista 9006

BUILDING SF 5,000

LOT SF 7,500

RATE

\$3.75/SF/NNN (NNN estimated at \$0.20/psf)

AGE 1960

ZONING

LAC2-1 - Currently licensed as Preschool with occupancy for 40

FEATURES

- Private rear gated lot for parking, patio or playground
- High ceilings (14' at peak, 11' at steel trusses)
- Kitchen area
- Multiple restrooms and plumbing.
- Exposed HVAC ducting

PARKING

Rear private lot or for lease nearby

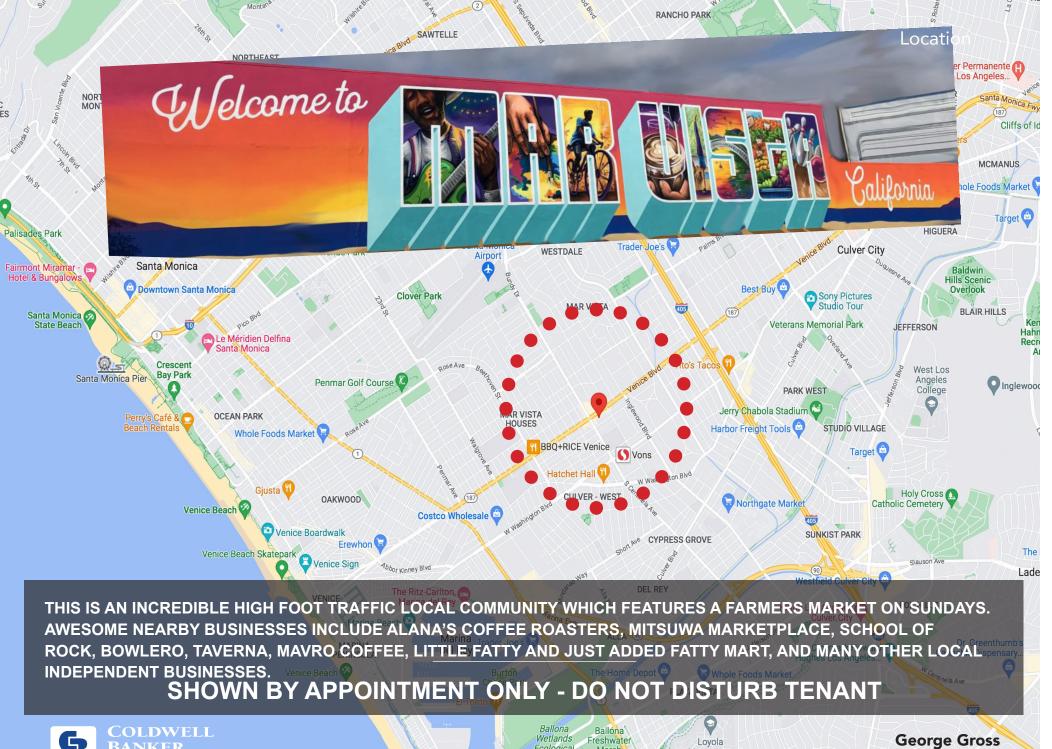


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Ballona Wetlands Ecological Reserve

Ballona Freshwater Marymount University

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