

MAR VISTA FREESTANDING RETAIL + PATIO

12306 Venice Blvd., Mar Vista 90066



FOR LEASE

CBCWORLDWIDE.COM



**COLDWELL
BANKER
COMMERCIAL**
Realty

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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/](https://www.thevenicefest.com/)

SHOWN BY APPOINTMENT ONLY - DO NOT DISTURB TENANT



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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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Location



THIS IS AN INCREDIBLE HIGH FOOT TRAFFIC LOCAL COMMUNITY WHICH FEATURES A FARMERS MARKET ON SUNDAYS. AWESOME NEARBY BUSINESSES INCLUDE ALANA'S COFFEE ROASTERS, MITSUWA MARKETPLACE, SCHOOL OF ROCK, BOWLERO, TAVERNA, MAVRO COFFEE, LITTLE FATTY AND JUST ADDED FATTY MART, AND MANY OTHER LOCAL INDEPENDENT BUSINESSES.
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