

# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE

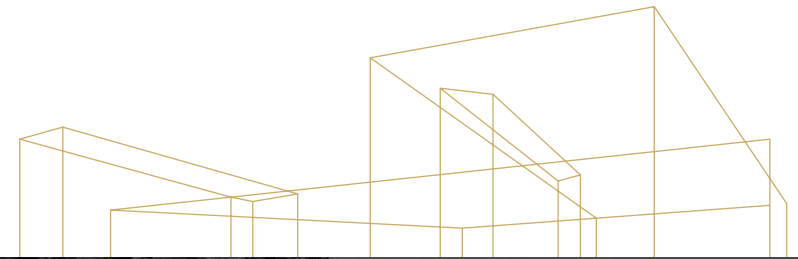
One-of-a-Kind 24,185 SF OWNER/USER  
Mixed-Use Creative Production Studio Offices  
& Retail Building Adjacent to Downtown LA and  
Westside Markets

LOS ANGELES, CA 90006

 Kidder  
Mathews



# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



**\$9.2M**

ASKING PRICE

**\$380/SF**

PRICE / SF

**5135-011-  
019, 021**

APN

**24,185 SF**

BUILDING SIZE

**20,774 SF**

LOT SIZE

**2015-2020**

RENOVATED

Mixed-use creative  
office, production,  
studio and retail  
property with  
warehouse space

**ENTIRE BUILDING** has been remodeled  
with fire sprinklers and is earthquake  
retrofitted

**LOT SIZE** 20,774 SF (8,077 SF plus 12,698  
SF), or 0.48 AC

**SURFACE PARKING** lot striped for 30 single  
stall parking spaces

**ZONING** CM-1 & RD1.5-1-HPOZ zone

**2ND FLOOR AVAILABLE** immediately with  
full occupancy of the building possible

For more  
information  
contact

**JOHN ANTHONY, SIOB**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

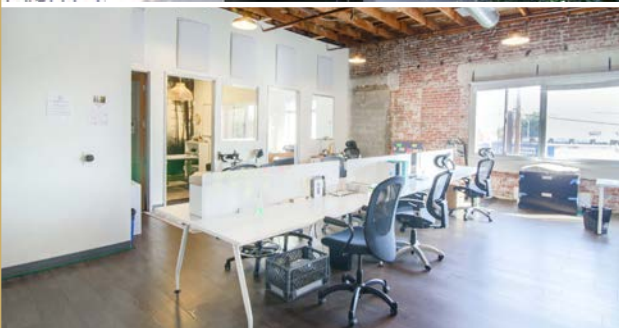
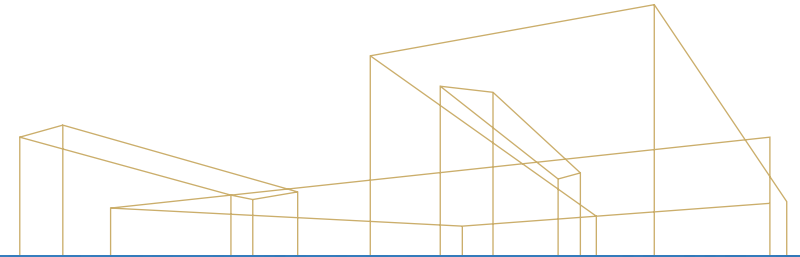
**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

[KIDDER.COM](http://KIDDER.COM)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



For more  
information  
contact

**JOHN ANTHONY, SIOB**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

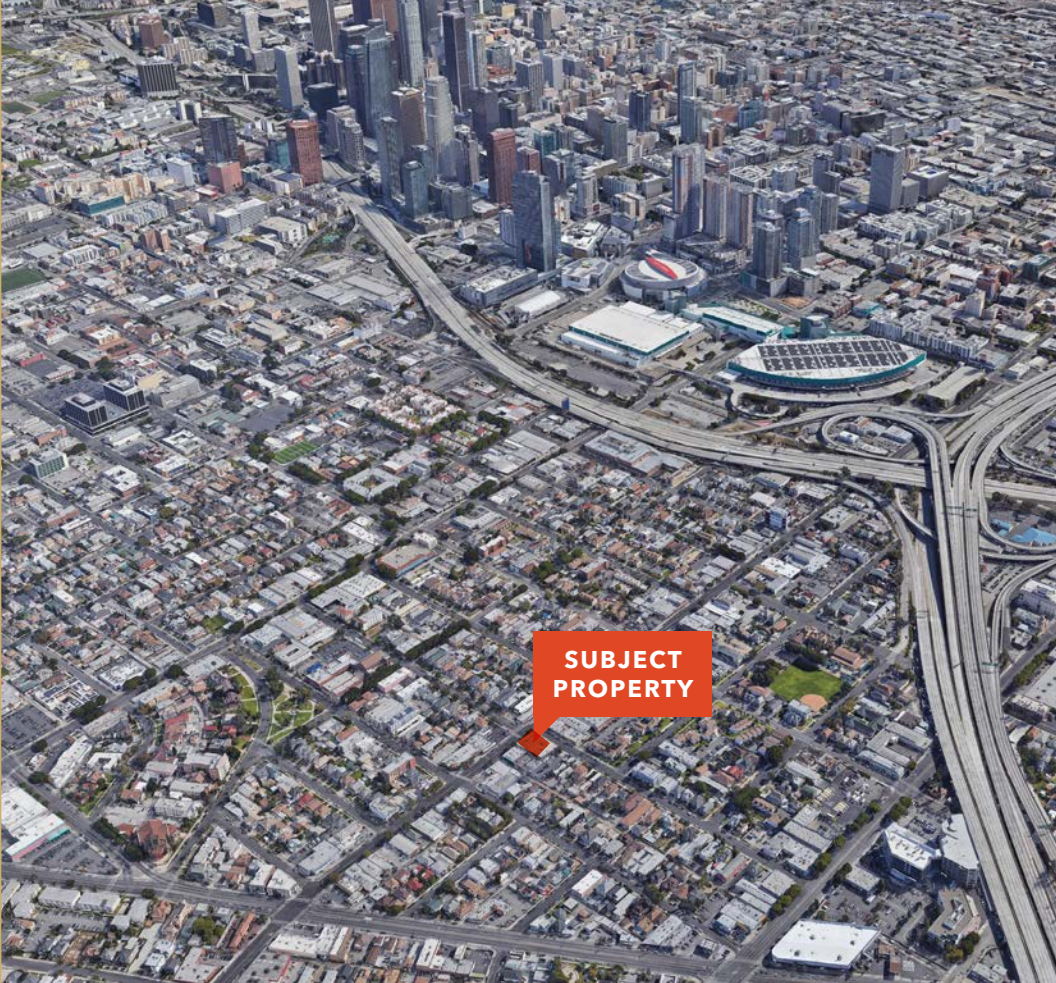
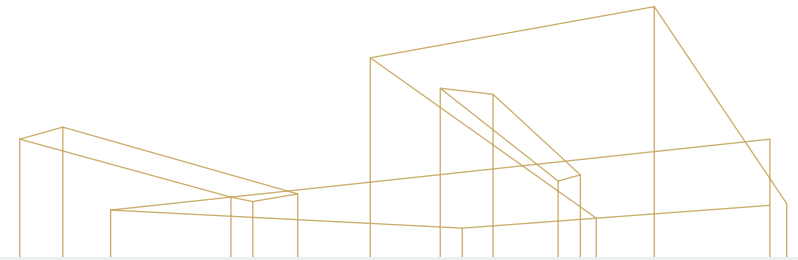
[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



1200-1210 Venice and 1617 Burlington offers an amazing opportunity to acquire, a strategic location, with fantastic income with current tenants.

It is a owner/user's dream opportunity to enter one of the most vibrant markets in the country. The building is ideal for the right owner/user with the ability to terminate a lease and occupy the 2nd floor with expansion space on the ground floor as well as the in place income.

**POSSIBLE OWNER/USER SPACE** Entire second floor with expansion available on the ground floor or full building occupancy by 2023

**2020 ACTUAL NOI** \$329,471.21

**2021 YTD NOI** \$257,949.52

**RENT ROLL** Available upon request

#### 2021 DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
Population	351,620	1,319,222	3,593,676
Households	127,311	446,196	1,223,721
Median HH Income	\$40,505	\$49,868	\$61,350
Daytime Employment	239,630	580,273	1,699,128

For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

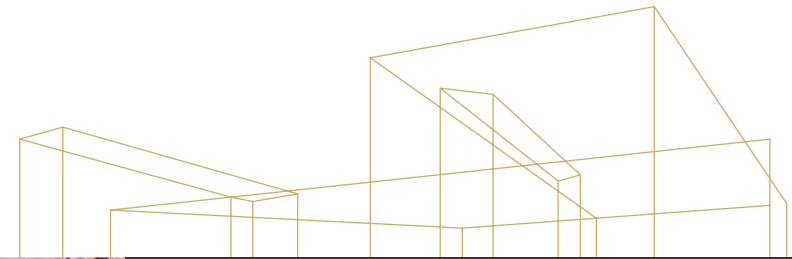
[KIDDER.COM](https://www.kidder.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



## Property Features



FULL VIDEO SECURITY SYSTEM



33 SECURED PARKING SPACES



SILICONE ROOF



BUILDING IS FULLY SPRINKLERED  
& SEISMIC RETROFIT COMPLETED



NEWLY BUILT OUT SPACES THROUGHOUT



DIVERSE & CREATIVE TENANT ROSTER

For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

[KIDDER.COM](https://www.kidder.com)



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE

## Proposed SBA 504 Loan Structure for Owner/User

### \$9,200,000 Total Purchase Price

Building Acquisition	\$9,200,000
SBA/CDC Fees	\$101,000
<b>Total Project Costs</b>	<b>\$9,301,000</b>

Source of Funds		Amount	Rates	Maturity	Collateral	Monthly Payment	Annual Payment
Bank	50%	\$4,600,000	<b>3.25%</b>	25 Years 25 Yr Amort.	1st Deed	\$22,417	\$268,999
SBA 504 Loan	40%	\$3,781,000	<b>2.91% OCT '21</b>	25 Years Full Amort.	2nd Deed	\$17,757	\$213,088
Borrower	10%	\$920,000					
<b>Total</b>	<b>100%</b>	<b>\$9,301,000</b>				<b>\$40,174</b>	<b>\$482,087</b>
Current Ground Floor Income						\$19,485	\$233,520
Sample Occupancy Cost						<b>\$20,689 or \$1.61 PSF per month</b>	

<b>Rates</b>	Bank	Rate is estimated - will vary depending on lender.
	SBA 504	Rate is FIXED at the time of the debenture sale.
<b>Fees</b>	Bank	Vary depending on lender policy.
	SBA/CDC	2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
	Misc	Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).
<b>Collateral</b>	90% financing generally does not require additional collateral.	

### For more information contact

**JOHN ANTHONY, SIOB**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

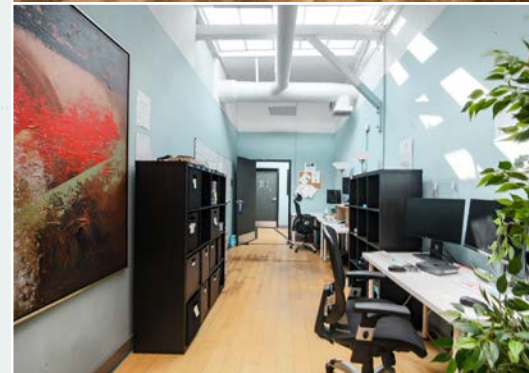
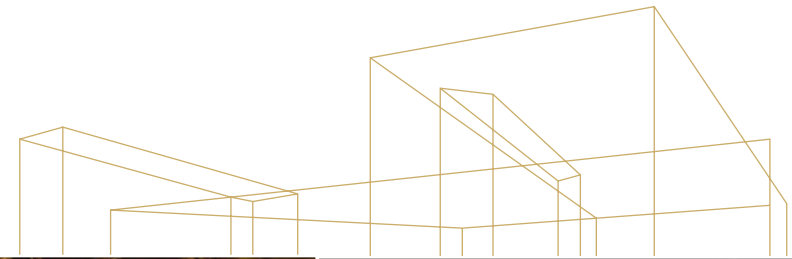
**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

KIDDER.COM





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

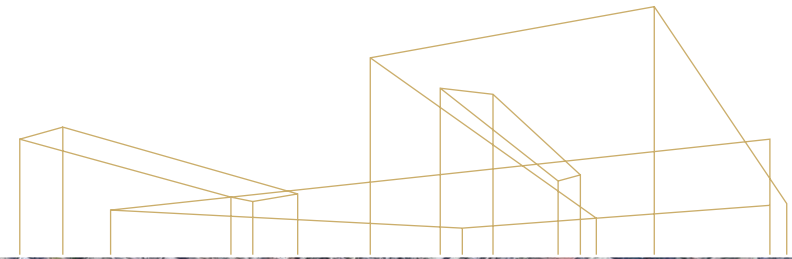
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

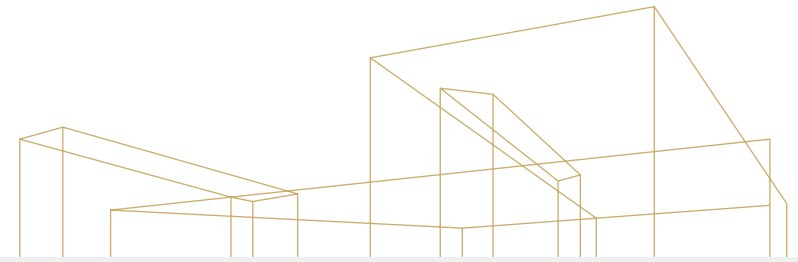
**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



## FIRST FLOOR

**HIGHLY**  
IMPROVED MUSIC STUDIO

For more  
information  
contact

**JOHN ANTHONY, SIOB**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

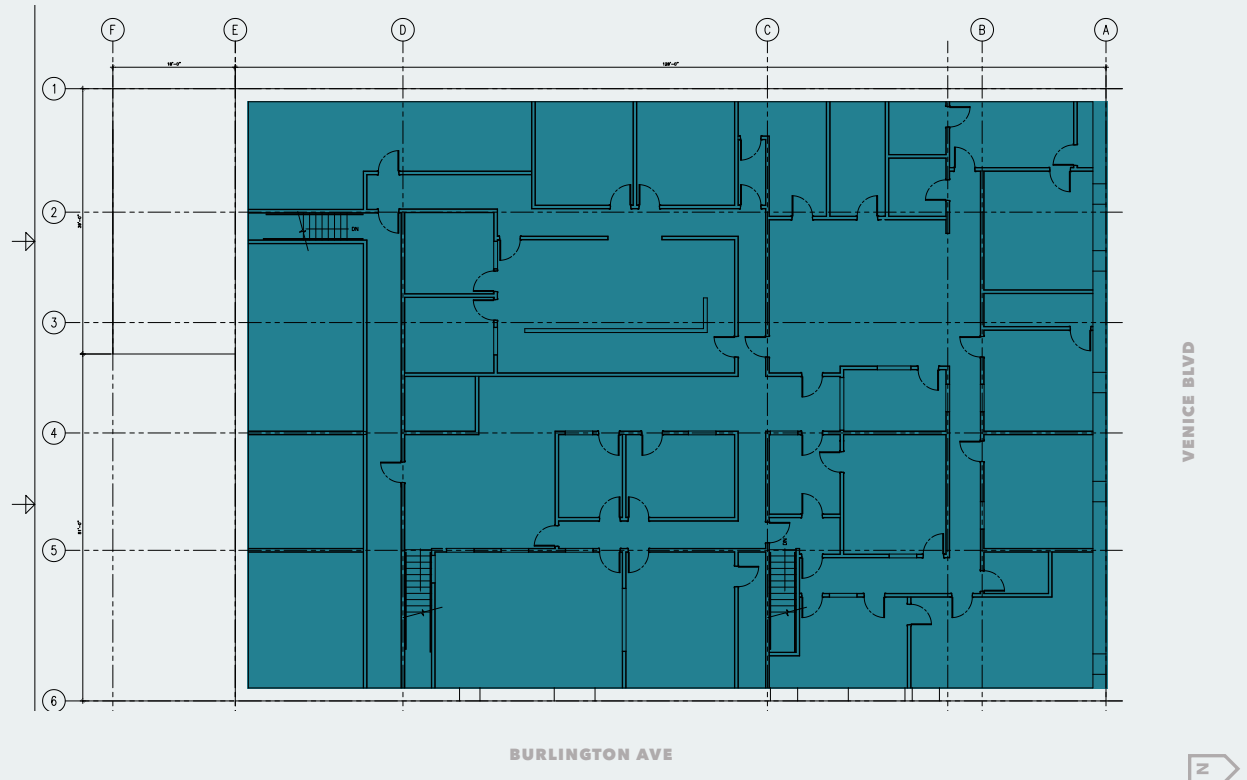
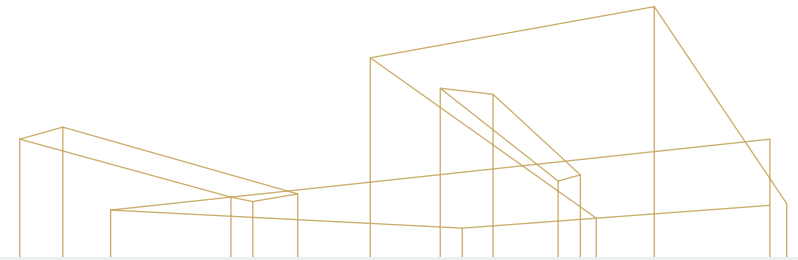
[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



SECOND FLOOR

**OWNER/USER**

FLOOR IMMEDIATE OCCUPANCY

For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

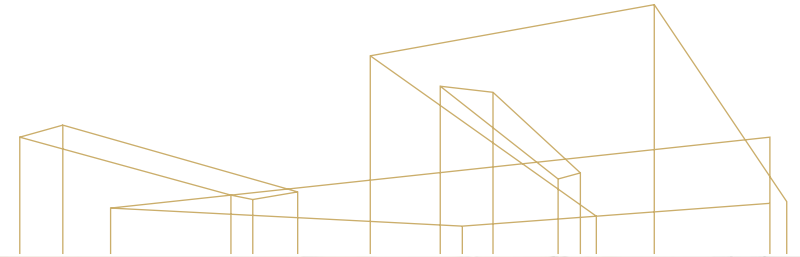
[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



For more  
information  
contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

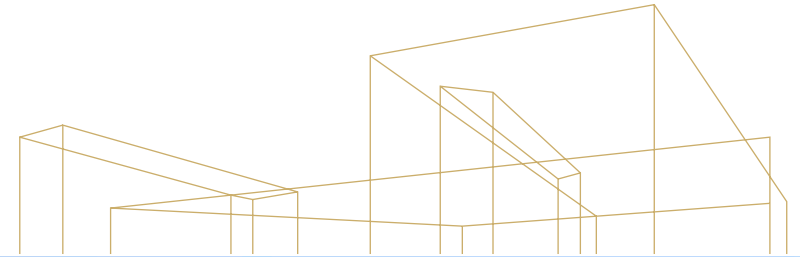
[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder  
Mathews**



# 1200-1210 VENICE BLVD & 1617 BURLINGTON AVE



For more  
information  
contact

**JOHN ANTHONY, SIOB**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.







## For more information contact

**JOHN ANTHONY, SIOR**  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

**CHRISTOPHER STECK**  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

**CHRISTOPHER GIORDANO**  
213.225.7219  
christopher.giordano@kidder.com  
LIC N° 01928706

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.