



**Multi-Tenant Retail | 100% MTM | Billboard Income | \$4,150,000**  
**12513 & 12515 Venice Blvd. Los Angeles, CA 90066**



±7.10% Cap Rate based upon market rates and lease terms



Opportunity to convert month-to-month modified gross lease to NNN, increasing NOI



Two retail units totaling ±5,356 SF with separate APNs



Flexible mixed-use layouts: retail, office, and large 1-bedroom unit



Individually metered utilities with central HVAC and large private rear outdoor spaces



Additional revenue stream generated through the billboard current leased to CBS



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