



**Multi-Tenant Retail | 100% MTM | Billboard Income | \$3,750,000**  
**12513 & 12515 Venice Blvd. Los Angeles, CA 90066**

**%** ±7.86% 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

