±10,560 SF OFFICE BUILDING
FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TEAMCLINE

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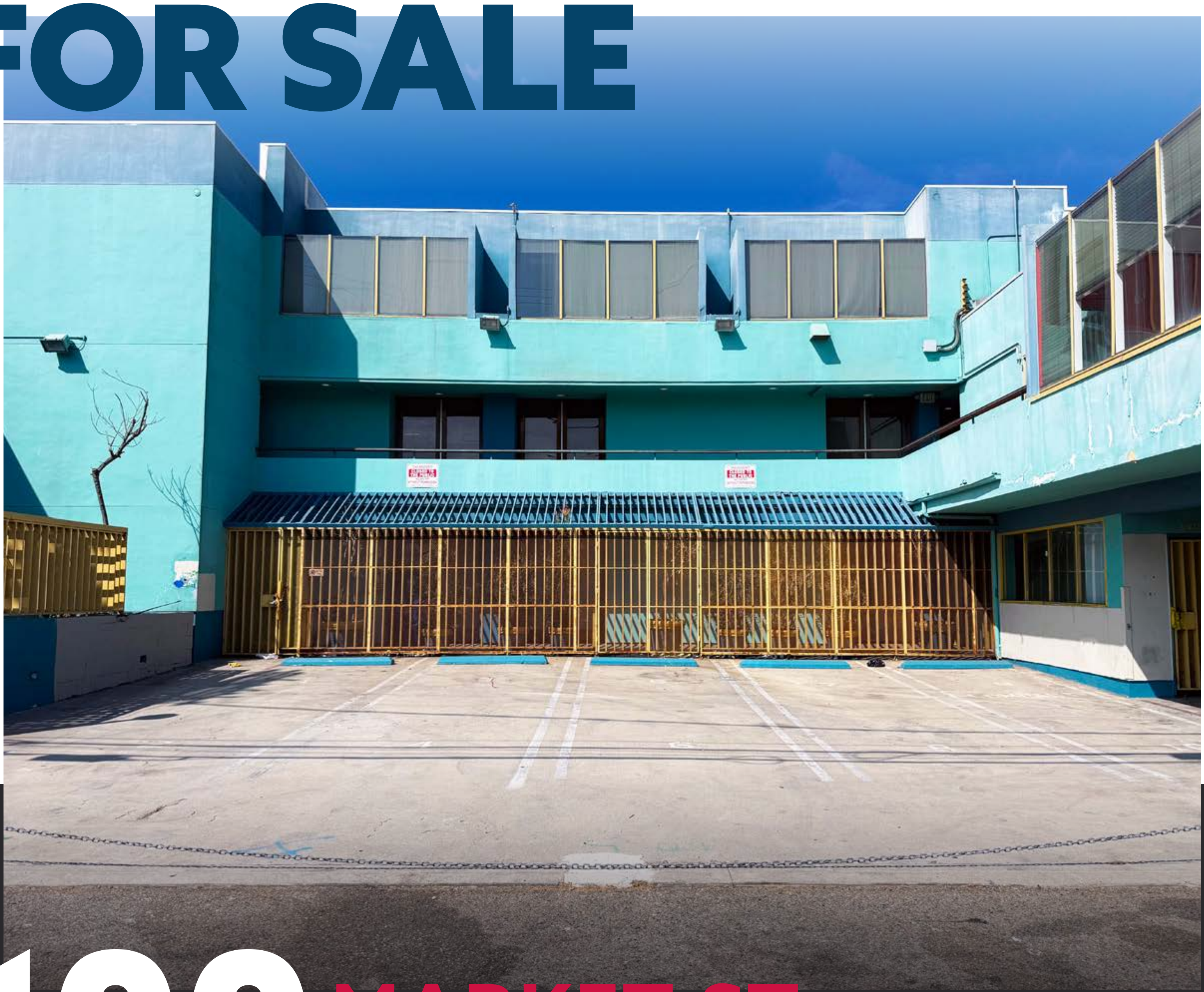

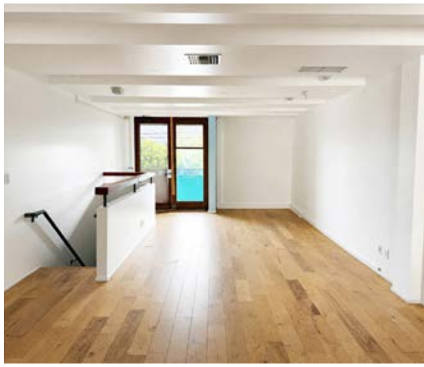

100 MARKET ST
VENICE • CA 90291

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RARE COASTAL OPPORTUNITY

100 Market Street offers ±10,560 SF of creative office space in an irreplaceable Venice location just one block from the Boardwalk and Pacific Ocean. Positioned in the heart of the Silicon Beach creative corridor, the vacant building features one level of subterranean parking, additional surface parking, and exceptional flexibility for an owner-user, single-tenant headquarters, or creative office investment.

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100 MARKET STREET
VENICE • CA 90291

SALE PRICE | ***$8,000,000 ($777 PSF)***

Irreplaceable Coastal Location
One Block from Pacific Ocean,
Silicon Beach Creative Office Corridor

1 Level of Subterranean Parking
34 on Site Parking Spaces

Delivery Vacant
Perfect for Owner-User, Single-Tenant,
Multi-Tenant Creative Office

Priced Below Westside Comps
9 Separate Electrical Meters
Divisible from 1 to 9 Units
800 Amps 240 3 Phase 4 Wire

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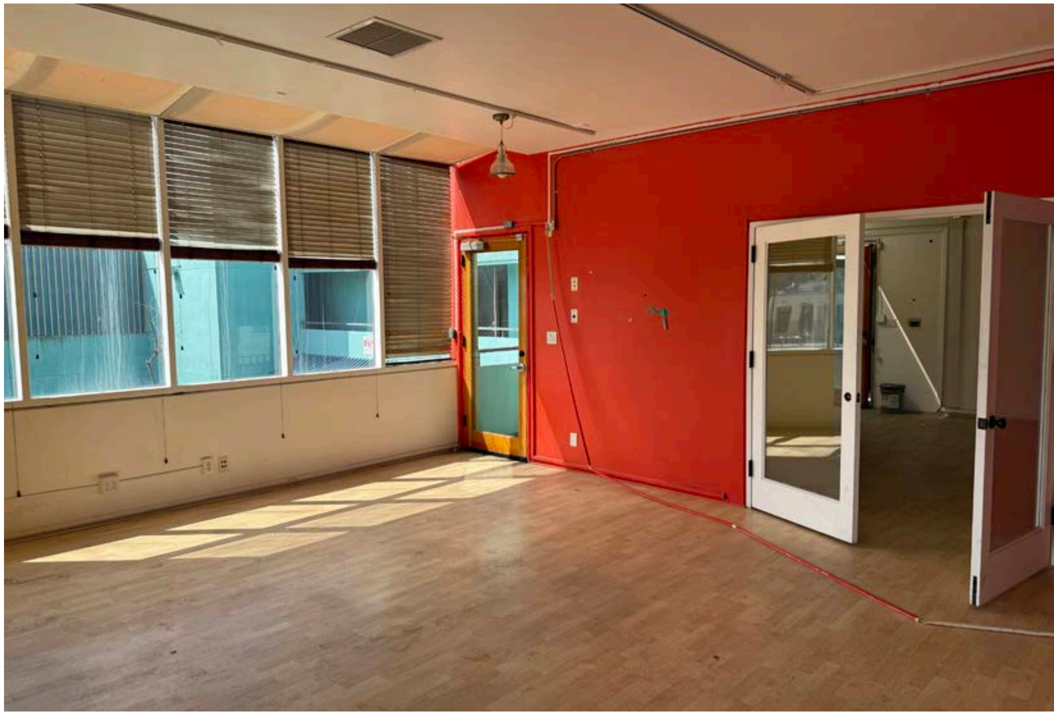
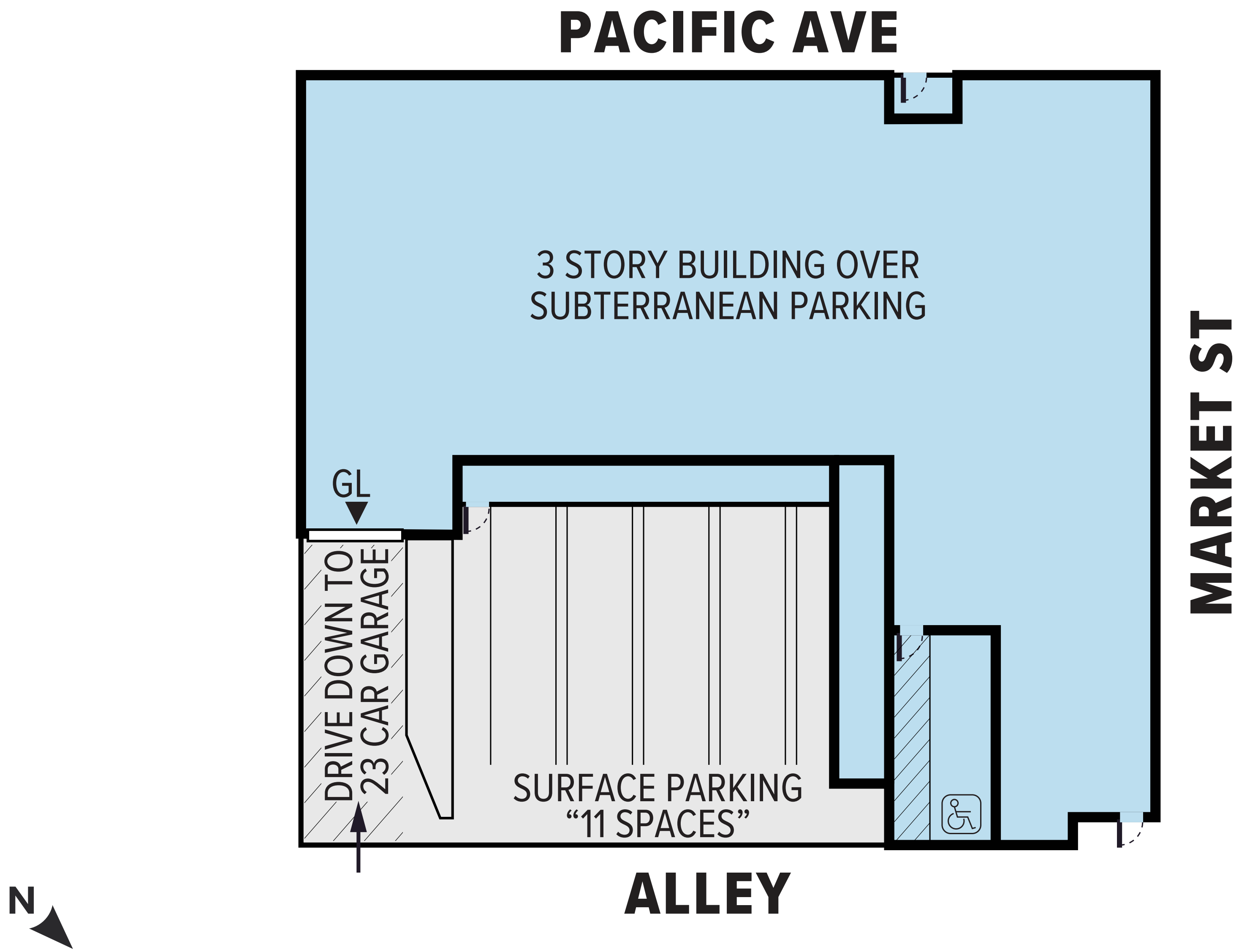


PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to verify.

FINANCIAL ANALYSIS

SCENARIO 1: INVESTOR LEASE-UP

STABILIZED PRO FORMAT	
Scheduled Base Rent — $5.15/SF/Mo FSG	$636,540
Parking Income — 31 stalls @ $175/Mo	$65,100
Gross Potential Revenue	$701,640
Less: Vacancy & Credit Loss (5.0%)	($35,082)
Effective Gross Income	$666,558
Property Taxes (1.20% of price, reassessed)	($96,000)
Insurance ($1.50/SF)	($15,450)
Utilities ($2.00/SF)	($20,600)
Repairs, Maintenance & Janitorial ($2.50/SF)	($25,750)
Management (3.0% of EGI)	($19,997)
G&A / Reserves ($0.50/SF)	($5,150)
TOTAL OPERATING EXPENSES ($17.76/SF)	**($182,947)**

TOTAL CAPITALIZATION (ALL-IN BASIS)	
Purchase Price	$8,000,000
Closing Costs (1.0%)	$80,000
Tenant Improvements ($25/SF, 2nd-gen)	$257,500
Leasing Commissions (5% of 5-yr rent w/ 3% bumps)	$168,683
Free Rent (3 months)	$159,135
Carry During 9-Month Lease-Up	$118,350
TOTAL ALL-IN BASIS	**$8,783,668**

RETURN METRICS	
Stabilized Cap Rate on Purchase Price	6.05%
Stabilized Yield on Total All-In Cost	5.51%
Implied Stabilized Value @ 5.50% Cap	$8,792,932
Implied Stabilized Value / SF	±$854

SCENARIO 2: OWNER-USER

SBA 504 FINANCING STRUCTURE	
Total Project Cost (Price + 1% Closing)	$8,080,000
Down Payment (10%)	$808,000
Bank 1st Trust Deed (50% @ 6.75%, 25-yr am)	$4,040,000
CDC / SBA Debenture (40% @ ±6.30%, 25-yr)	$3,232,000
TOTAL MONTHLY DEBT SERVICE	**$49,333**

MONTHLY COST OF OCCUPANCY - OWN VS LEASE (YEAR 1)		
Debt Service / Base Rent ($5.15/SF FSG)	$49,333	$53,045
Operating Costs (taxes, ins., utilities, R&M)	$13,150	Included (FSG)
Parking (31 stalls @ $175)	Owned	$5,425
Total Pre-Tax Monthly Cost	$62,483	$58,470
Less: Year-1 Principal Paydown (equity build)	($9,935)	—
Less: Incremental Tax Benefit vs. Leasing*	($2,760)	—
EFFECTIVE MONTHLY COST	$49,789	$58,470
Effective Cost / SF / Mo	$4.83	$5.68

COMPARABLE SOLD PROPERTIES

1 1548 9th St
Santa Monica, CA 90401 (Los Angeles County) - Santa Monica Submarket

★★☆☆☆ Office

Sold	6/27/2025	Land Area	0.17 AC/7,405 SF
Sale Price	$4,476,000 ($828.89/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,400 SF (50.0%)	Sale Comp ID	7229341
Price Status	Confirmed	Parcel Numbers	4282-028-008
Built	1999		

2 1649 11th St
Santa Monica, CA 90404 (Los Angeles County) - Santa Monica Submarket

★★☆☆☆ Office

Sold	12/10/2024	Land Area	0.17 AC/7,405 SF
Sale Price	$5,400,000 ($720.00/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	7,500 SF (100%)	Sale Comp ID	6979573
Price Status	Confirmed	Parcel Numbers	4283-006-013
Built	1957	Sale Conditions	Purchase By Tenant

3 911-913 Pico Blvd
Santa Monica, CA 90405 (Los Angeles County) - Santa Monica Submarket

★★☆☆☆ Office

Sold	3/13/2026	Land Area	0.09 AC/3,920 SF
Sale Price	$4,995,000 ($982.69/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	5,083 SF (100%)	Sale Comp ID	7586783
Price Status	Full Value	Parcel Numbers	4283-021-017
Built	1959		

4 1244 6th St
Santa Monica, CA 90401 (Los Angeles County) - Santa Monica Submarket

★★☆☆☆ Office

Sold	10/3/2024	Land Area	0.17 AC/7,405 SF
Sale Price	$6,270,000 ($1,291.45/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	4,855 SF (100%)	Sale Comp ID	6870152
Price Status	Confirmed	Parcel Numbers	4291-005-010
Built	1963		

EXECUTIVE SUMMARY

Lee & Associates is pleased to exclusively present 100 Market Street, a rare freestanding creative office building of approximately 10,560 square feet located one block from the sand in the heart of Venice, California. Constructed in the early 1990s with a full level of subterranean parking and surface parking — an amenity that is nearly impossible to replicate under today's coastal entitlement environment — the property is delivered vacant, offering an investor a clean lease-up opportunity and an owner-user immediate, unencumbered occupancy of an entire beachfront-adjacent building.

At the $8,000,000 asking price (approximately $757 per square foot), the offering is priced meaningfully below both replacement cost and prevailing Westside office sale comparables, which average above $900 per square foot in adjacent Santa Monica.

Address	100 Market Street or 1500 Pacific Avenue, Venice, CA 90291
APN	4238-014-016 (Los Angeles County)
Asking Price	$8,000,000
Building Size	±10,560 SF (Buyer to Verify)
Price / SF	±$757 (on 10,300 SF Midpoint)
Year Built	Early 1990s
Parking	Subterranean Parking
Occupancy	Vacant — Delivered Free and Clear of Tenancies
Stabilized NOI (Pro Forma)	±$483,600
Stabilized Cap Rate on Price	6.05%
Implied Stabilized Value @ 5.50%	±$8,790,000 (±$854/SF)

INVESTMENT HIGHLIGHTS

- **Irreplaceable Coastal Location** — one block from the Venice Boardwalk and Pacific Ocean, in the core of the Silicon Beach creative office corridor.
- **Subterranean Parking** — the scarcest commodity in Venice commercial real estate. On-site secured parking commands premium rents and materially widens the tenant pool versus the largely parking-starved competitive set.
- **Vacant Delivery** — full flexibility for owner-users, single-tenant lease-up, or multi-tenant creative office repositioning — no in-place below-market leases to work through.
- **Priced Below the Westside Competitive Set** — ±$777/SF asking versus Santa Monica office sale pricing averaging approximately $946/SF and a stabilized implied value of ±$854/SF.
- **Early-1990s Reinforced Construction with Efficient Floor Plates, Purpose-Built as Office (Not a Retrofit)** — with modern seismic-era engineering rare among Venice's predominantly pre-war building stock.
- **All new roof in 2024**
- **Demonstrated Submarket Recovery** — West Los Angeles has posted three consecutive quarters of positive net absorption, with tenant demand concentrated in the Marina del Rey / Venice corridor.

LOCATION OVERVIEW

VENICE — SILICON BEACH'S CREATIVE CORE

Venice sits at the center of Los Angeles' Silicon Beach corridor, the coastal technology and media cluster spanning Santa Monica, Venice, Marina del Rey, and Playa Vista. The neighborhood has hosted headquarters and major offices for Snap, Google (Binoculars Building), Buck, ZEFR, and a deep bench of venture-backed startups, creative agencies, entertainment production companies, and professional service firms that pay a premium to recruit talent with a walk-to-the-beach work environment.

The immediate trade area is anchored by the Venice Boardwalk (one block west, among the most visited destinations in Southern California), Windward Circle, Abbot Kinney Boulevard (repeatedly ranked among the best retail streets in America), and the Venice Canals. The location provides tenants an amenity base — restaurants, fitness, hospitality, and the beach itself — that inland submarkets cannot replicate.

ACCESS

- One block to the Venice Boardwalk and Pacific Ocean.
- Minutes to Abbot Kinney Boulevard, Main Street Santa Monica, and Marina del Rey.
- ±5 miles to Los Angeles International Airport (LAX).
- Direct arterial access via Pacific Avenue, Venice Boulevard, and Lincoln Boulevard (SR-1) to I-10 and I-405.

MARKET OVERVIEW

WESTSIDE OFFICE FUNDAMENTALS

While the broader Los Angeles office market remains in a reset, the recovery is bifurcated — and the Westside coastal submarkets are where demand is consolidating. West Los Angeles recorded approximately 248,000 SF of positive net absorption in Q1 2026, its third consecutive quarter of occupancy gains, with leasing activity concentrated in Beverly Hills, Marina del Rey / Venice, and Brentwood. Deal count is rising even as average deal size shrinks — a dynamic that directly favors small-format, high-identity buildings like 100 Market Avenue over commodity high-rise product.

Small freestanding buildings with parking near the beach constitute a structurally supply-constrained niche. No competitive new supply can be delivered in the Venice coastal zone at feasible cost, and the existing stock rarely trades. Scarcity, not the broader office cycle, is the primary driver of value for this asset class, as evidenced by Westside owner-user and investor sales consistently printing at $800–$1,100+ per square foot for well-located product.

RENT COMPARABLES — ASKING RENTS

SUBMARKET / DATA SET	RATE ($/SF/MO)	BASIS	SOURCE YR
Venice — Asking Range (Class A/B Office)	$4.90 – $5.14	FSG	2026
Venice — Average of Active Listings	±$5.33 ($64/SF/yr)	Various	2026
Venice Beach Micro-Market — Listing Average	±$5.00 ($60/SF/yr)	Various	2026
Santa Monica — Market Average	$5.91	FSG	2026
Santa Monica — Class A Average	$6.18	FSG	2026
SUBJECT — UNDERWRITTEN RENT	**$5.15**	**FSG**	**—**

Sources: LoopNet, CommercialCafe, Digsy market listing data, 2026. The underwritten rate of $5.15/SF/Mo FSG sits at the top of the current Venice asking band and at a 13–17% discount to the Santa Monica average — a premium justified by the subject's on-site subterranean parking and beach-block position, and conservative relative to trophy Venice creative product.

EXCLUSIVE ADVISOR

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Senior Vice President & Land Specialist

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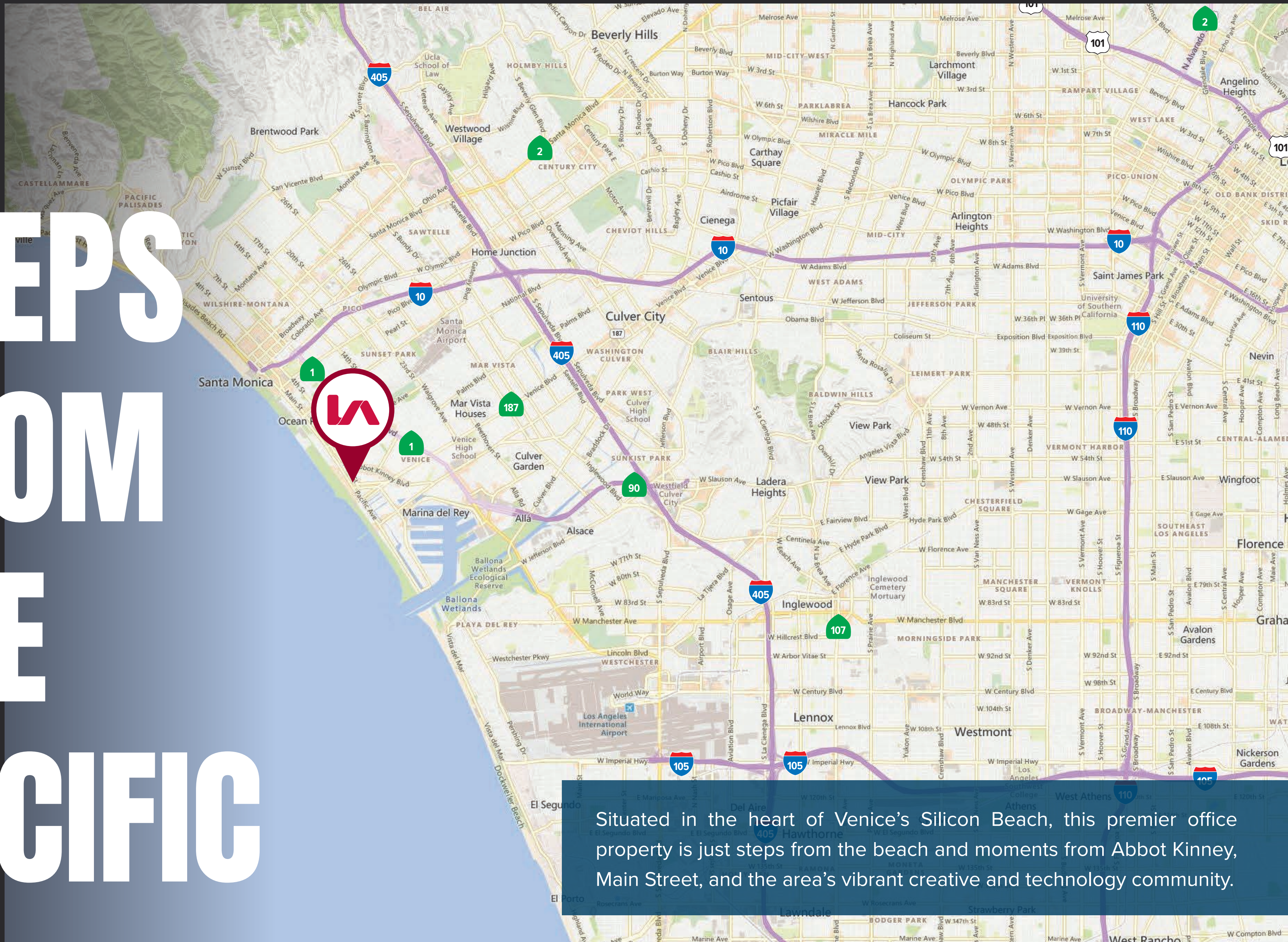
CORP ID 02174865

OFFERING PROCESS

The property is offered at $8,000,000 on an as-is, where-is basis, delivered vacant. Offers should be submitted in the form of a non-binding letter of intent addressed to the exclusive advisor, identifying purchase price, deposit, due diligence and closing timelines, financing contingencies (if any), and evidence of buyer's capacity to perform. Also, if you are a Broker, please put your requested commission in your offer. A due diligence package including title, building plans, and third-party reports will be made available to qualified parties upon execution of a confidentiality agreement.

STEPS FROM THE PACIFIC



Situated in the heart of Venice's Silicon Beach, this premier office property is just steps from the beach and moments from Abbot Kinney, Main Street, and the area's vibrant creative and technology community.

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