



1916 PACIFIC

1916 PACIFIC AVE
VENICE, CA 90291

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



Donald Heller
Principal
Mobile: 3104667809
don@donhellergroup.com
License #: 01198240



Penny Muck
Realtor
Direct: 310-266-9946
penny@pardeeproperties.com
License #: 01820065

1916 PACIFIC

1916 PACIFIC AVE
VENICE, CA 90291



Don Heller Group
11911 San Vicente Blvd., Suite 330
Los Angeles, CA 90049
Office: 3104667809
donhellergroup.com

Built By: www.crebuilder.com

PROPERTY SUMMARY

Offering Price	\$2,250,000.00
Building SqFt	3,024 SqFt
Units	3.00
Year Built	1970
Parcel ID / APN	4238-022-008
Bedrooms	6.00
Total Bathrooms	5.00
Lot Size (SF)	2,946.00 SqFt
Tax Amount	\$2,201.77
Zoning	LAR33

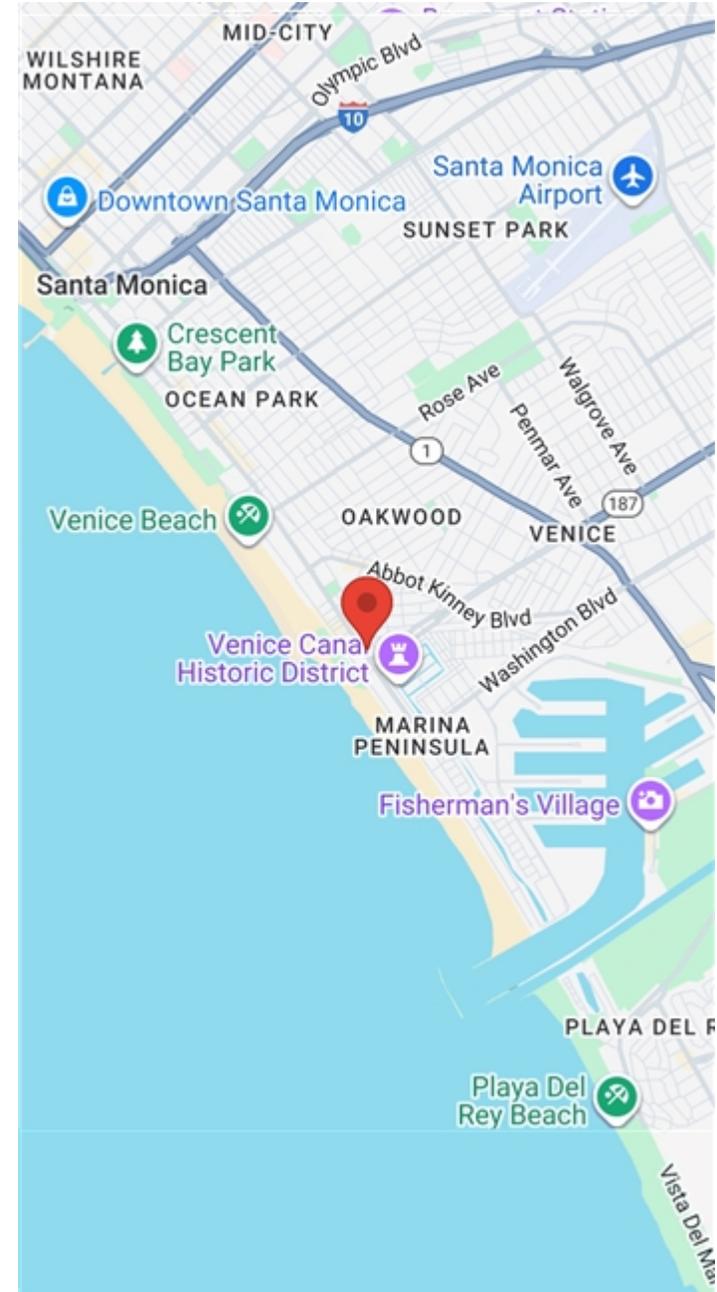
INVESTMENT SUMMARY

1916 Pacific Avenue is a 3-unit multifamily property just one block from the beach in Venice, featuring a studio, a 2-bed/1-bath, and a 2-bed/2-bath unit for a versatile tenant mix. Fully occupied and income-producing, the property offers immediate returns with long-term upside through ADU additions, redevelopment, or repositioning, supported by the flexibility of City of Los Angeles rent control versus neighboring Santa Monica. With walkable access to the Venice Boardwalk, Abbot Kinney, Rose Avenue, and top dining and nightlife, this prime location ensures strong tenant demand and lasting appreciation. Available individually or as part of a rare 17-unit, 5-parcel portfolio on Pacific Avenue.



INVESTMENT HIGHLIGHTS

- 3-unit multifamily property in the heart of Venice, just one block from the beach.
- Unit mix: one studio, one 2-bed/1-bath residence, and one 2-bed/2-bath residence.
- Fully occupied, providing immediate income with strong tenant demand.
- Exceptional potential for redevelopment, repositioning, or long-term hold.
- Governed by the City of Los Angeles (not Santa Monica), allowing greater flexibility for rent growth.
- Opportunity to pursue ADU additions, redevelopment, or repositioning strategies.
- Steps from the sand and the iconic Venice Boardwalk.
- Walkable access to Abbot Kinney, Rose Avenue, and top dining including Ospi, Kassi Rooftop, Si! Mon, Great White, Ggiata, and Belles Beach House.
- Available individually or as part of a 17-unit, 5-parcel Pacific Avenue portfolio.
- Showings available only with an accepted LOI or offer. Do not disturb tenants.





**1904 - 1916 PACIFIC AVE.
INCOME PORTFOLIO**

LOCATION HIGHLIGHTS

- One block from the beach and the iconic Venice Boardwalk (less than a 1-minute walk).
- 3-minute drive or under 10-minute walk to premier shopping, dining, and cafés along Abbot Kinney Boulevard.
- 4-minute walk to world-famous Muscle Beach.
- 5-minute stroll to top restaurants and nightlife including Kassi Rooftop, Belles Beach House, Gran Blanco, Townhouse Venice, and Great White.
- 7-minute walk to the picturesque Venice Canals.

RENT ROLL

Unit#	Tenant Name	Square Footage	Annual Rent/ SF	Annual Base Rent	Expense Reimbursements	Lease Type	Lease Start	Lease End	Notes
1	AE/KP	0	\$0.00	\$49,296.00		TBD	-	-	Lease Increase 4/21/26
2	EL	0	\$0.00	\$24,660.00		TBD	-	-	Lease Increase 5/1/26
3	TC	0	\$0.00	\$0.00		TBD	-	-	Lease Increase 1/1/26
	Total Occupied	0	\$73,956.00						
	Total	0	\$73,956.00		\$0.00				

1904 Pacific Ave, Venice CA | Current Rent Roll

4 Units			
CURRENT RENT ROLL			
Unit 1	\$1,750	First Level	Studio / 1 Bath
Unit 2	\$1,707	First Level	2 Beds/ 1 Bath
Unit 3	\$1,850	Second Level	Studio / 1 Bath
Unit 4	\$3,032	Second Level	2 Beds/1 Bath
Total	\$8,339/month		

1908 & 1910 Pacific Ave, Venice CA | Current Rent Roll

2 Units			
CURRENT RENT ROLL			
1908	\$3,796	First Level	2 Beds / 1 Bath
1910	\$6,708	First Level	3 Beds / 2 Baths
Total	\$10,504/month		

1912 Pacific Ave, Venice CA | Current Rent Roll

2 Units			
CURRENT RENT ROLL			
Unit 1	\$3,785	First Level	2 Beds / 1 Bath
Unit 2	\$2,595	First Level	2 Beds / 1 Bath
Total	\$6,380/month		

1914 Pacific Ave, Venice CA | Current Rent Roll

4 Units			
CURRENT RENT ROLL			
Unit 1	\$2,516	First Level	Studio / 1 Bath
Unit 2	\$3,191	First Level	2 Beds / 1 Bath
Unit 3	\$1,924	Second Level	Studio / 1 Bath
Unit 4	\$4,430	Second Level	3 Beds / 2 Baths
Total	\$11,701/month		

1916 Pacific Ave, Venice CA | Current Rent Roll

3 Unira			
CURRENT RENT ROLL			
Unit 1	\$4,108	First Level	2 Beds / 2 Baths
Unit 2	\$2,055	Second Level	Studio / 1 Bath
Unit 3	\$4,542	Second Level	3 Beds / 2 Baths
Total	\$10,705/month		

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$2,250,000.00
In Place NOI	\$32,454.10
In Place Cap Rate	1.44%
Year 1 NOI	\$31,957.08
Year 1 Cap Rate	1.42%
Year 1 Leveraged Cash / Cash Return	1.42%

General Information

Analysis Period	1
Analysis Start Date	09/16/2025
Income Growth Rate	3.30%
Turnover / Lease Up Growth Rate	5.00%
General Vacancy / Absorption Growth Rate	2.50%
Property Insurance Growth Rate	3.00%
General Expenses / Expense Growth Rate	3.00%
Property Tax Growth Rate	0.25%
Management Fee Growth Rate	3.00%
Market Rent/SF	\$0.00

Expense Breakdown

General Expenses	
Commissions	\$43.00
Repairs	\$18,757.00
Supplies & Misc	\$1,012.00
Utilities	\$7,284.00
Total General Expenses	\$27,096.00
Property Insurance	\$3,593.00
Property Tax	\$2,527.00
Management Fee	\$6,437.00
Total Expenses	\$39,653.00

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$73,956.00	\$76,396.55
ABSORPTION & TURNOVER VACANCY		\$(1,756.46)
SCHEDULED BASE RENTAL REVENUE	\$73,956.00	\$74,640.09
TOTAL POTENTIAL GROSS REVENUE	\$73,956.00	\$74,640.09
GENERAL VACANCY FACTOR	\$(1,848.90)	\$(1,909.91)
EFFECTIVE GROSS REVENUE	\$72,107.10	\$72,730.18
OPERATING EXPENSES		
PROPERTY TAX	\$2,527.00	\$2,533.32
INSURANCE	\$3,593.00	\$3,700.79
MANAGEMENT FEE	\$6,437.00	\$6,630.11
GENERAL EXPENSES	\$27,096.00	\$27,908.88
TOTAL OPERATING EXPENSES	\$39,653.00	\$40,773.10
NET OPERATING INCOME	\$32,454.10	\$31,957.08
CAP RATE	1.44%	1.42%

1916 PACIFIC AVENUE VENICE, CA



SALES COMPARABLES

36 Rose Avenue

36 Rose Avenue

Venice, California 90291

Price	\$2,800,000.00
Sale Date	01/29/2025
Building Size	1,898 Sqft
Lot Size	3,264 Sqft
Number of Units	4.00

38 Rose Avenue

38 Rose Avenue

Venice, California 90291

Price	\$2,800,000.00
Sale Date	01/29/2025
Building Size	4,258 Sqft
Lot Size	3,219 Sqft
Number of Units	6.00

SALES COMPARABLES

134 Park Place

134 Park Place

Venice, California 90291

23 18th Avenue

23 18th Avenue

Venice, California 90291

Price	\$1,325,000.00
Sale Date	03/06/2025
Building Size	2,042 Sqft
Lot Size	3,177 Sqft
Number of Units	3.00

Price	\$2,500,000.00
Sale Date	01/31/2025
Building Size	1,872 Sqft
Lot Size	2,641 Sqft
Number of Units	2.00

SALES COMPARABLES

20 19th Avenue

20 19th Avenue

Venice, California 90291

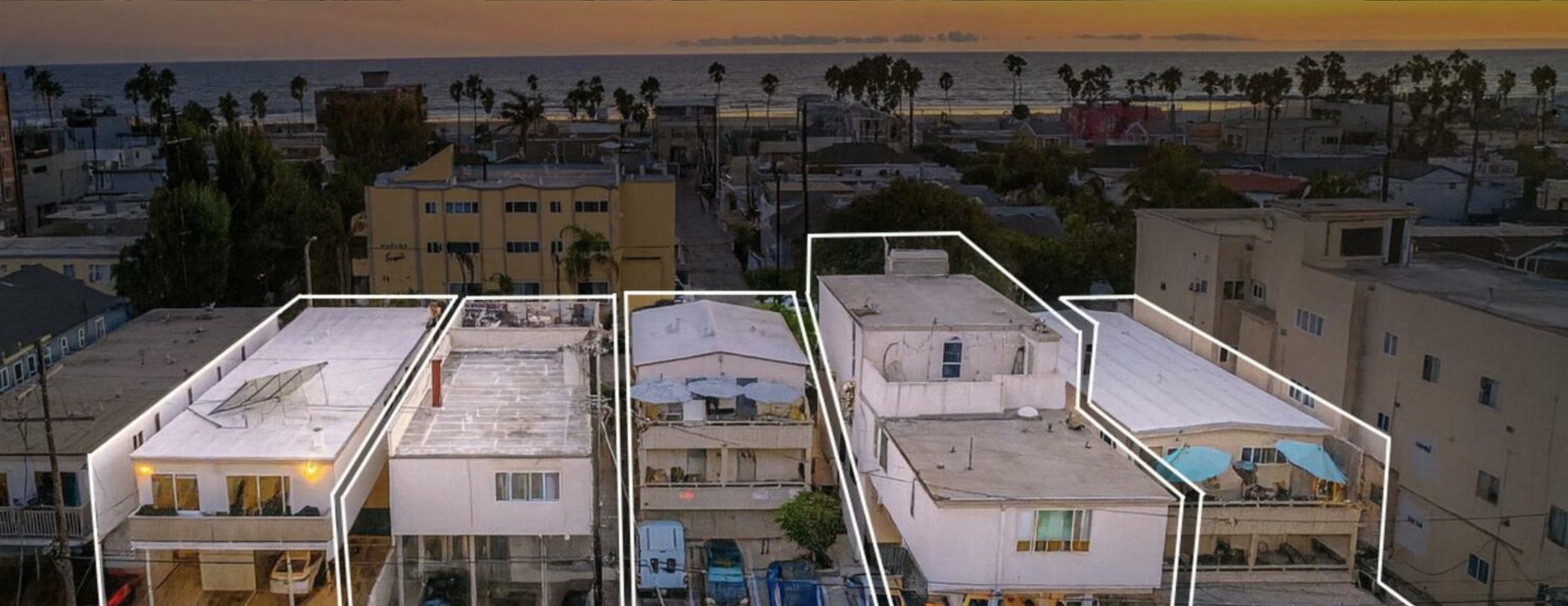
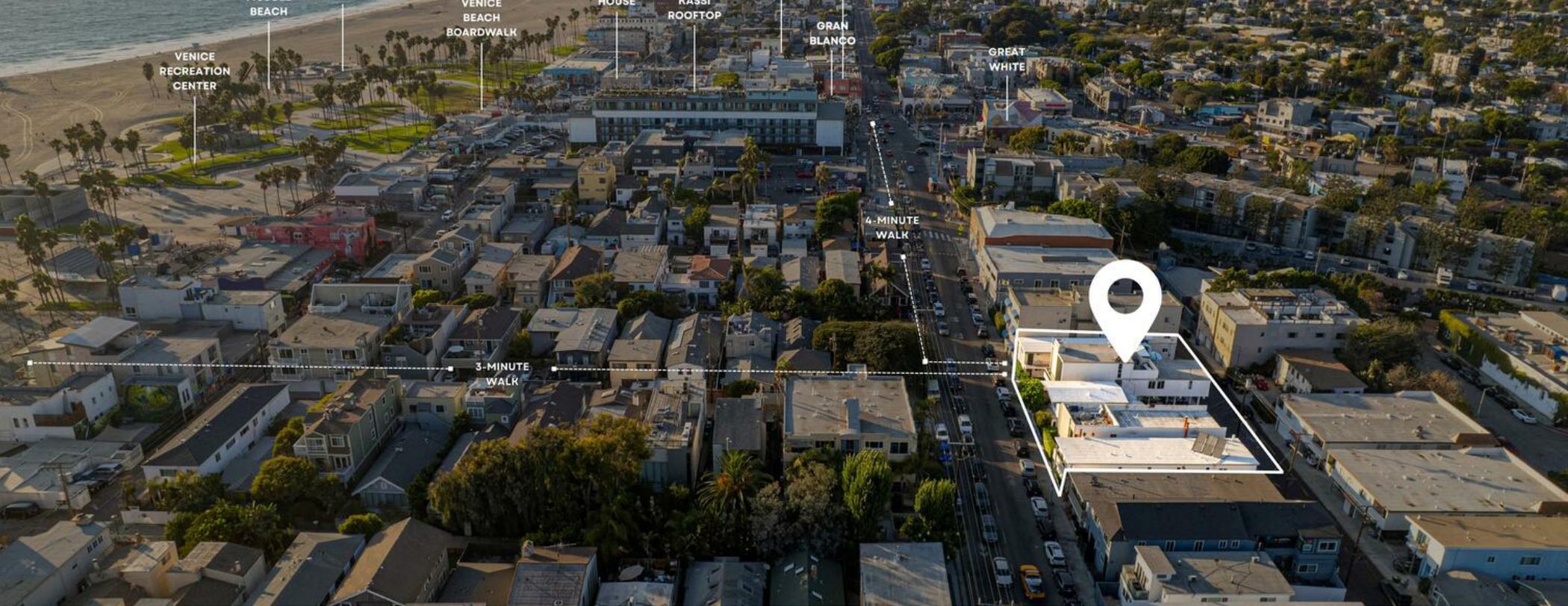
Price	\$1,625,000.00
Sale Date	08/29/2025
Building Size	2,328 Sqft
Lot Size	2,640
Number of Units	4.00

11 19th Avenue

11 19th Avenue

Venice, California 90291

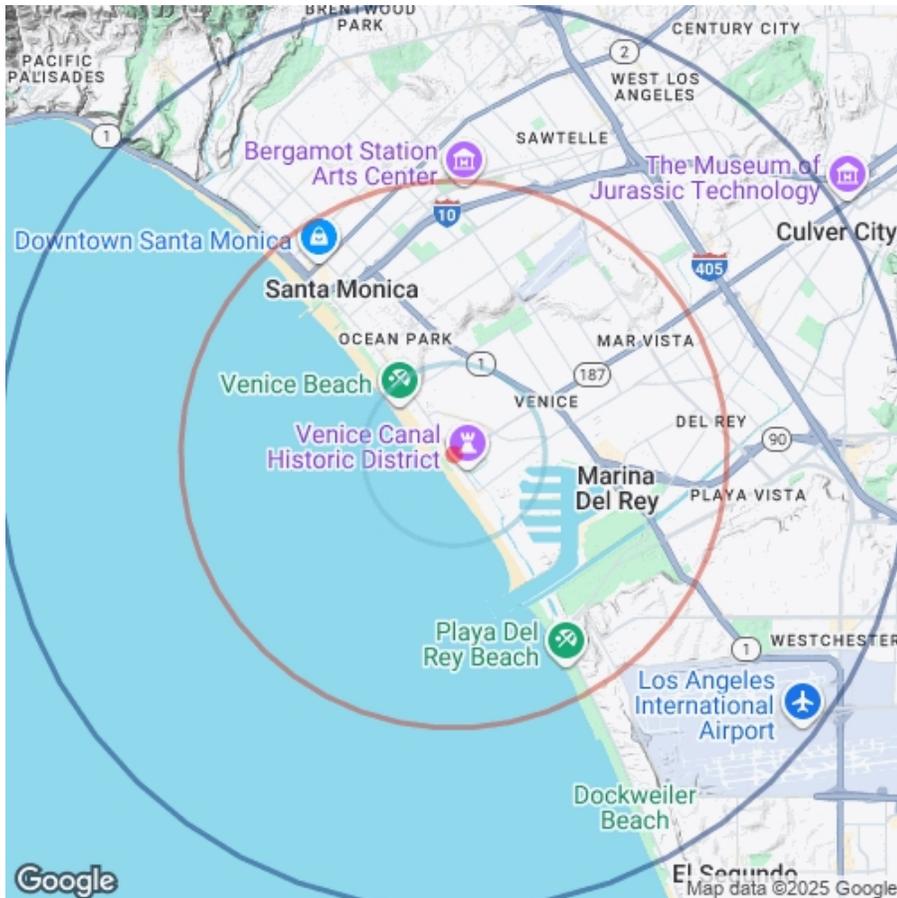
Price	\$2,600,000.00
Sale Date	08/29/2025
Building Size	2,724 Sqft
Lot Size	2,640 Sqft
Number of Units	3.00



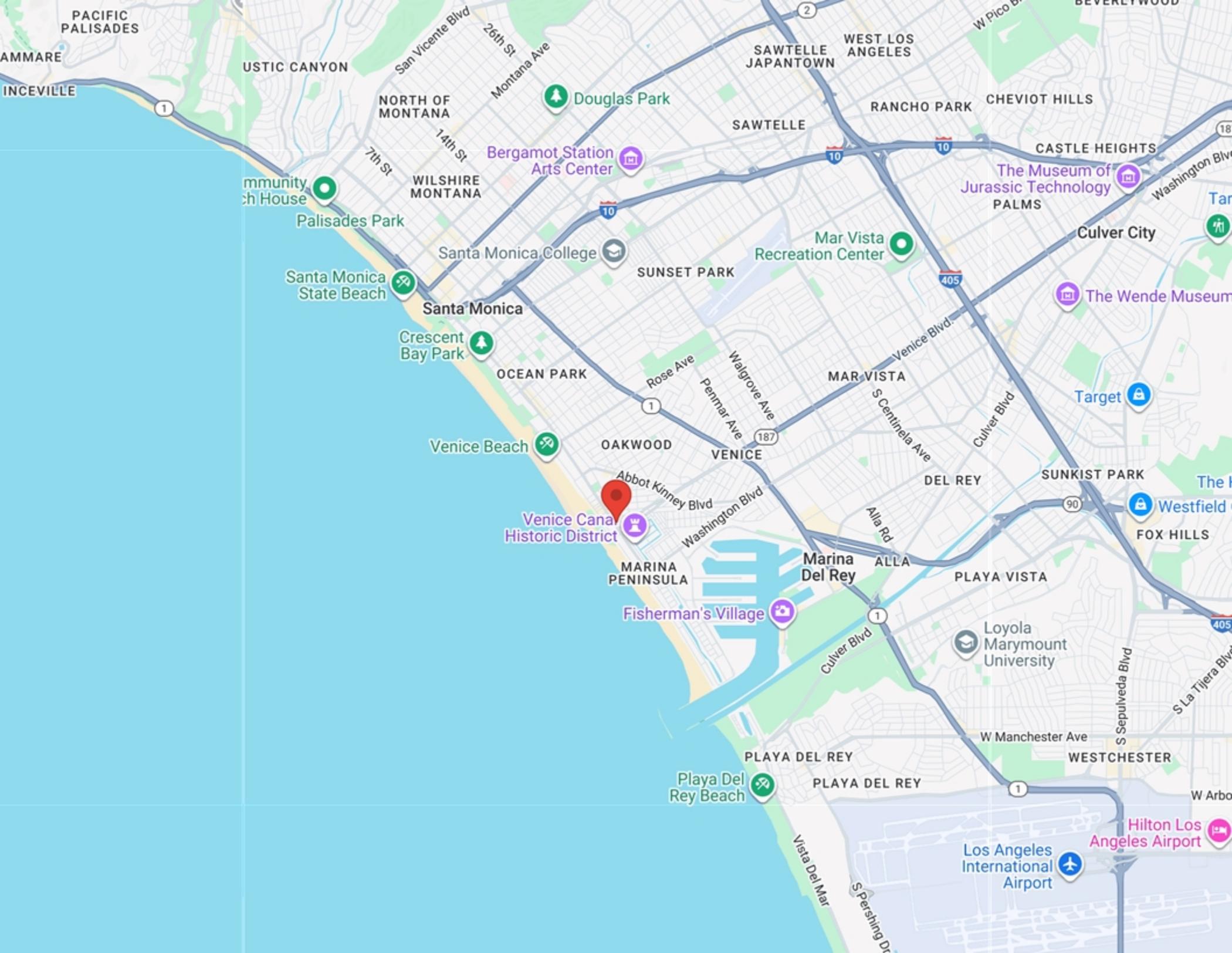
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,045	143,897	379,416
2010 Population	27,330	154,078	397,007
2025 Population	27,041	162,899	417,195
2030 Population	26,513	162,423	417,555
2025-2030 Growth Rate	-0.39 %	-0.06 %	0.02 %
2025 Daytime Population	27,389	206,604	525,575

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,129	6,695	14,836
\$15000-24999	730	3,732	8,435
\$25000-34999	564	3,376	7,985
\$35000-49999	648	4,557	11,307
\$50000-74999	1,427	8,480	21,248
\$75000-99999	1,280	7,816	20,053
\$100000-149999	2,296	13,399	32,792
\$150000-199999	1,606	10,078	25,739
\$200000 or greater	5,596	27,289	62,687
Median HH Income	\$ 139,139	\$ 126,761	\$ 124,936
Average HH Income	\$ 198,142	\$ 184,886	\$ 184,883



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,299	72,669	182,834
2010 Total Households	15,069	78,684	190,065
2025 Total Households	15,276	85,422	205,082
2030 Total Households	15,311	87,140	209,772
2025 Average Household Size	1.73	1.87	1.97
2025 Owner Occupied Housing	4,235	25,880	66,437
2030 Owner Occupied Housing	4,333	26,715	68,297
2025 Renter Occupied Housing	11,041	59,542	138,645
2030 Renter Occupied Housing	10,977	60,425	141,475
2025 Vacant Housing	2,195	8,974	19,459
2025 Total Housing	17,471	94,396	224,541



Venice Canal
Historic District

Fisherman's Village

Los Angeles
International
Airport

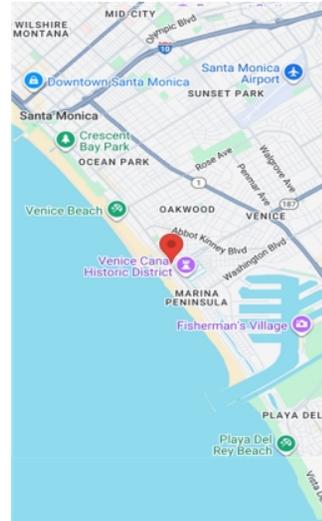
Hilton Los
Angeles Airport





ABOUT VENICE

Venice, California, is one of Los Angeles' most vibrant and evolving neighborhoods, where creativity, tech, and culture converge to create both lifestyle appeal and investment strength. Constantly attracting new restaurants, boutiques, and innovative businesses, Venice remains a magnet for tenants seeking walkability, character, and proximity to Silicon Beach employers. Unlike neighboring Santa Monica, where restrictive rent control limits long-term potential, Venice is governed by the City of Los Angeles, providing greater flexibility for rent growth. Just steps from the sand and the iconic Boardwalk, tenants enjoy access to Abbot Kinney, Rose Avenue, and acclaimed dining destinations such as Ospi, Kassi Rooftop, Si! Mon, Great White, Ggiata, and Belles Beach House—ensuring consistent demand and long-term appreciation.



CITY OF VENICE

AREA	
City	160.1 sq mi
Elevation	3 ft
POPULATION	

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DON HELLER GROUP and it should not be made available to any other person or entity without the written consent of DON HELLER GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DON HELLER GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DON HELLER GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DON HELLER GROUP has not verified, and will not verify, any of the information contained herein, nor has DON HELLER GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE DON HELLER GROUP ADVISOR FOR
MORE DETAILS.

EXCLUSIVELY PRESENTED BY:

Donald Heller

Principal

Mobile: 3104667809

don@donhellergroup.com

License #: 01198240

Penny Muck

Realtor

Direct: 310-266-9946

penny@pardeeproperties.com

License #: 01820065



Built By:
www.crebuilder.com

Don Heller Group
11911 San Vicente Blvd., Suite 330
Los Angeles, CA 90049
Office: 3104667809
donhellergroup.com