

FOR SALE/LEASE

402 ROSE AVENUE

VENICE, CALIFORNIA

PROPERTY ANCHORING THE FAMED "ROSE AVENUE"

OWNER USER OR INVESTOR OR DEVELOPMENT OPPORTUNITY!



THIS IS ROSE AVE



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CBRE

HARD CORNER (TREMENDOUS EXPOSURE)



GENERATIONAL SALE/ LEASE OPPORTUNITY

One of a kind corner property in Venice in the heart of the famed Rose Avenue. This is a unique opportunity to join a great walkable neighborhood with excellent co-tenants. Neighboring tenants include: Gold's Gym, Google, Cafe Gratitude, Wabi on Rose, Dayglow Coffee, Chulita, Cinque Terre West, The Rose Venice, American Beauty, Wallflower, Whole Foods Market, Moon Juice, Gjusta, and many others. Furthermore, this property centrally located and walking distance to the Beach, Main St. in Santa Monica, Abbot Kinney, and more!



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HIGHLIGHTS



THE PROPERTY SIZE: ±2,219 SF BUILDING
±6,015 SF LAND

SALE PRICE: \$3,500,000

LEASE RATE: \$7.50/SF/MO NNN

ZONING: C4-1*

*Buyer/Tenant to confirm zoning and particular uses allowable by the City at the Site.



Existing tenant on short-term lease.
Potentially can be extended as needed.



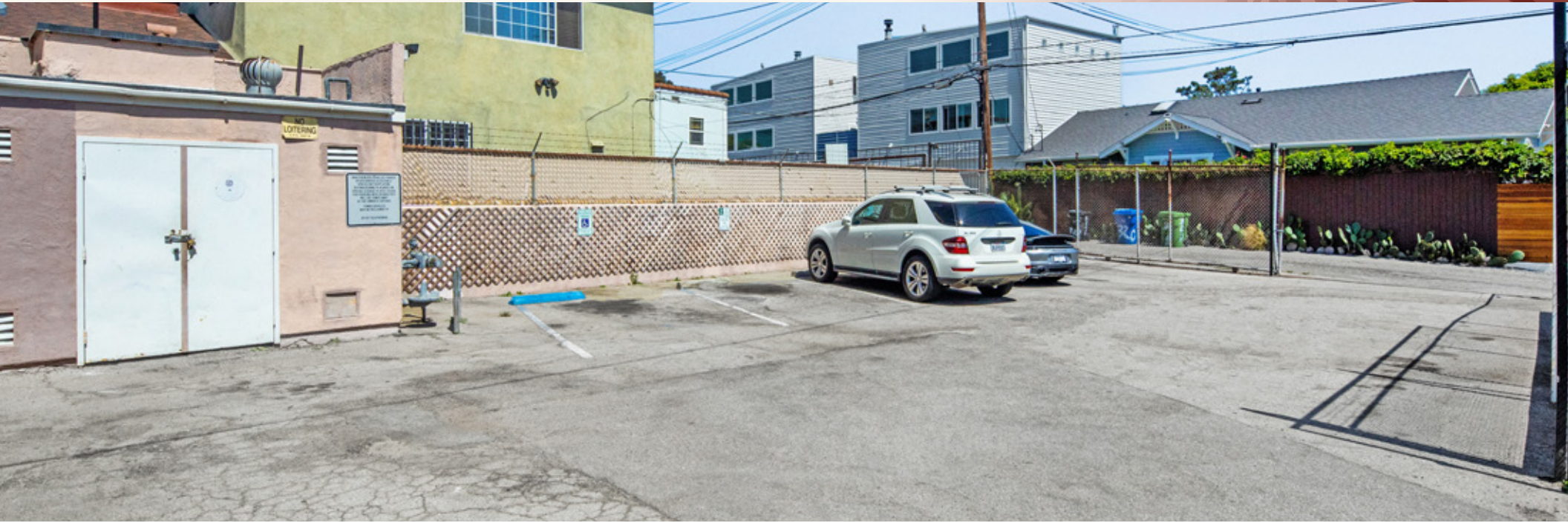
Large outdoor area for
potential Restaurant patio



Fabulous neighbors include Gold's Gym and Google (±1 block away) and extremely high volume Whole Foods Market (a few blocks down) Wabi, Café Gratitude, American Beauty, The Rose Venice, The Firehouse, Venice Beach Wines, Cinque Terre West, Wallflower, Chulita, Dayglow Coffee and much more!



REAR PARKING



ROSE AVENUE TENANTS



WHOLE FOODS MARKET

WALLFLOWER

CHULITA

VENICE BEACH WINES

CINQUE TERRE WEST

FLAKE VENICE

VIN ON ROSE

MOON JUICE

AMERICAN BEAUTY

YANAPUMA SHOP

GOLDISH JEWELRY

LA CABANA

PARACHUTE

DAYGLOW COFFEE

WABI ON ROSE

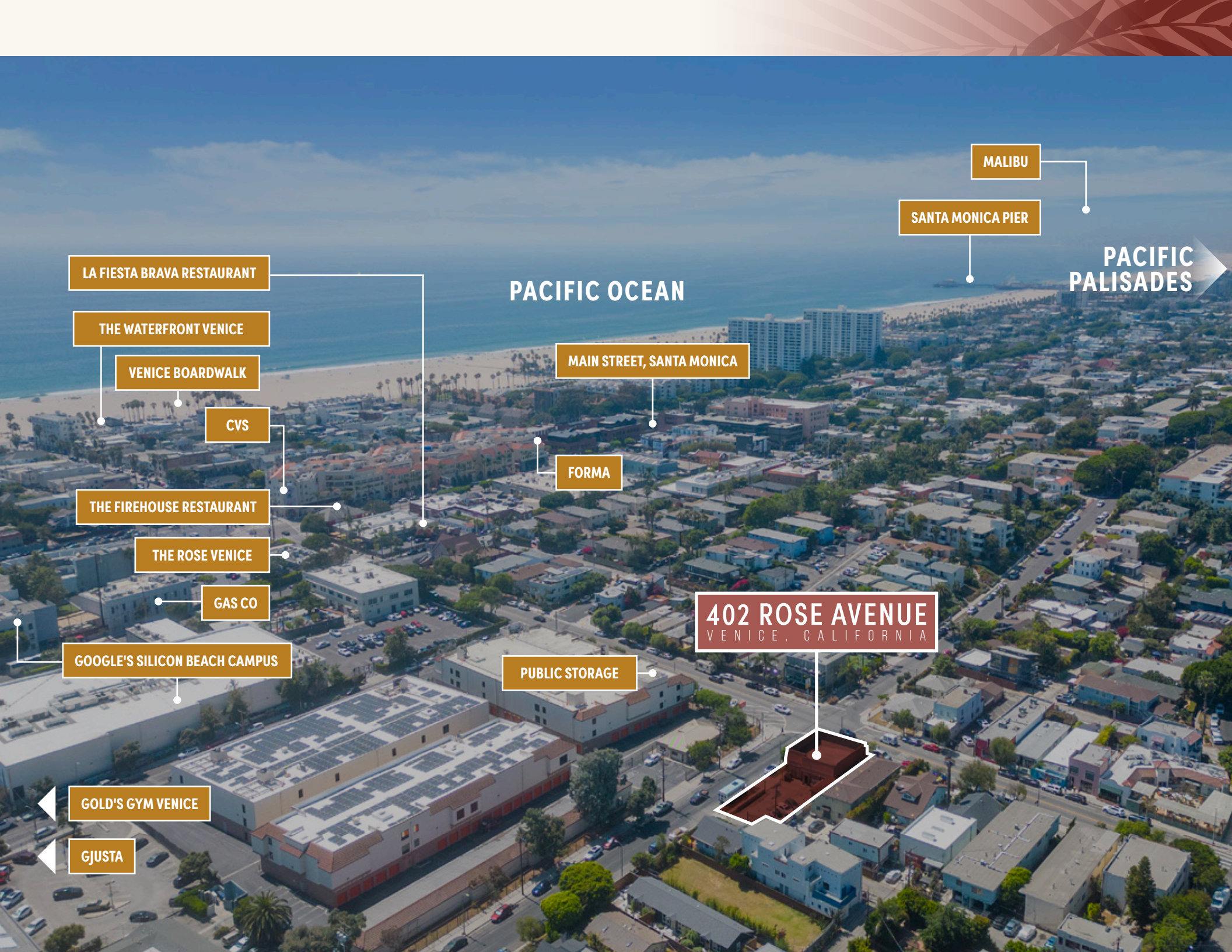
SUGARED & BRONZED

STRETCH LAB

CAFE GRATITUDE

402 ROSE AVENUE
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GJUSTA



MALIBU

SANTA MONICA PIER

PACIFIC
PALISADES

PACIFIC OCEAN

LA FIESTA BRAVA RESTAURANT

THE WATERFRONT VENICE

VENICE BOARDWALK

CVS

THE FIREHOUSE RESTAURANT

THE ROSE VENICE

GAS CO

GOOGLE'S SILICON BEACH CAMPUS

GOLD'S GYM VENICE

GJUSTA

MAIN STREET, SANTA MONICA

FORMA

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PUBLIC STORAGE

ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



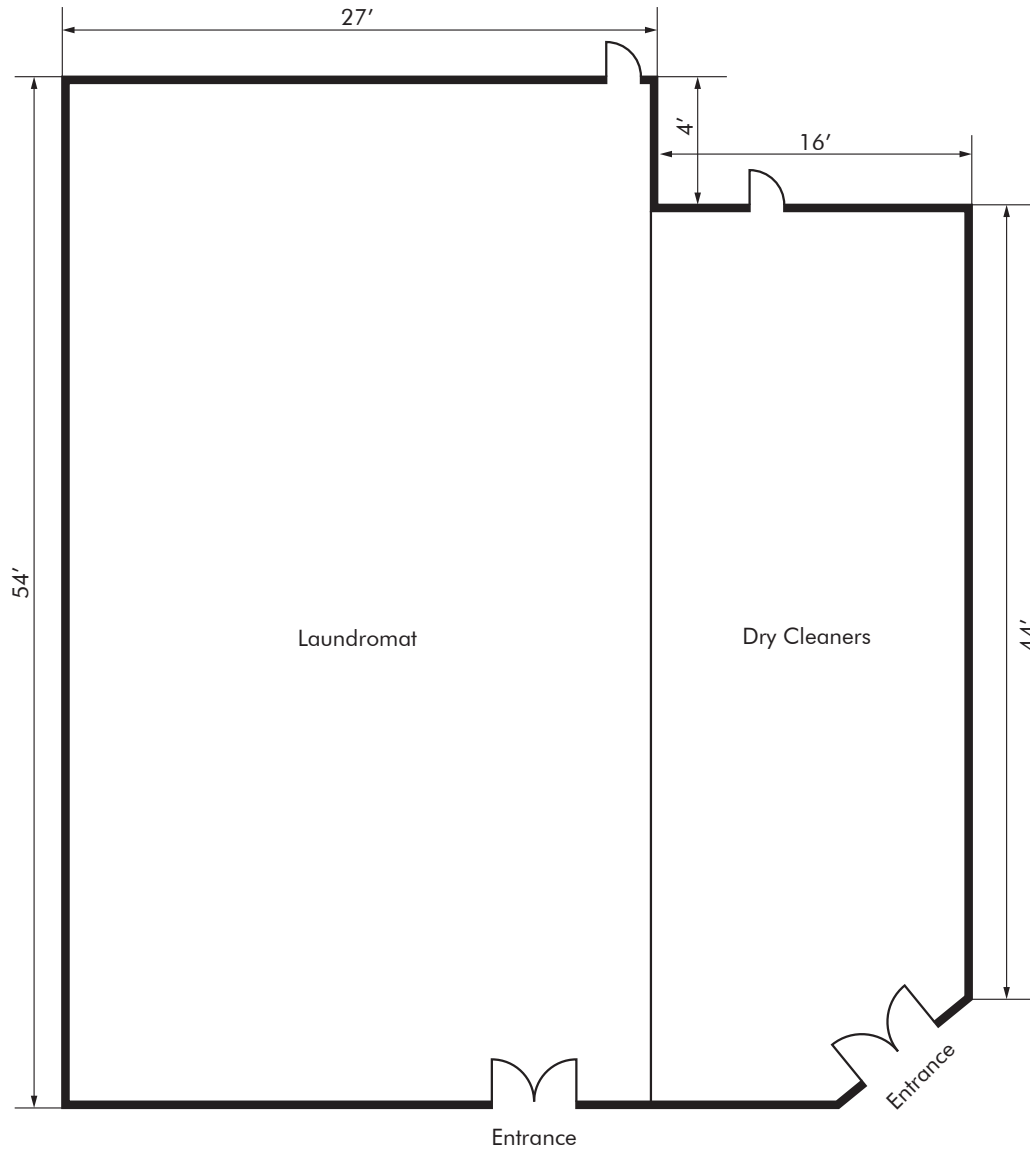
ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



FLOOR PLAN



402 ROSE AVE - FLOOR PLAN
APPROXIMATELY 2,219 SF

DISCLAIMER: THE FLOOR PLAN IS ROUGH MEASUREMENTS AND DIMENSIONS AND NOT DRAWN TO SCALE NOR A COMPLETELY ACCURATE LAYOUT OF THE EXISTING PROPERTY. BUYER/LESSEE TO CONFIRM. SELLER/LESSOR/BROKER MAKE NO REPRESENTATION AS TO ITS ACCURACY.

PARCEL MAP

402 ROSE AVENUE
VENICE, CALIFORNIA



WORLD RENOWNED GOLD'S GYM VENICE ; GOOGLE



402 ROSE AVENUE
VENICE, CALIFORNIA

GOOGLE

GOLD'S GYM VENICE



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VENICE, CALIFORNIA

DEMOGRAPHICS

Demographic Brief			1 Mile		3 Miles		5 Miles	
Population								
2023 Population-Current Year Estimate	32,608		190,625		461,081			
2028 Population-Five Year Projection	32,416		191,169		465,226			
2020 Population-Census	33,331		190,488		460,023			
2010 Population-Census	32,689		180,713		431,879			
2020-2023 Annual Population Growth Rate	-0.67%		0.02%		0.07%			
2023-2028 Annual Population Growth Rate	-0.12%		0.06%		0.18%			
Households								
2023 Households-Current Year Estimate	17,558		96,923		217,972			
2028 Households-Five Year Projection	17,585		97,898		221,544			
2010 Households-Census	17,506		92,259		206,970			
2020 Households-Census	17,627	89.2%	95,905	90.5%	216,159	91.5%		
2020-2023 Compound Annual Household Growth Rate	-0.12%		0.33%		0.26%			
2023-2028 Annual Household Growth Rate	0.03%		0.20%		0.33%			
2023 Average Household Size	1.81		1.93		2.04			
Household Income								
2023 Average Household Income	\$173,670		\$174,028		\$172,813			
2028 Average Household Income	\$202,477		\$201,020		\$198,219			
2023 Median Household Income	\$112,459		\$114,119		\$111,361			
2028 Median Household Income	\$135,733		\$135,182		\$129,628			
2023 Per Capita Income	\$93,202		\$88,486		\$81,937			
2028 Per Capita Income	\$109,444		\$102,940		\$94,658			
Housing Units								
2023 Housing Units	19,739		107,962		239,908			
2023 Vacant Housing Units	2,181	11.0%	11,039	10.2%	21,936	9.1%		
2023 Occupied Housing Units	17,558	89.0%	96,923	89.8%	217,972	90.9%		
2023 Owner Occupied Housing Units	5,321	27.0%	30,111	27.9%	75,937	31.7%		
2023 Renter Occupied Housing Units	12,237	62.0%	66,812	61.9%	142,035	59.2%		
Education								
2023 Population 25 and Over	26,454		151,711		347,900			
HS and Associates Degrees	6,388	24.1%	39,578	26.1%	86,826	25.0%		
Bachelor's Degree or Higher	19,090	72.2%	104,734	69.0%	244,937	70.4%		
Place of Work								
2023 Businesses	2,707		18,031		37,848			
2023 Employees	13,773		142,079		329,308			

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