

# FOR SALE/LEASE

## 402 ROSE AVENUE

VENICE, CALIFORNIA

PROPERTY ANCHORING  
THE FAMED "ROSE AVENUE"  
OWNER USER OR INVESTOR OR  
DEVELOPMENT OPPORTUNITY!



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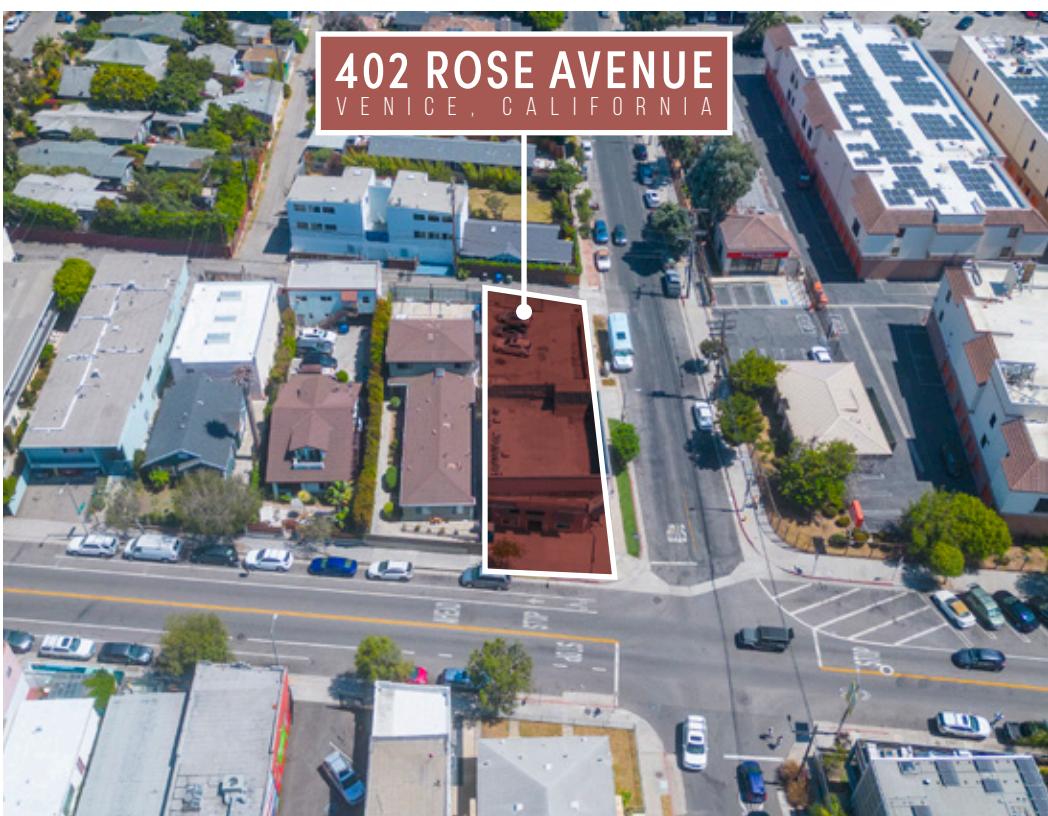
**CBRE**

# 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!



# HIGHLIGHTS



**THE PROPERTY SIZE:**  $\pm 2,219$  SF BUILDING  
 $\pm 6,015$  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.



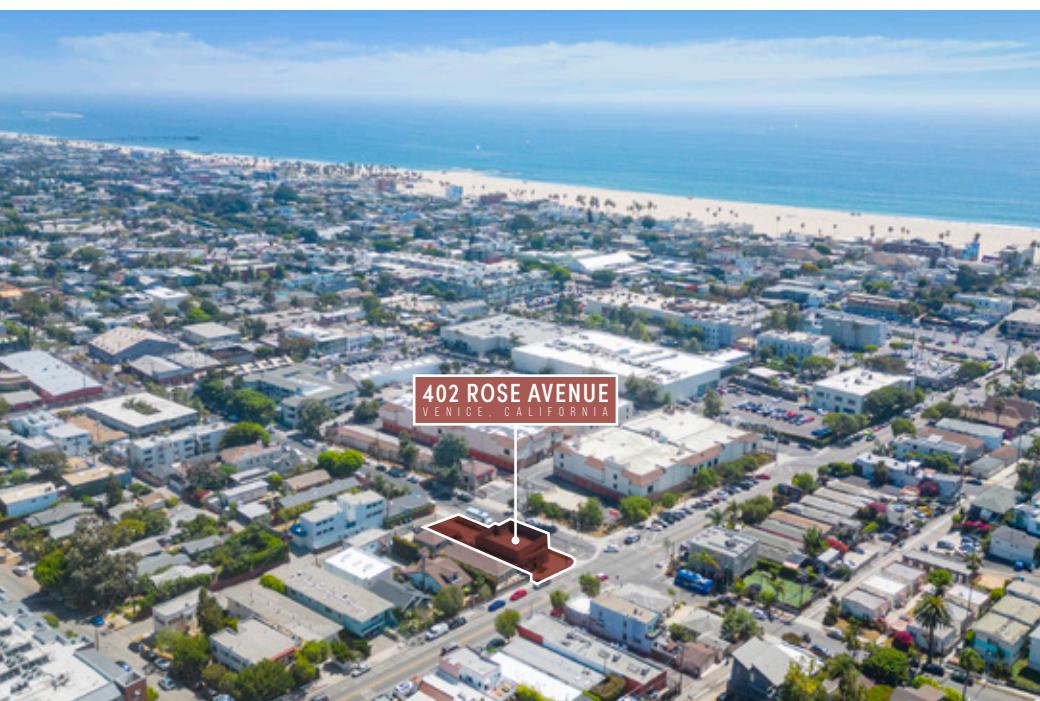
Existing tenant on short-term lease.  
Potentially can be extended as needed.



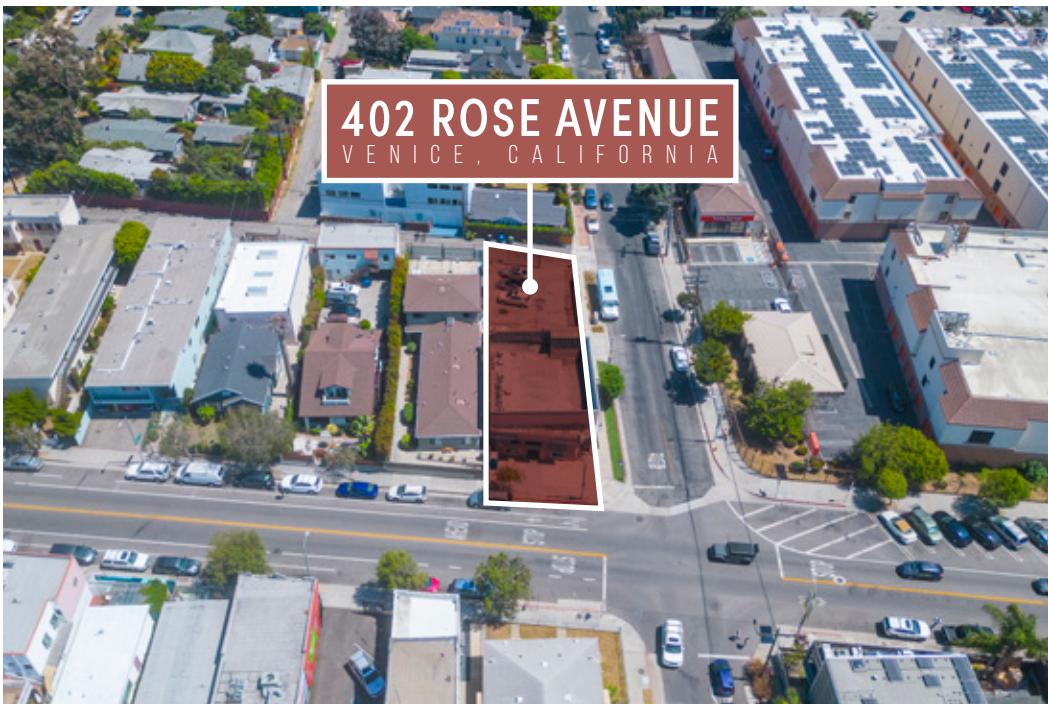
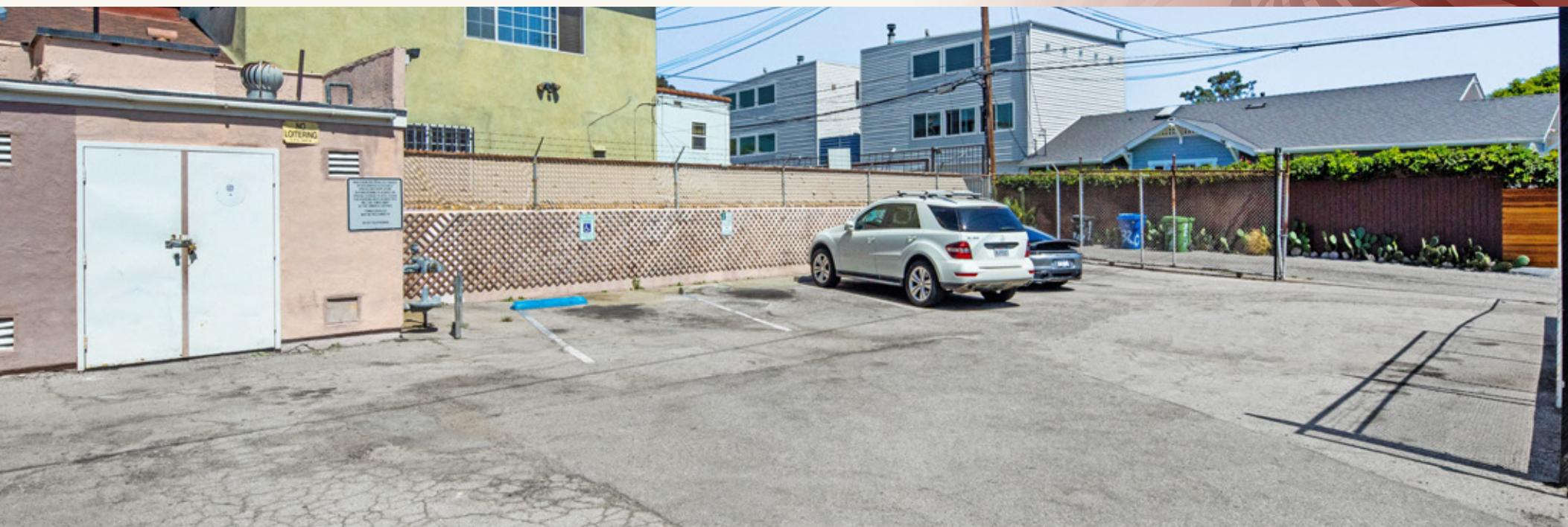
Large outdoor area for potential Restaurant patio



Fabulous neighbors include Gold's Gym and Google ( $\pm 1$  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!

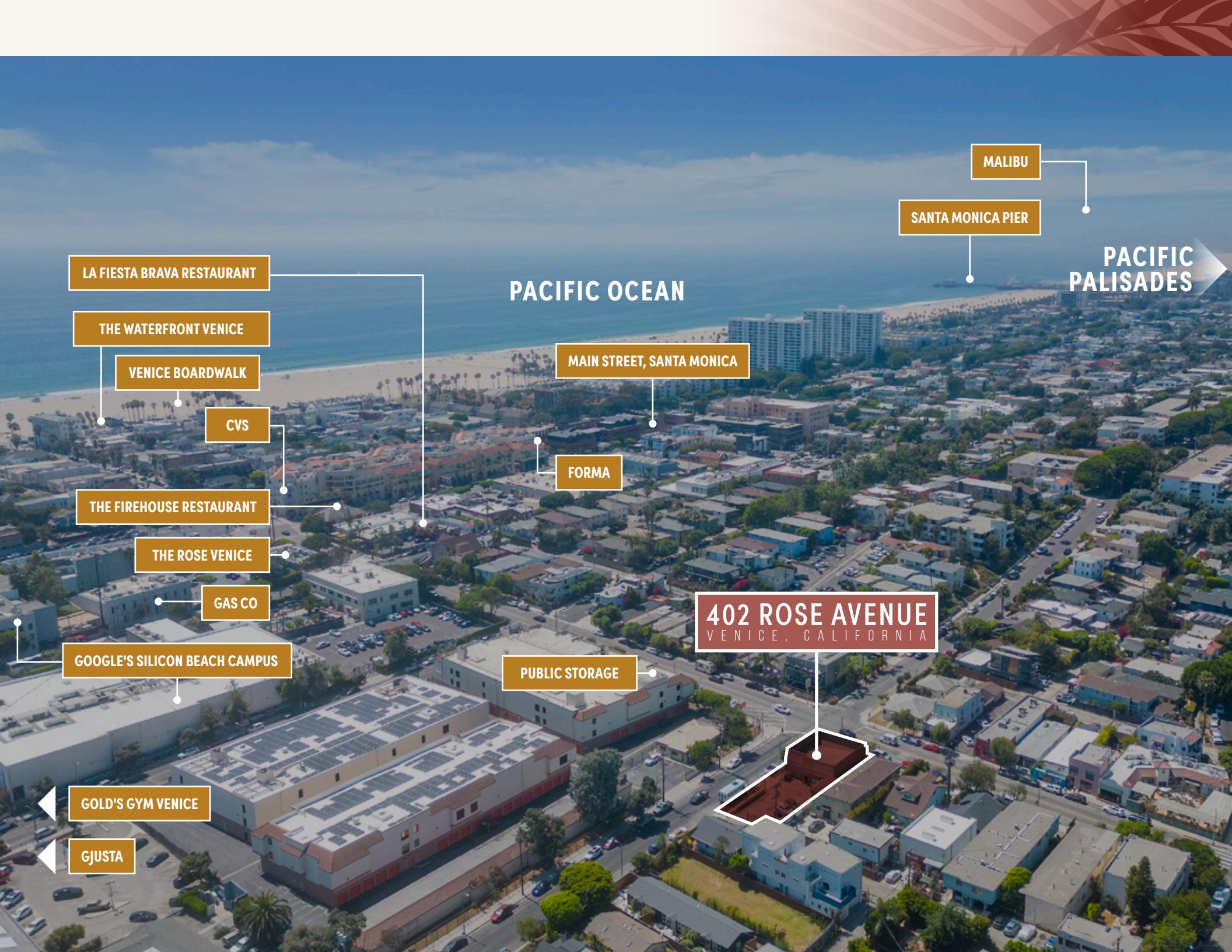


# REAR PARKING



# ROSE AVENUE TENANTS





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

PACIFIC OCEAN

MAIN STREET, SANTA MONICA

FORMA

402 ROSE AVENUE  
VENICE, CALIFORNIA

PUBLIC STORAGE

MALIBU

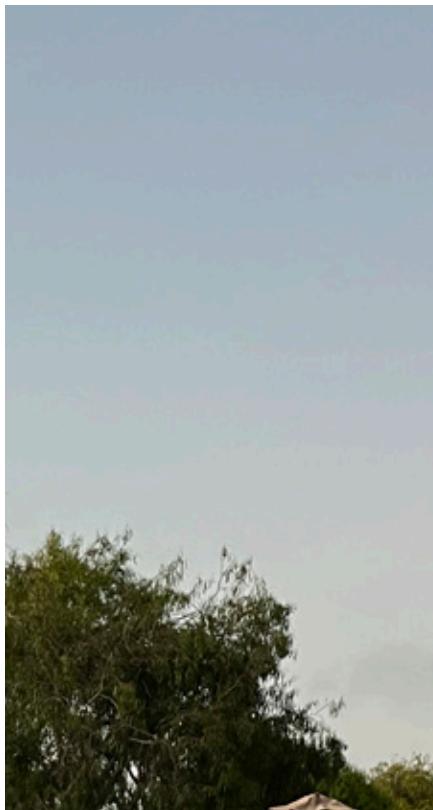
SANTA MONICA PIER

PACIFIC  
PALISADES

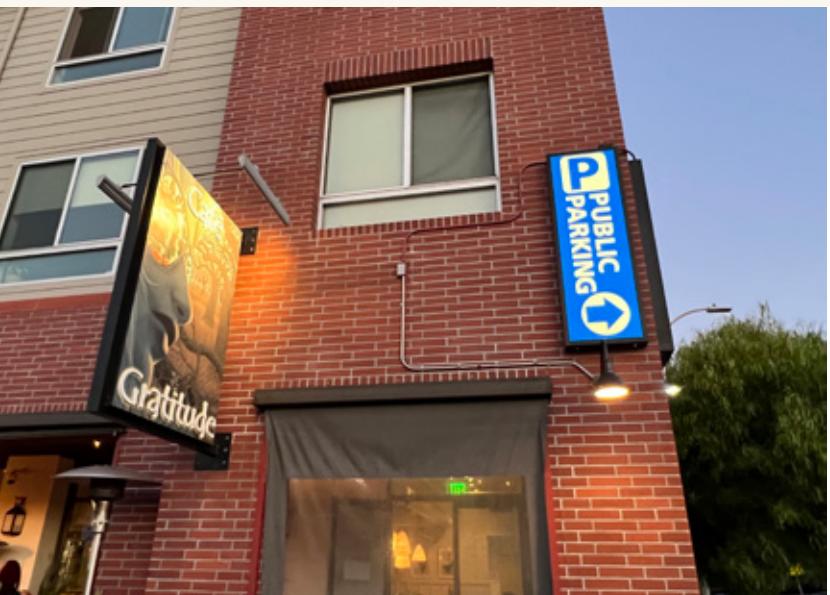
# ROSE AVENUE TENANTS



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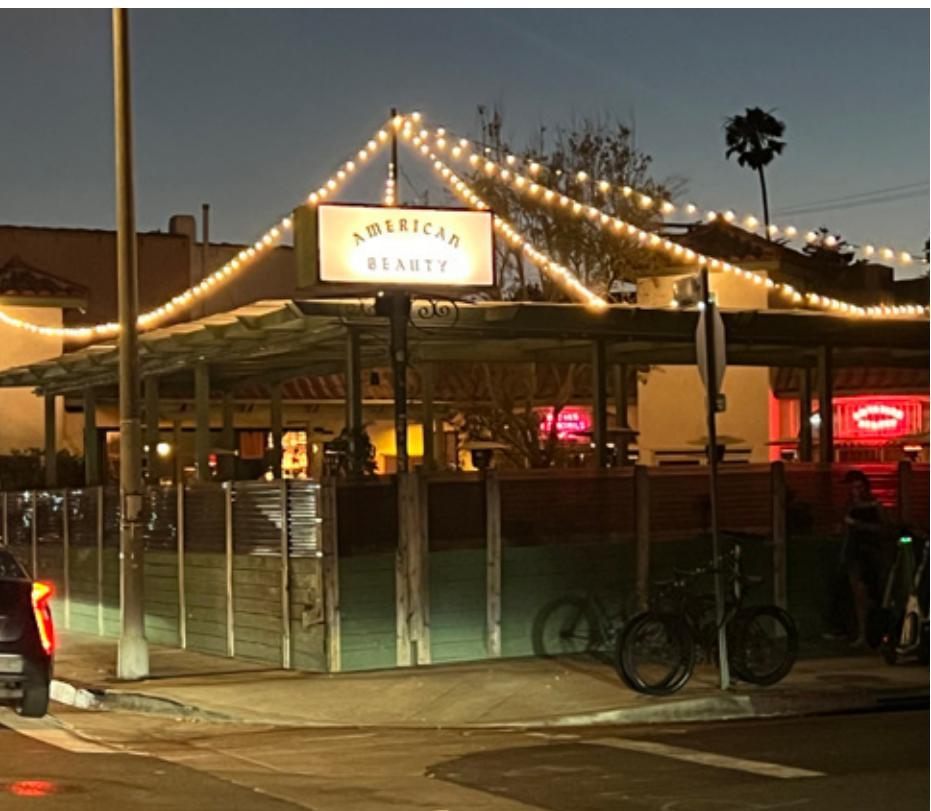
# ROSE AVENUE TENANTS



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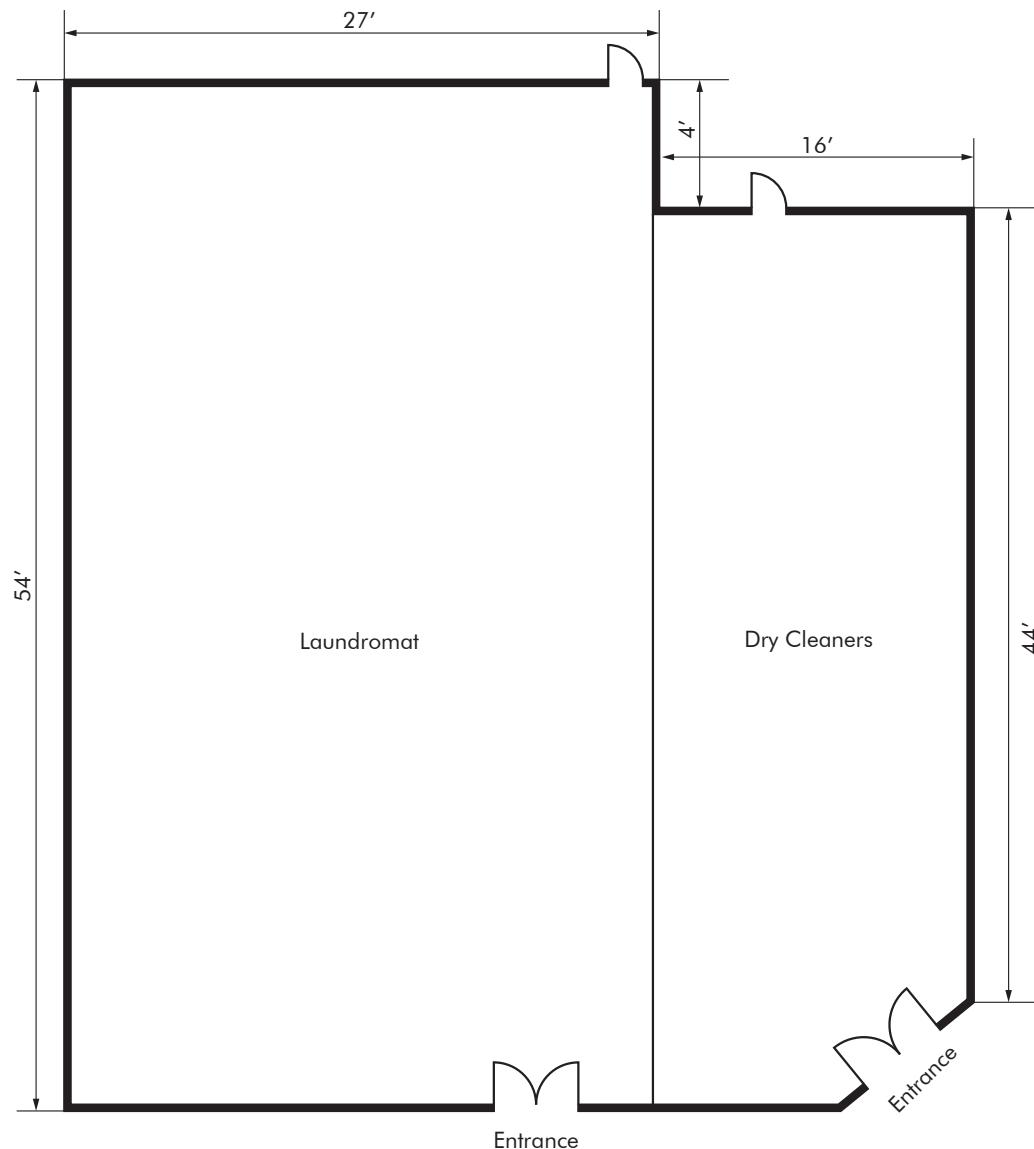
# ROSE AVENUE TENANTS



# 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





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VENICE, CALIFORNIA

# DEMOGRAPHICS

DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>HOUSEHOLD INCOME</b>			
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
<b>HOUSING UNITS</b>			
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%
<b>EDUCATION</b>			
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%
<b>PLACE OF WORK</b>			
2023 Businesses	2,707	18,031	37,848
2023 Employees	13,773	142,079	329,308

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