

Newly Renovated, Mixed-Use Property
For Sale or Lease: on Venice Beach Boardwalk

AVISON
YOUNG



1007 & 1011

Ocean Front Walk, Venice

Welcome to Venice Beach



**AVISON
YOUNG**

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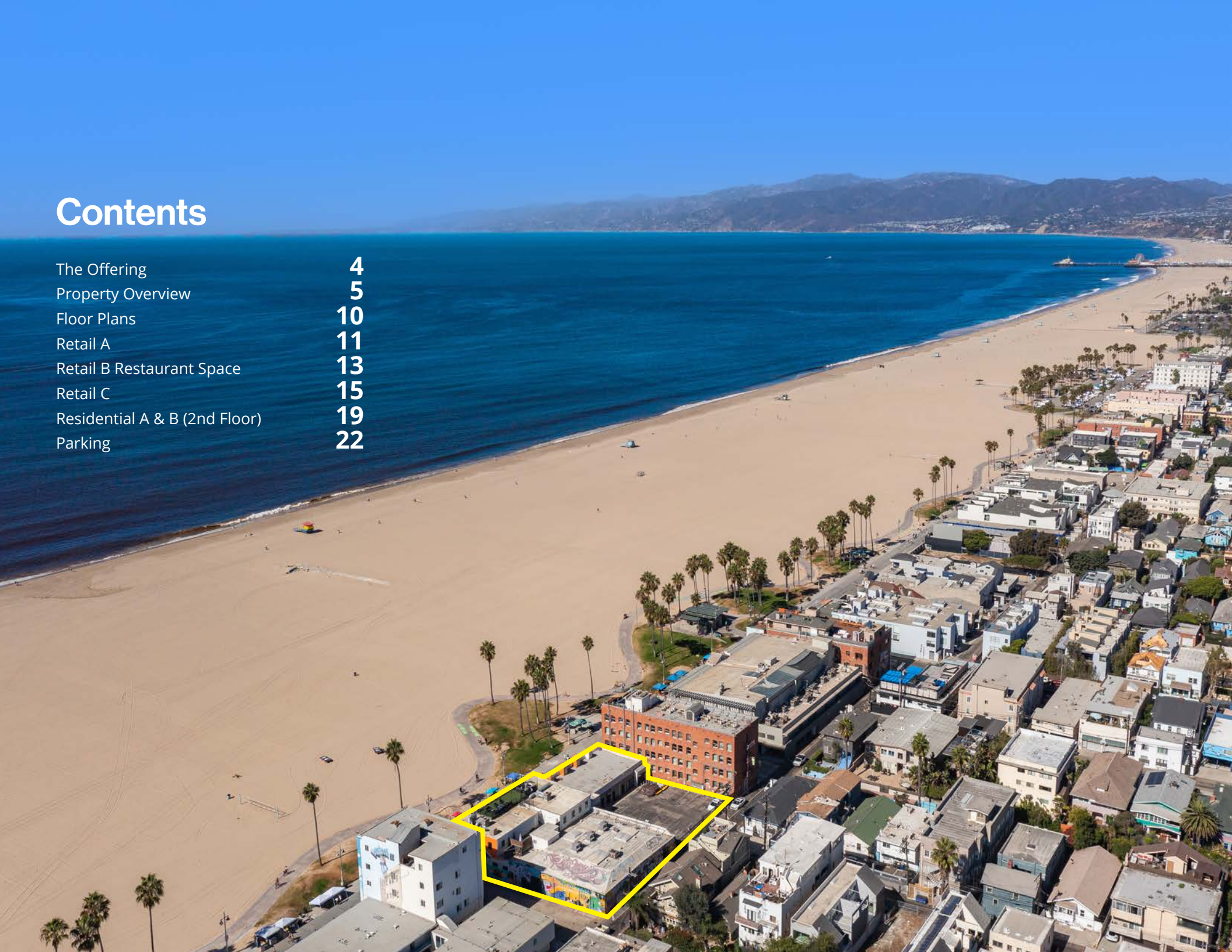
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The Offering



Avison Young proudly presents a remarkable mixed-use real estate opportunity on Ocean Front Walk, located in the heart of the iconic Venice Beach Boardwalk. This unique investment sits on one of the most heavily foot-trafficked streets in Southern California, providing unparalleled visibility to prospective tenants and users alike.

Pricing Summary

FOR SALE & LEASE:

Contact broker for pricing details.

Property Highlights

TO BE DELIVERED VACANT

The property to be delivered fully vacant, allowing investors or unique users the flexibility to customize and maximize the space to their specific needs.

FLEXIBLE USE

The second-story residential space has been re-adapted for creative office use, giving investors a versatile asset that can be tailored for a variety of commercial or residential.

HIGH FOOT TRAFFIC

With approximately 30,000 visitors a day to the Venice Beach Boardwalk, this property offers retailers unmatched visibility and access to a vibrant, consistent consumer base.

EXCLUSIVE PARKING

A rare on-site parking lot provides a significant advantage, offering gated and private parking for tenants, employees, or users—an exceptional feature in this densely populated area.

UNOBSTRUCTED OCEAN VIEWS

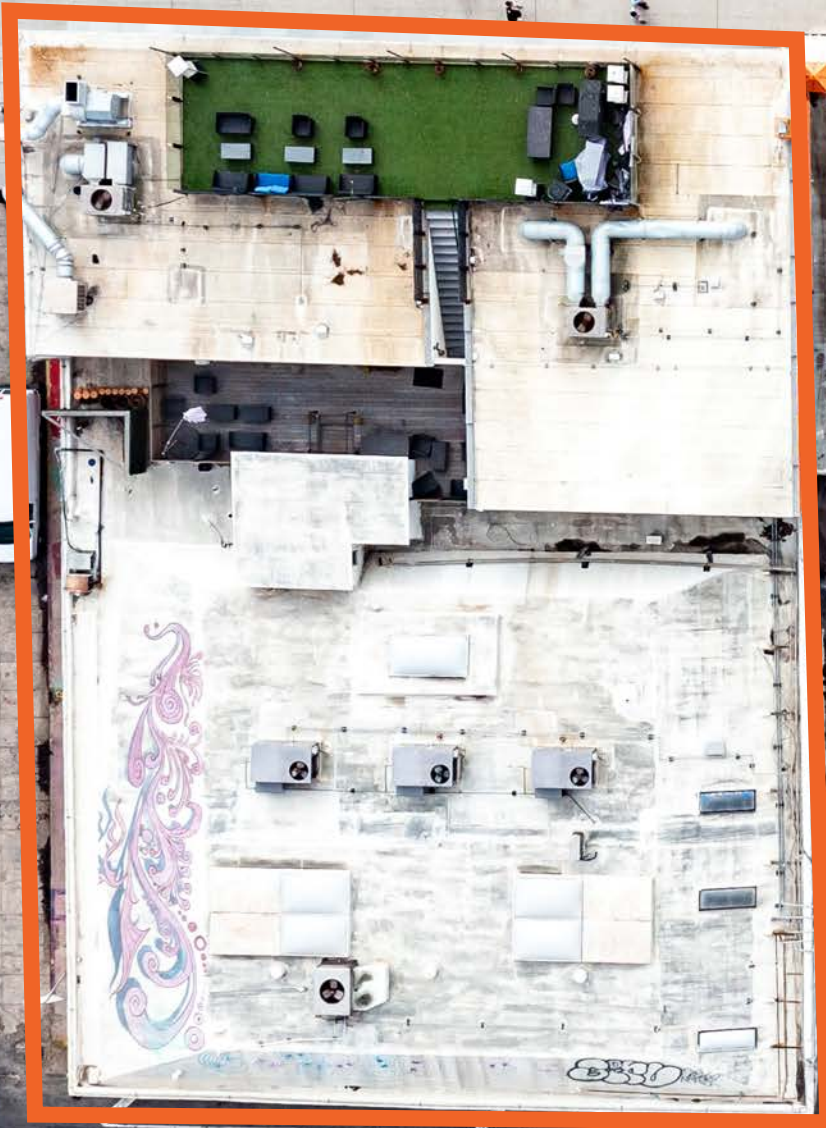
The property boasts unobstructed ocean views, enhancing its appeal for potential tenants and users seeking an exceptional location.

Property Overview



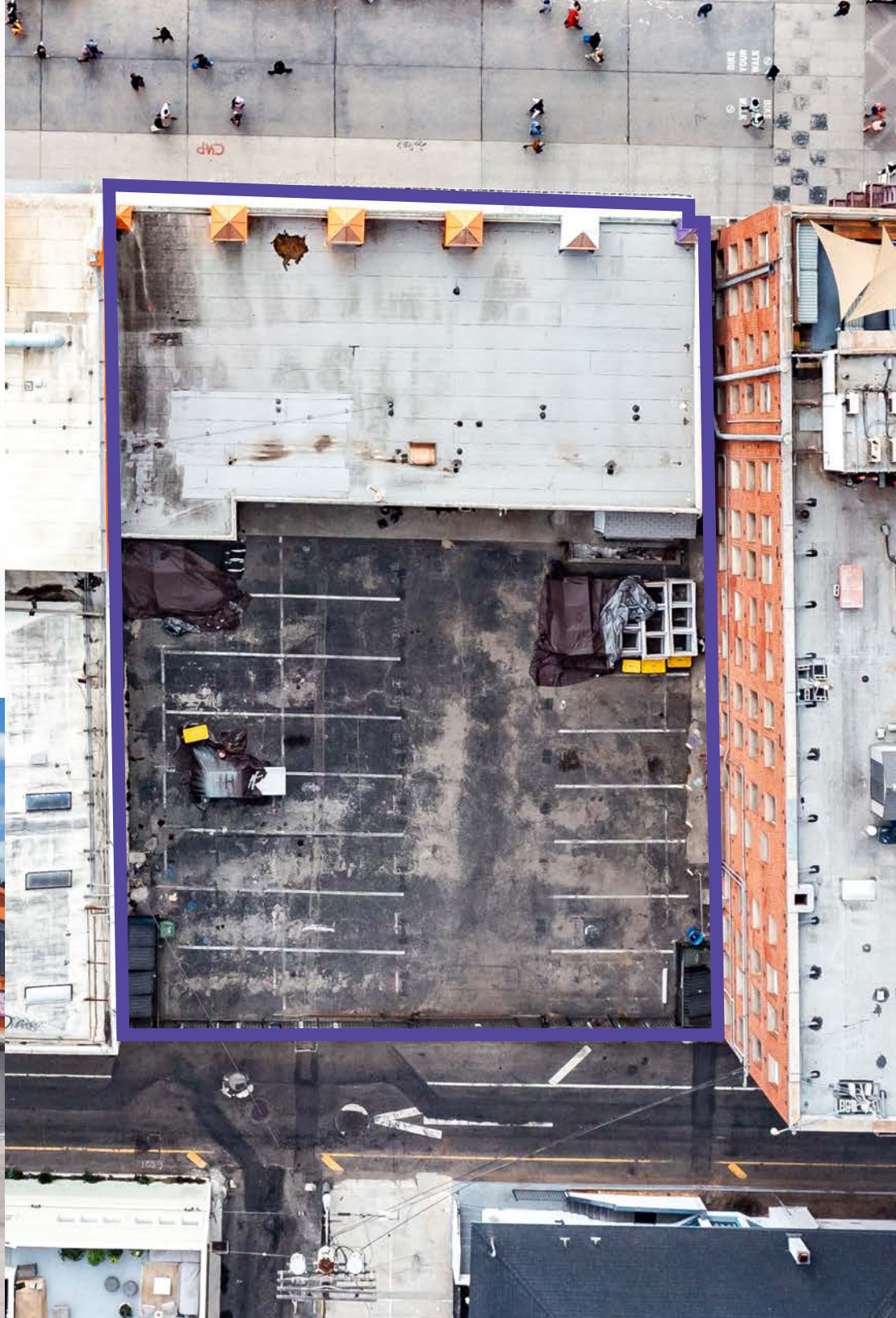
Fee Simple Property Details

ADDRESS	1011 Ocean Front Walk, Venice, CA
OFFERING	100% Fee Simple
BUILDING TYPE	Storefront Retail / Office / Residential
BUILDING AREA	±11,025 SF
LOT AREA	±8,616 SF
APN	4226-003-004
STORIES	Two (2) + 627 SF Rooftop Deck
YEAR BUILT	1921
FRONTAGE	±169' on Ocean Front Walk
WALK SCORE	Walker's Paradise (95)
ZONING	LA - C1



Leasehold Property Details

ADDRESS	1007 Ocean Front Walk, Venice, CA
OFFERING	Leasehold Interest
BUILDING TYPE	Storefront Retail
BUILDING AREA	±2,986 SF
LOT AREA	±8,429 SF
APN	4226-003-037
PARKING	24 Spaces (8 Tandem, 8 Single)
STORIES	One (1)
YEAR BUILT	1987
FRONTAGE	±77' on Ocean Front Walk
LEASE TERMS	Call Broker





RESTAURANTS

- *4 Stars & up
- | | |
|--------------------------|--------------------------------|
| 1. The Waterfront | 10. Salt & Straw |
| 2. Fig Tree | 11. The Brig |
| 3. Teddy's Red Tacos | 12. Terrazza |
| 4. Great White | 13. La Fiesta Brava |
| 5. Felix Trattoria | 14. Bellissimo Venice |
| 6. The Butchers Daughter | 15. Zinque |
| 7. Intelligentsia Coffee | 16. SALT Restaurant & Bar |
| 8. Gjellina | 17. Beachside Restaurant & Bar |
| 9. The Rose | 18. 26 Beach |

CLOTHING STORES

- Morado Fashion Inc.
- Animal House
- Fashion Factory
- Abbot Kinney Stores**
 - Everlane
 - Rag & Bone
 - Marine Layer
 - Aviator Nation
 - Vince
 - Nati Boutique
 - Skylark
 - Buck Mason Womens
- Free People
- Lost & Found

LATE NIGHT

- The Sidewalk Cafe
- High Rooftop Lounge
- Venice Ale House
- Nalu Vida
- Hinano Cafe
- Cabo Cantina
- The Venice Whaler
- Mercedes Bar & Grille
- Coco Beach Sports Bar
- Greenleaf Kitchen & Cocktails
- SoCal Vibes Abbot Kinney
- Library Alehouse
- Ashland Hill
- Jameson's Pub
- The Living Room

ART GALLERIES

- Black Couch Studio & Gallery
- Venice Beach Art Block
- Ultra High Frequency
- Arcane Space
- Venice Public Art Walls
- L.A. Louver
- Square Rhino
- Steven Stern Fine Arts
- Ten Women Gallery
- Art Unified
- Yiwei Gallery
- Universal Art Gallery
- Mittel's Art & Frame Center
- Venice Arts

HOTELS

- Hotel Erwin
- The Kinney Venice Beach
- Samesun Venice Beach
- Venice V Hotel
- Air Venice On the Beach
- Venice Suites
- Shore Hotel
- Ocean View Hotel
- Santa Monica Hotel
- Hilton Santa Monica Hotel & Suites
- Marina Del Rey Hotel
- Hilton Garden Inn Marina Del Rey
- Inn at Venice Beach
- Jamaica Bay Inn Marina Del Rey
- The Ritz-Carlton, Marina Del Rey

TECH COMPANIES

- Los Angeles Software Developers
- Fyxt
- TrueParity
- Advanced Basics
- Aphid
- Unique Software Development
- Sparktech Software LLC
- WordSuccor Ltd
- MindSpark
- Merchynt
- EOXS
- Orbit - Software Engineering
- Dimension Software
- Adroit Technologies
- Softchoice

KEY LOCATIONS

VENICE PIER

1.3 Miles

MARINA DEL REY

2 Miles

SANTA MONICA PIER

2.6 Miles

SANTA MONICA AIRPORT

3 Miles

LOS ANGELES INTERNATIONAL (LAX)

8 Miles

HISTORICAL LOCATIONS

- Original Muscle Beach
- Venice Sign
- Venice Canal Historic District
- Linnie Canal Park
- Muscle Beach Venice Hall of Fame

±30,000 Visitors / Day

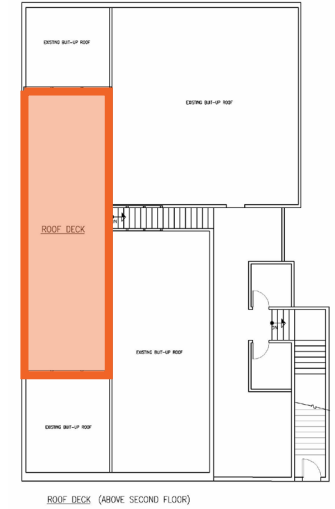
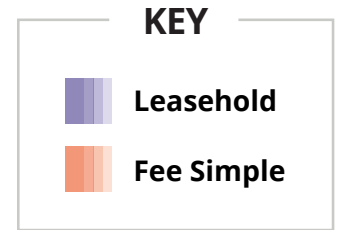
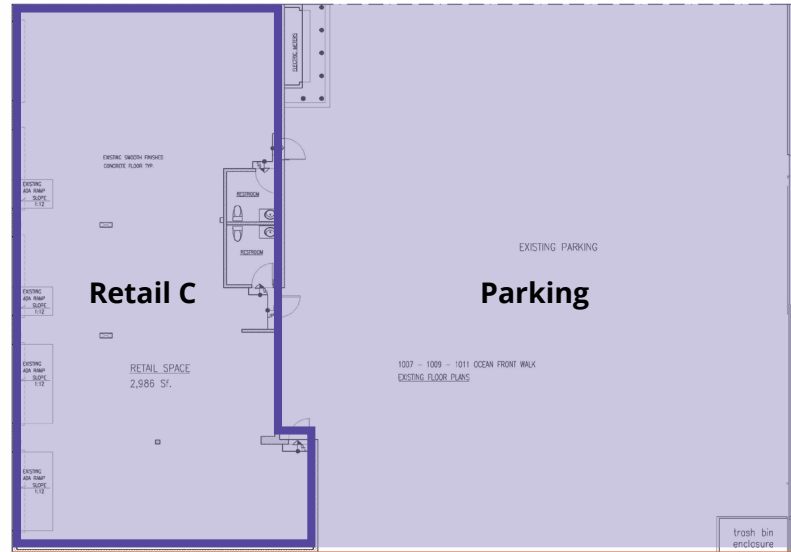
The Venice Beach Boardwalk attracts approximately 28,000 to 30,000 tourists daily, attracting approximately 10 million visitors per year and is the 2nd-largest tourist attraction in Southern California after Disneyland



Floor Plans

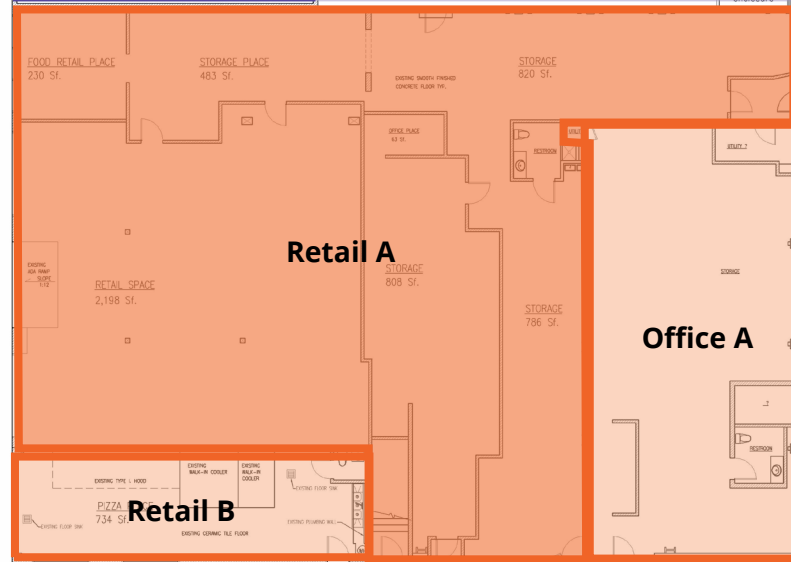
1007 Ocean Front Walk (Leasehold)

Unit	SF
Retail C	2,986
Parking	Number of Spaces
Tandem	8
Single	8

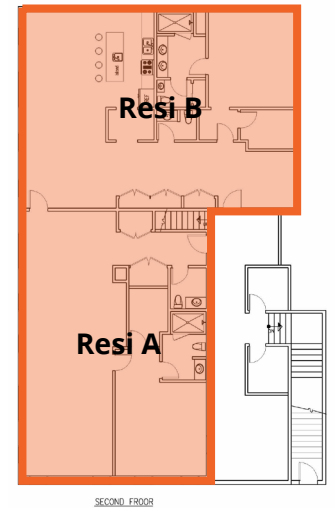


1011 Ocean Front Walk (Fee Simple)

Unit	SF
Retail A	5,325
Retail B	734
Office A	2,100
Resi A	1,320
Resi B	1,546
Total Square Footage	11,025



1011 OCEAN FRONT WALK, FIRST FLOOR



Retail Space A

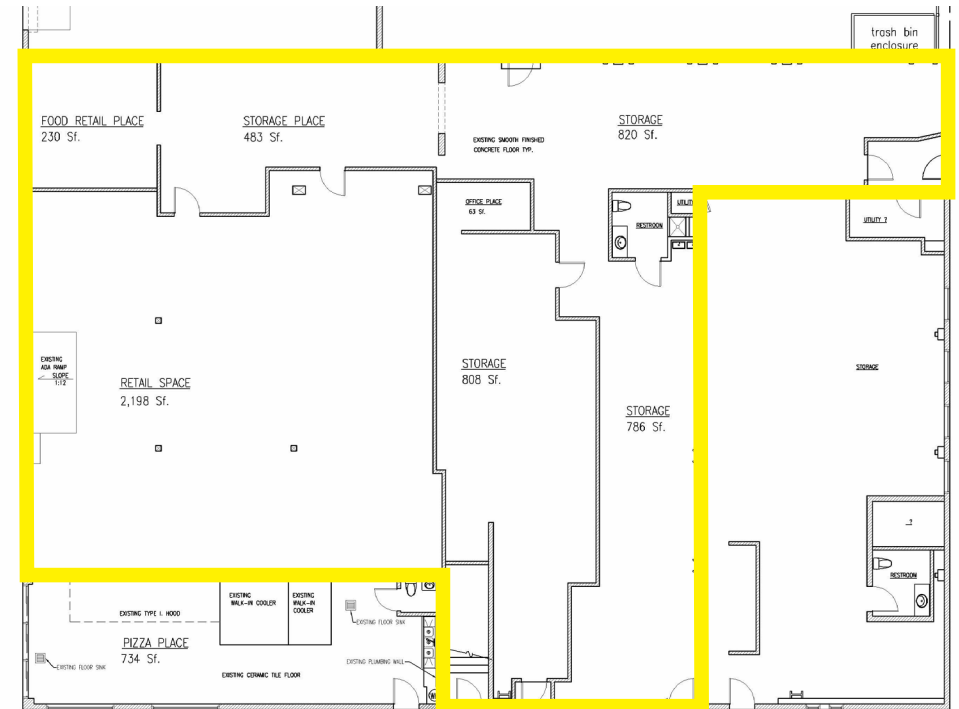
IMPACTS YOU
LIFE.
TS. AND RADIATE POSITIVE ENERGY.

PLAY

YOU ARE TEQ!



Retail Space A



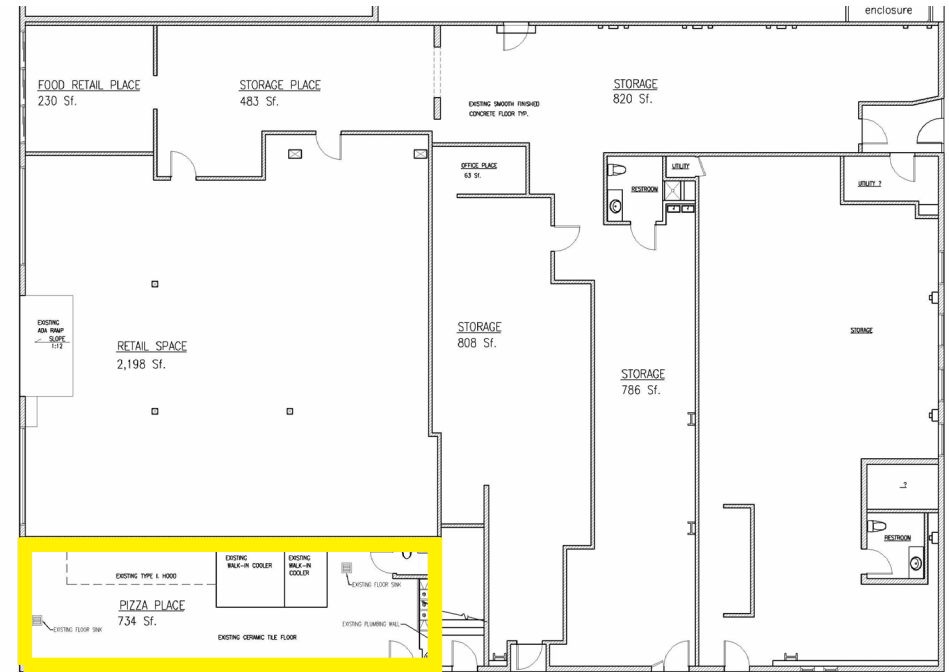
SPACE HIGHLIGHTS

- 5,325 SF of retail
- Four (4) roll up doors open directly on to Venice Boardwalk
- Includes food retail window
- One (1) restrooms

Retail B Restaurant Space



Retail B Restaurant Space



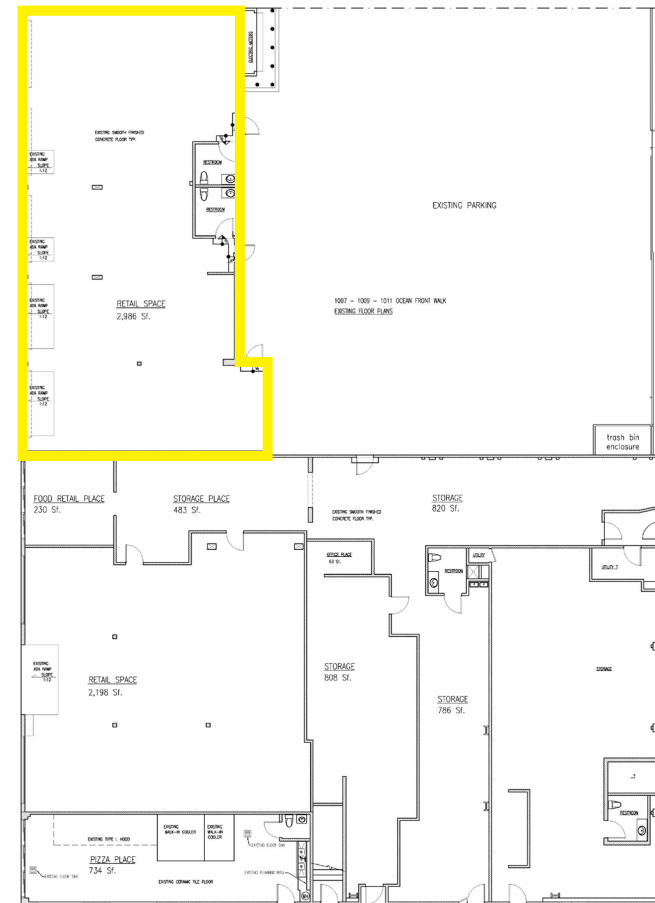
SPACE HIGHLIGHTS

- 734 SF of newly built out restaurant space
- Includes walk-in freezer and cooler, new range and hood
- Corner location directly on Venice Beach Boardwalk
- Two (2) serving windows

Retail Space C



Retail Space C



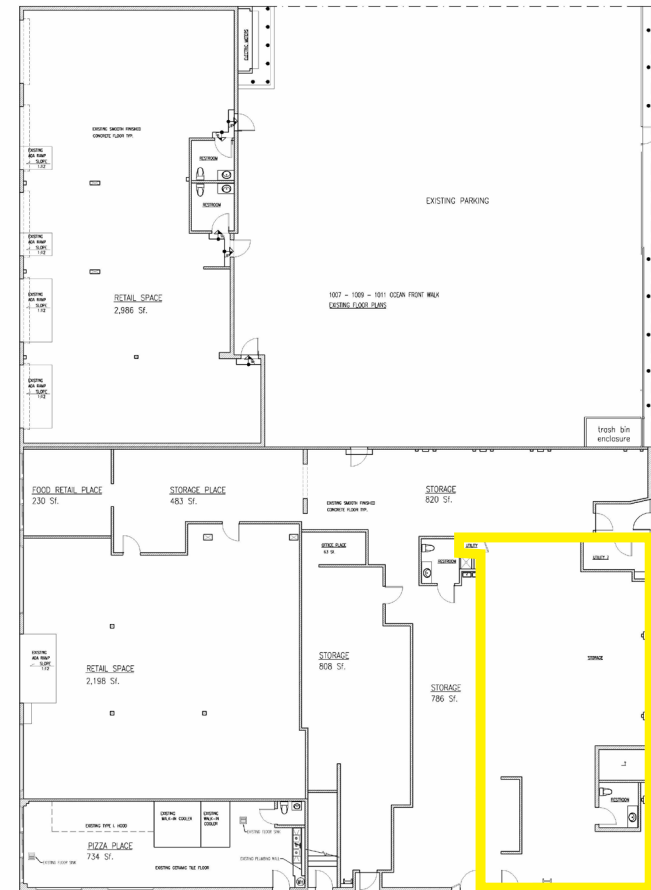
SPACE HIGHLIGHTS

- 2,986 SF of retail space with 77 feet of frontage on Venice Beach Boardwalk
- Five (5) roll up doors opening up directly to Boardwalk
- Two (2) restrooms

Office A



Office A



SPACE HIGHLIGHTS

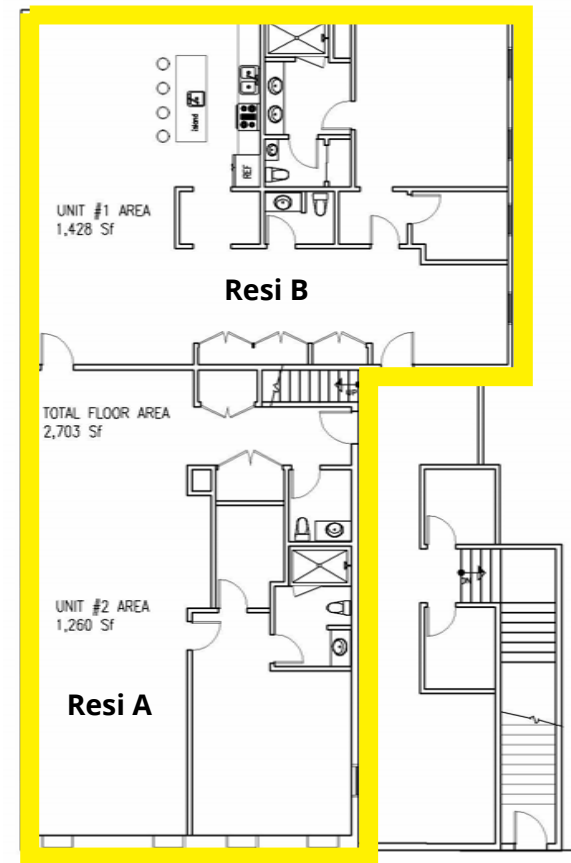
- 2,100 SF of newly renovated space
- Perfect for creative office, studio or showroom
- High ceilings with skylights
- Amenities include: 1 restroom, kitchen and glass conference room

Residential A & B (2nd Floor)





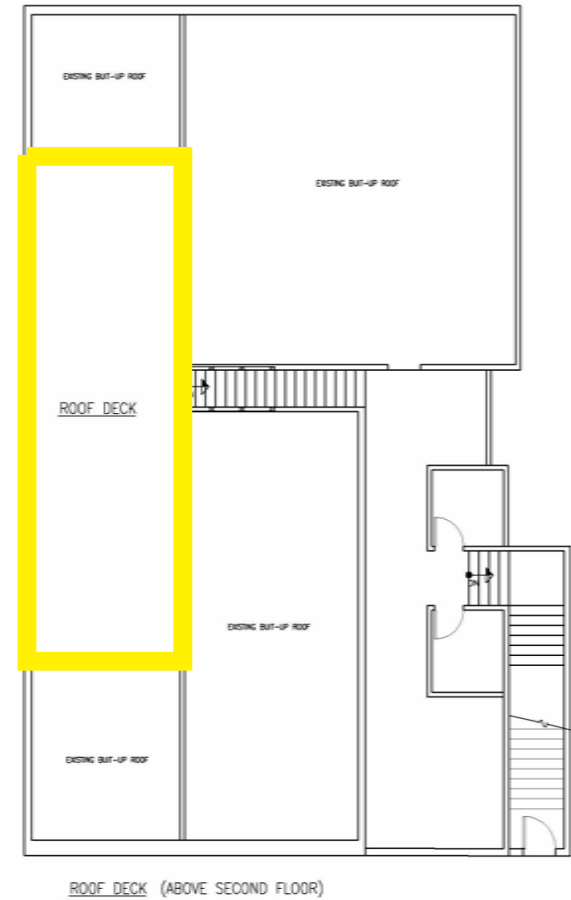
Residential A & B (2nd Floor)



SPACE HIGHLIGHTS

- Resi A - 1,320 SF 1 Bed/1.5 Bath
- Resi B - 1,546 SF 1 Bed/1.5 Bath
- Previously used as creative office (Resi A unit kitchen removed)
- Both units recently renovated
- High ceilings
- 2nd story with unobstructed ocean views
- Direct access to large rooftop balcony

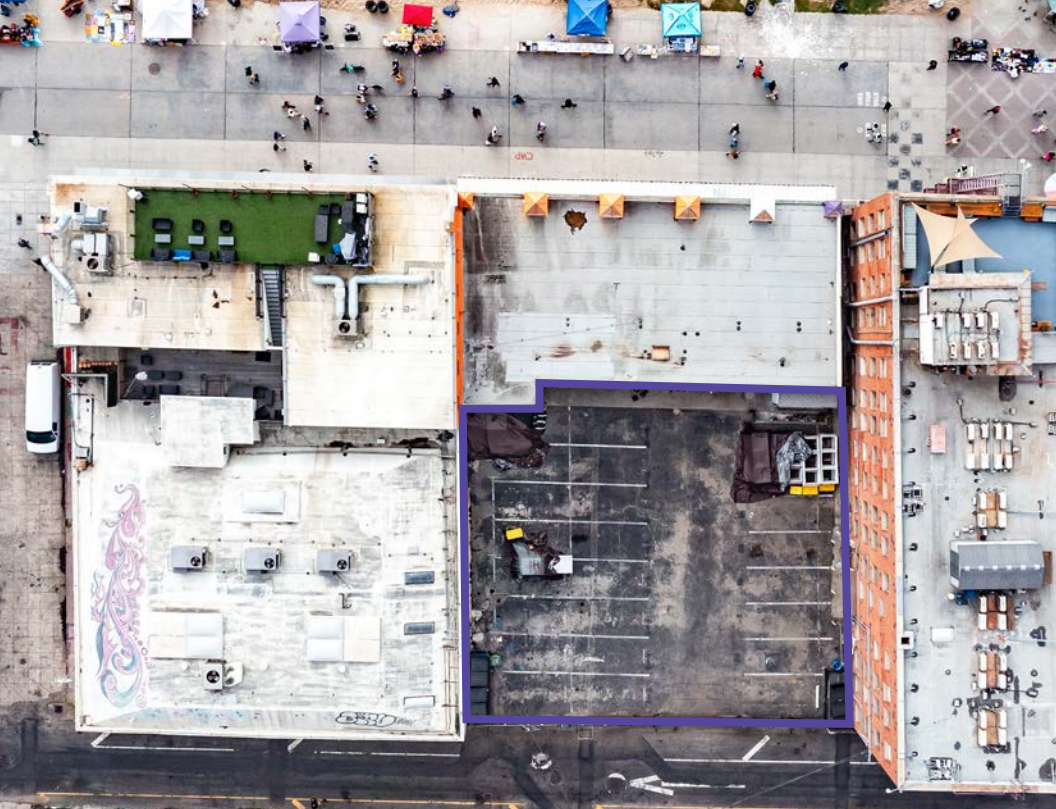
Rooftop Balcony



HIGHLIGHTS

- Large 627 SF Rooftop Balcony
- Can be divided to provide separate access for each unit

Parking



HIGHLIGHTS

- 24 total spaces
- 8 tandem, 8 single
- Rod iron fence with electric gate



Thank You.

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