

OFFERING MEMORANDUM

MARINA DEL REY WATERFRONT PROPERTY

3111 OCEAN FRONT WALK
MARINA DEL REY, CA 90292

AVAILABLE FOR SALE

±8,000 SF Mixed-Use
Opportunity at the Venice Pier



THE OPPENHEIM GROUP
COMMERCIAL REAL ESTATE



WELCOME TO

3111 OCEAN FRONT WALK

3111 Ocean Front Walk presents a rare beachfront mixed-use investment opportunity in the heart of Marina del Rey, just steps from the Venice Pier and one of Southern California's most iconic coastal destinations. Known as the famed "Angel of Unity" building, the property is a landmark architectural asset positioned at the intersection of Venice Beach culture, Silicon Beach innovation, and world-class tourism.

The four-story $\pm 8,000$ SF property sits on $\pm 5,039$ SF of irreplaceable coastal land and features a dynamic mix of commercial, residential, and penthouse space with panoramic ocean-to-city views. Zoned C4, the asset offers exceptional flexibility for investors or operators seeking residential, retail, hospitality, or experiential use potential in one of Los Angeles' most supply-constrained beachfront markets. Surrounded by affluent demographics, thriving tourism, and the continued growth of Silicon Beach, 3111 Ocean Front Walk offers a compelling blend of long-term value, income potential, and iconic positioning.

\$10.995M

Price

5

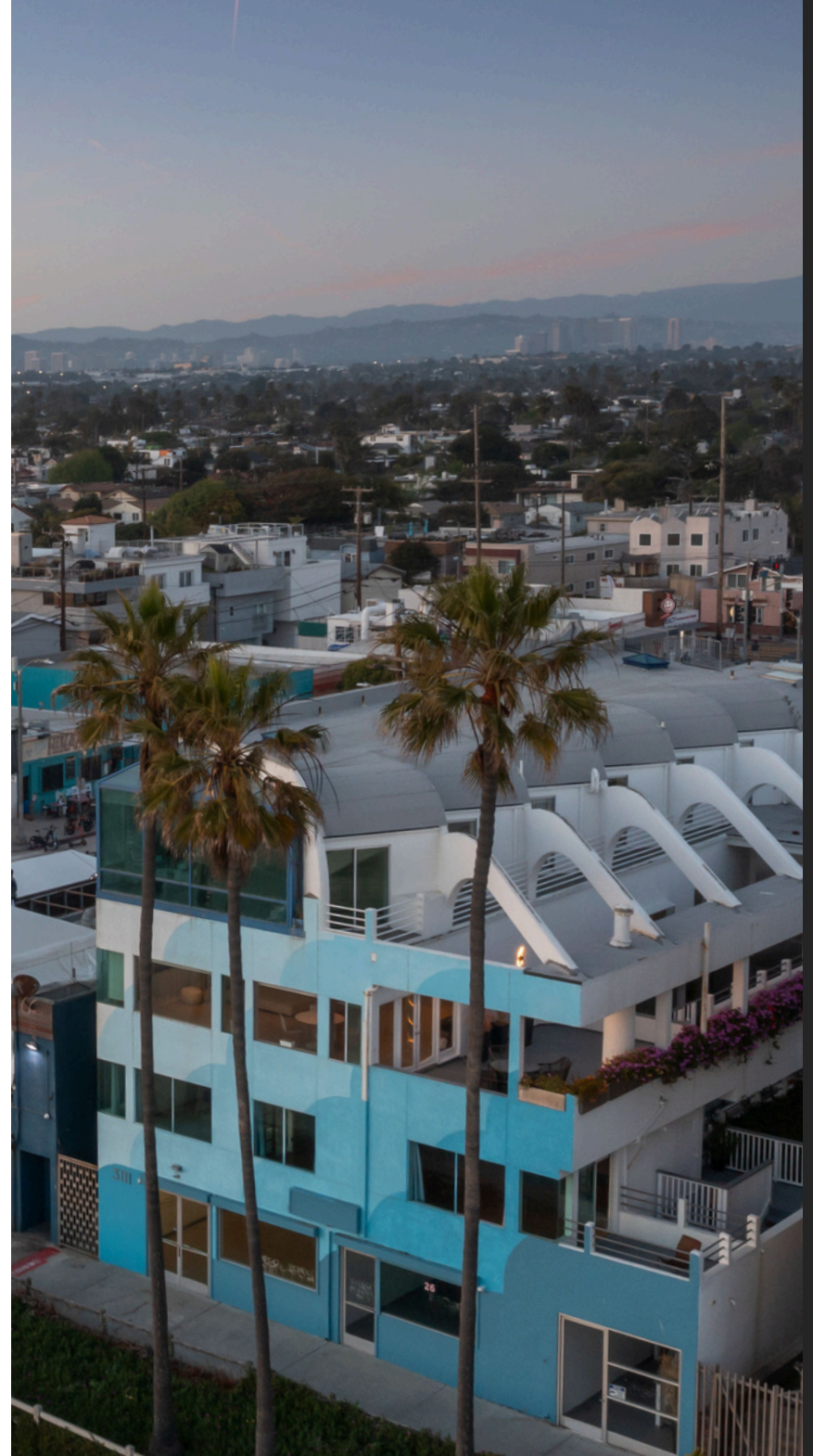
Total Units

$\pm 8,000$

Lot Size

BUILDING SPECIFICATIONS

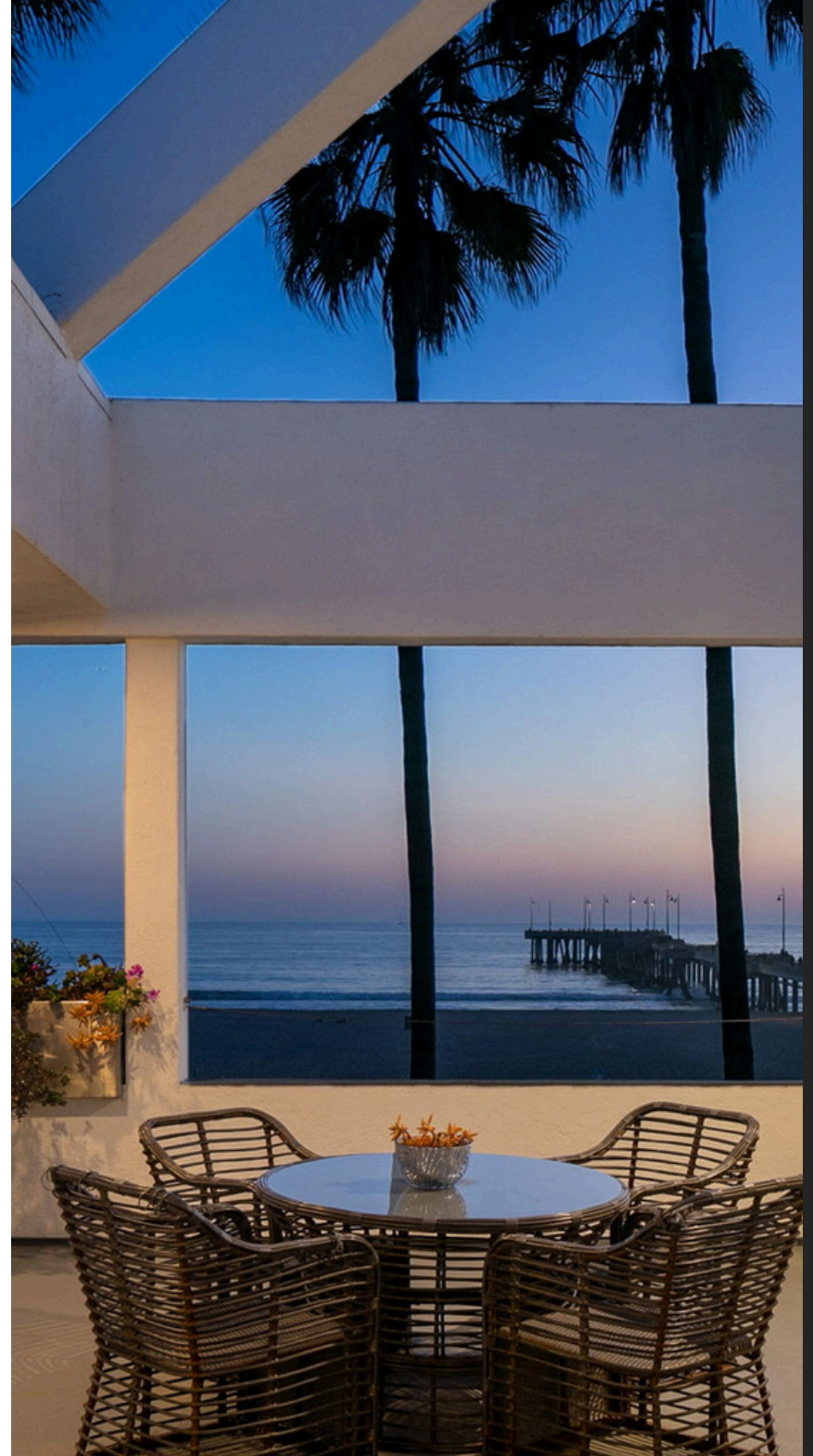
PRICE	\$10,995,000
NUMBER OF UNITS	5 (with Ocean Views)
BUILDING SIZE	±8,000 SF
LOT SIZE	±5,039 SF
PARKING SPACES	±14
YEAR BUILT	1992
STORIES	4
ZONING	C4
OCCUPANCY	Offered Vacant
PARCEL NUMBER	4225-001-002



UNIT BREAKDOWN

UNIT 101	300 SF - Creative office/retail space
UNIT 102	1,200 SF - Creative office/retail space
UNIT 201	1,500 SF - Apartment 2BD/2BA
UNIT 202	1,500 SF - Apartment 2BD/3BA
UNIT 301	3,500 SF - Penthouse 2BD/2BA + loft

5 TOTAL UNITS
OCEAN VIEWS ON EVERY LEVEL







UNIT 301

- **Size:** 3500 SF
- **Bedrooms:** 2
- **Type:** Penthouse + Loft
- **Bathrooms:** 2

Iconic two-story creative penthouse loft featuring dramatic 22-foot ceilings, two bedrooms, two bathrooms, private C15 handicap elevator access, and panoramic ocean-to-city views from multiple levels.



UNIT 301



UNIT 301



UNIT 301





UNIT 201

- **Size:** 1500 SF
- **Bedrooms:** 2
- **Type:** Apartment
- **Bathrooms:** 2

Spacious 2-bedroom, 2-bath oceanfront residence featuring expansive living areas, walk-in closets, in-unit washer & dryer, fireplace, private balcony, and sweeping coastline and sunset views.

UNIT 201



UNIT 201





UNIT 202

- **Size:** 1500 SF
- **Bedrooms:** 2
- **Type:** Apartment
- **Bathrooms:** 3

Well-appointed 2-bedroom, 3-bath residence with generous interior living space, walk-in closets, in-unit washer & dryer, full kitchen, fireplace, and a comfortable coastal living environment.



UNIT 202





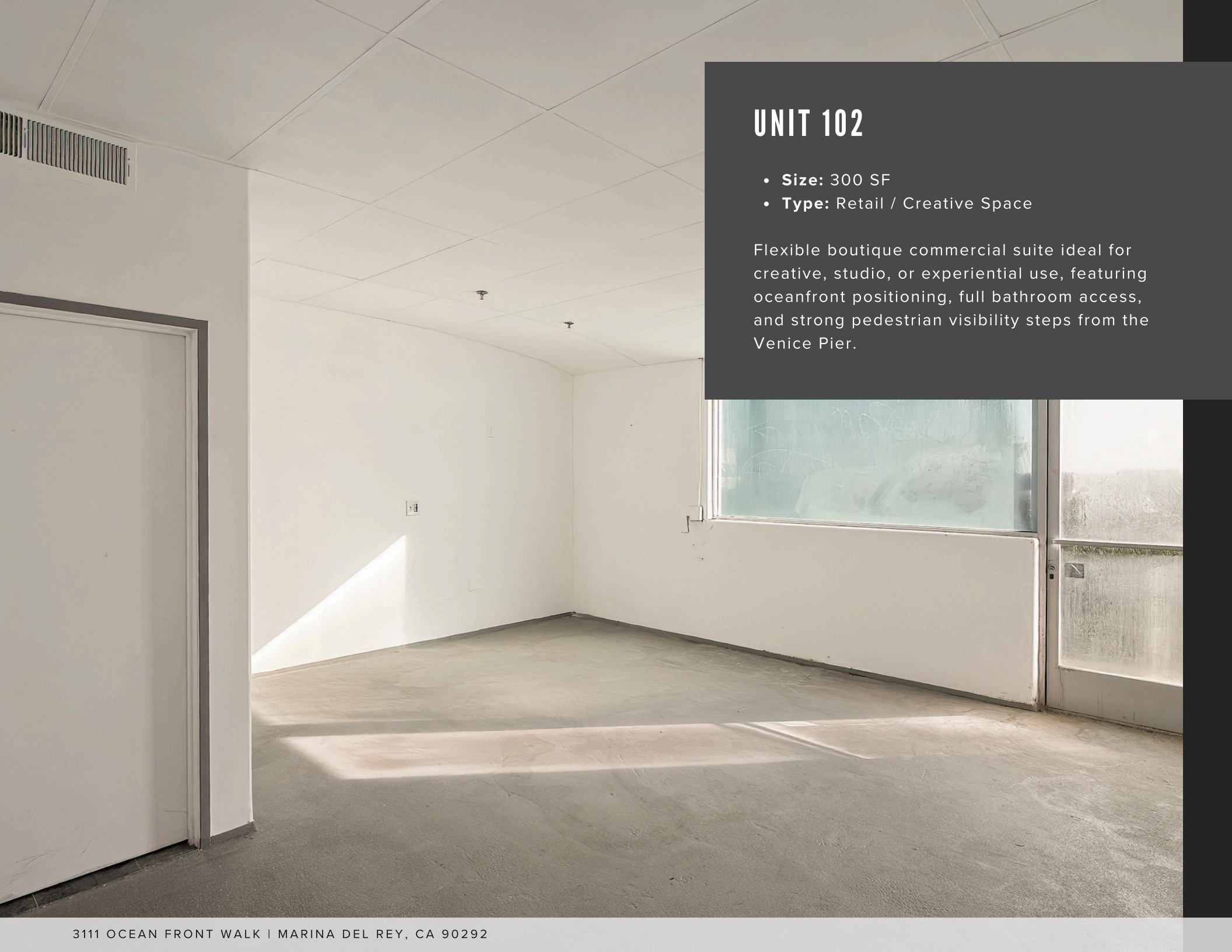
UNIT 101

- **Size:** 1,200 SF
- **Type:** Retail / Creative Space

Prominent oceanfront retail and creative space positioned along heavily trafficked Ocean Front Walk, offering expansive frontage, full bathroom facilities, and direct access to the Venice beachfront corridor.

UNIT 101





UNIT 102

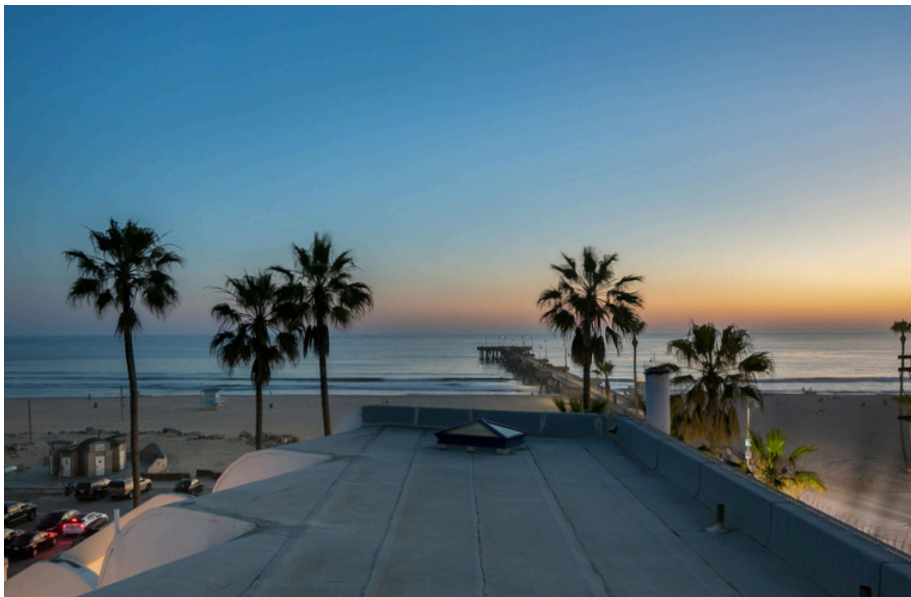
- **Size:** 300 SF
- **Type:** Retail / Creative Space

Flexible boutique commercial suite ideal for creative, studio, or experiential use, featuring oceanfront positioning, full bathroom access, and strong pedestrian visibility steps from the Venice Pier.

EXTERIOR



EXTERIOR



INVESTMENT SUMMARY

Situated directly on Ocean Front Walk, 3111 Ocean Front Walk offers a rare opportunity to control an irreplaceable portion of the Venice Beach coastline. Spanning approximately 8,000 square feet across four stories, the iconic “Angel of Unity” building features ground-floor commercial space, second-floor residential units, and a dramatic two-story penthouse with panoramic ocean-to-city views. Positioned moments from the Venice Pier, Abbot Kinney, Marina del Rey, and the heart of Silicon Beach, the property combines unmatched beachfront visibility, flexible use potential, and immediate upside through leasing, repositioning, or owner-user occupancy.

PROPERTY HIGHLIGHTS

- Magnificent pride-of-ownership beachfront asset located along world-famous Ocean Front Walk
- Iconic “Angel of Unity” building mural by world-renowned painter Rassouli
- Generational opportunity to control a highly visible, irreplaceable portion of Venice Beach
- Ground-floor commercial units delivered vacant, offering immediate leasing upside at market rents
- Flexible retail, office, creative, live-work, or boutique hospitality potential
- Second-floor multifamily units delivered vacant, allowing for repositioning and premium coastal rents
- Dramatic two-story penthouse suite with 22-foot ceilings and sweeping ocean-to-city views
- Located approximately one mile from Abbot Kinney and Marina del Rey Harbor
- Premier coastal trade area supported by tourism, walkability, affluent demographics, and Silicon Beach demand
- Potential owner-user, investor, boutique hotel, Airbnb, or small-lot subdivision opportunity, subject to approvals

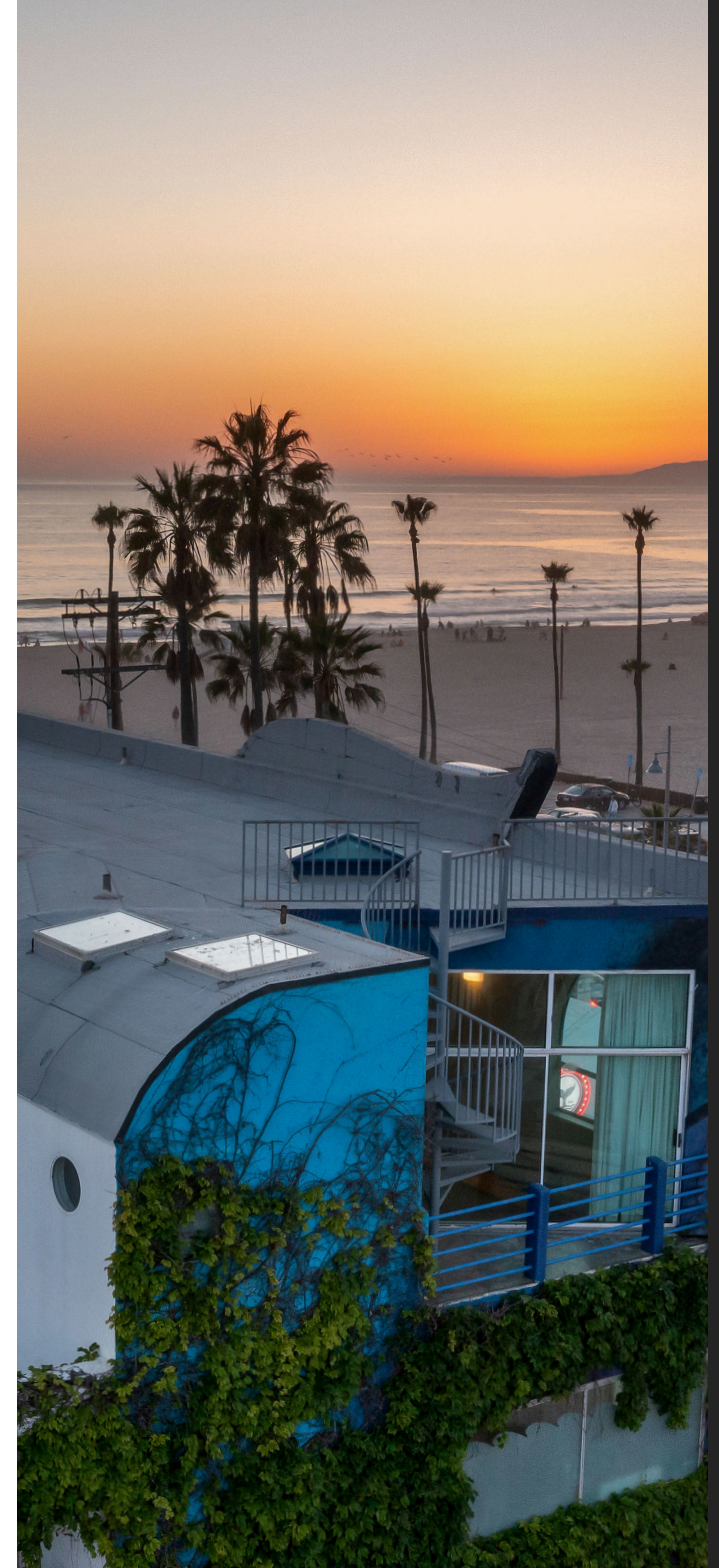
DEMOGRAPHICS

POPULATION

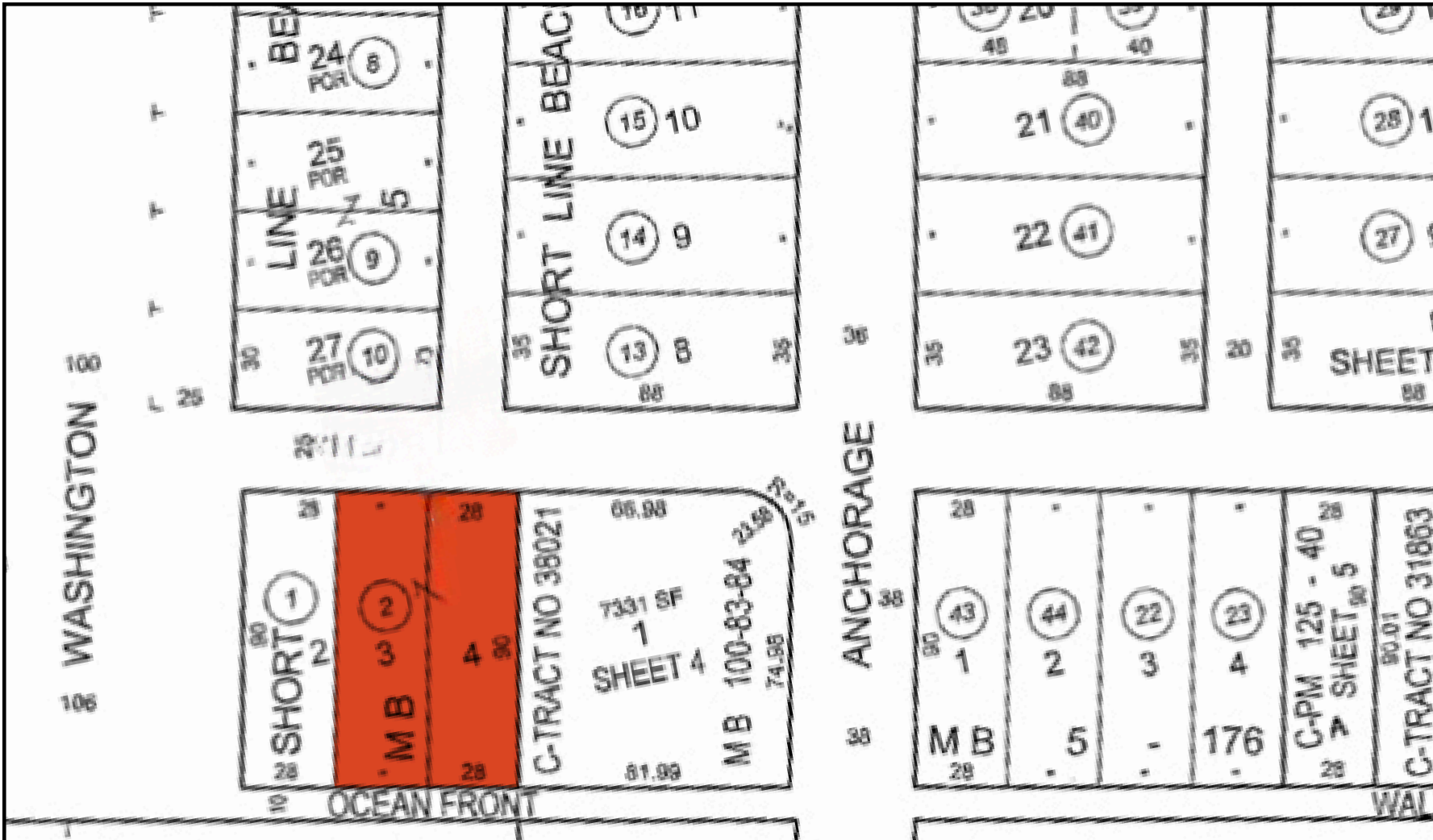
	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
2010 CENSUS	21,731	141,497	384,491
2020 CENSUS	23,932	151,997	410,175
2024 ESTIMATED	26,141	160,465	427,422
2029 PROJECTED	24,527	151,873	410,529

HOUSEHOLD INCOME

	<i>1 MILE</i>	<i>3 MILES</i>	<i>5 MILES</i>
2024 MEDIAN	\$149,445	\$128,458	\$125,634
2024 AVERAGE	\$214,106	\$195,566	\$188,536
2029 MEDIAN PROJECTED	\$154,390	\$132,131	\$129,371
2029 AVERAGE PROJECTED	\$226,311	\$206,002	\$198,437



PARCEL MAP





IMPORTANT DISCLOSURES

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By accepting this Memorandum, you agree to the above terms and conditions.





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