

lee  
john –  
son

CREATIVE WORK/LIVE SPACE


+/- 3,700 RSF

LEE@LEEJOHNSONRE.COM 310.892.2244

- CA BRE LICNO.01259992

1046 PRINCETON DRIVE 121  
VENICE

FOR SALE

 at home in the world of real estate

# lee johnson — son

Lee Johnson is a Broker Associate at Berkshire Hathaway, with over 20 years of experience in residential and commercial real estate brokerage. He is consistently named a Top Producer, and was ranked in the Top 1% Nationwide. As a licensed Broker who formerly operated his own brokerage, Lee is committed to the team approach and achieving the highest quality of standards. His negotiation skills are highly sought-after by clients looking to live or invest in residential and commercial properties.

Since entering the real estate industry in 1999, Lee has been involved in closing over 500 residential transactions and commercial transactions, including 350 apartment/commercial units.

Most of Lee's success comes from his broad background:

- 3rd generation developer of multiple new-home and mixed-use projects.
- Owner of numerous successful commercial and residential properties throughout Los Angeles.
- Closed over 500 transactions, including over 350 apartments/commercial units.
- Often featured in Los Angeles media.



A third-generation developer, Lee has been involved in the development of over 14 new homes and 15 mixed-use residential/commercial ground-up projects. Lee received his Bachelor's Degree in Business Management and is completing a Master's Degree in Real Estate from Georgetown University.

#### INFLUENTIAL AFFILIATIONS

- International Council of Shopping Centers (ICSC)
- California Association of Realtors (CAR)
- National Association of Realtors (NAR)
- Certified Commercial Investment Member (CCIM)
- Beverly Hills Greater Los Angeles Association of Realtors (BHGLAAR)
- Urban Land Institute (ULI)

# PROPERTY OVERVIEW AND LOCATION

Photos for general information purposes only. Actual space and furnishings may vary.

## SILICON BEACH LOFTS

Located in the Oxford Triangle of Venice, 1046 Princeton Drive—also known as Silicon Beach Lofts—is a historic warehouse with 30 loft units. Each creative live/work space features an industrial modern style with top-of-the-line appliances, concrete floors, Italian style cabinets and marble counter tops. With 9-30' bow-truss ceilings, large windows and an open floor plan each loft provides an airy-bright feel and lots of natural light. Unbeatable location in the heart of Silicon Beach, steps away from the marina, and a short distance from Venice, Santa Monica, Playa Vista and Culver City.



## LOCATION

Venice, a vibrant coastal neighborhood known for its artistic and free-spirited vibe, offers a unique blend of beach town energy and upscale living. The iconic Venice Beach Boardwalk bustles with quirky shops, talented street performers, and vivid murals. It's also home to a famous skate park and the legendary Muscle Beach outdoor gym. Abbot Kinney Boulevard attracts food lovers with trendy restaurants, chic boutiques, and inviting coffee spots. Tucked away, the scenic Venice Canals are framed by sleek modernist homes, offering a tranquil escape from the lively surroundings.

Just south of Venice lies Marina del Rey, a coastal community nestled between Venice Beach and Playa del Rey. Known for its bustling marina and waterfront views, Marina del Rey is part of Los Angeles' Westside and sits just 4 miles north of LAX. It's a key hub within "Silicon Beach," housing over 500 tech companies, including numerous startups. Santa Monica, another iconic destination, is just a few miles north, making Marina del Rey a prime location for both leisure and business.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES  
CALIFORNIA  
PROPERTIES

# CREATIVE LIVE/WORK



**SUITE 121     ±3,700    RSF**

Price                    Call for Pricing and Possible Lease Option

Parking                3 on-site 8-10 guest spaces Available

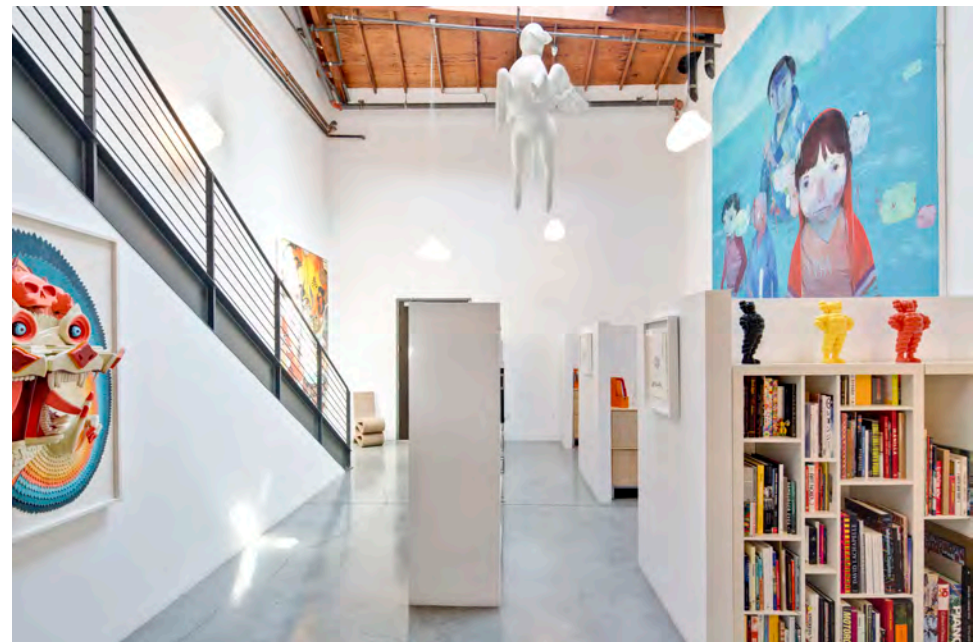
This exceptional property, located in the highly sought-after Oxford Triangle of Venice, presents a rare opportunity with its versatile Work/Live configuration. Spanning three levels and offering 3,700 square feet of rentable space, the unit includes four spacious bedrooms or private offices, along with two bathrooms. The property features three dedicated parking spaces and offers impressive views of the surrounding area, with easy access to Mother's Beach and the Marina. Key features include modern stainless steel appliances, sleek Boffi Italian cabinetry, and elegant Carrera marble countertops. The unit is further enhanced by a private elevator and in-unit all-in-one washer/dryer, making this a truly desirable space for both residential and office commercial use. The HOA covers water, hot water, gas for the stove, and trash. Photos are copyrighted, and the property is located near shopping and entertainment in Silicon Beach. The Silicon Beach Lofts are located within the Marina Del Rey post office jurisdiction. The square footage is rentable SF. and measured per the CC&R's guidelines.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES

COMMERCIAL DIVISION

| T 310.892.2244 | LEEJOHNSONRE.COM | CA BRE LIC NO. 01259992



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# CREATIVE LIVE/WORK

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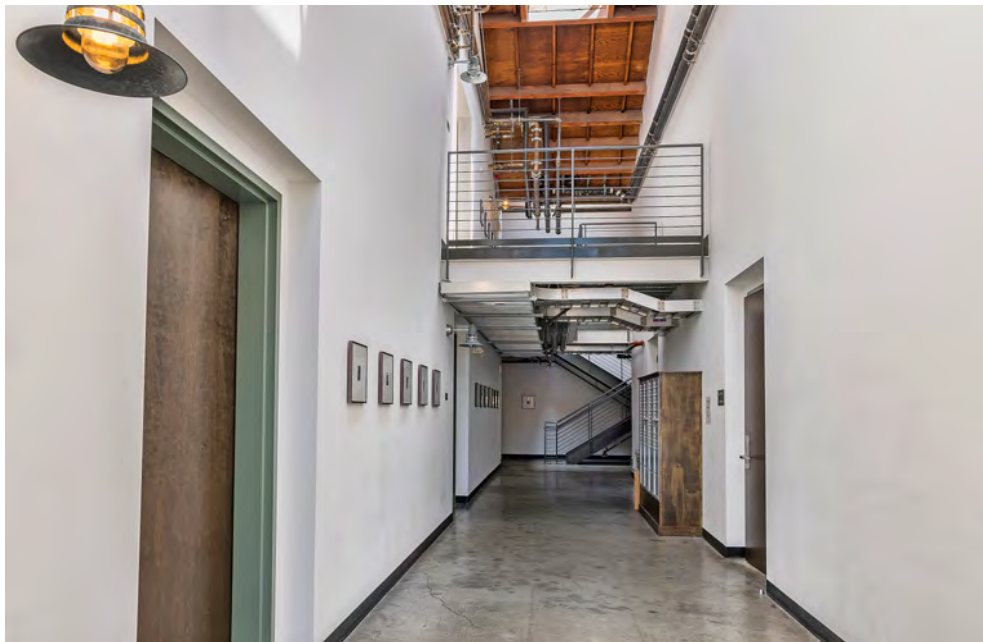
# CREATIVE LIVE/WORK

Photos for general information purposes only. Actual space and furnishings may vary.

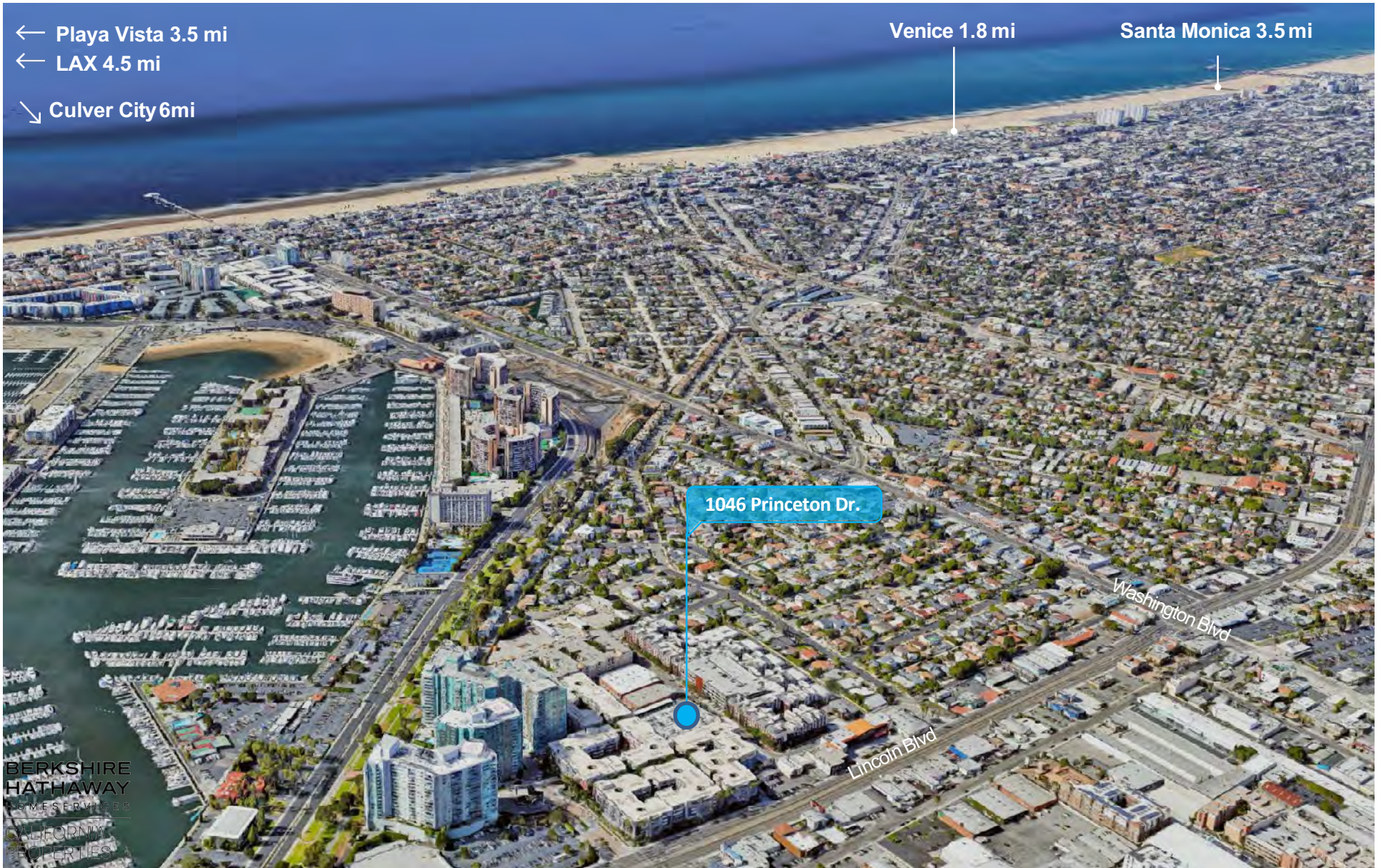


# CREATIVE LIVE/WORK

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# Location





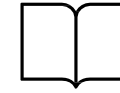
# NEIGHBORHOOD DEMOGRAPHICS



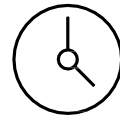
- + Walkable neighborhood
- + Home of the largest man-made marina
- + Steps away from the water and the 30 mile beach bike path
- + In the heart of L.A.'s tech hub known as Silicon Beach, home to over 500 tech start-ups
- + Close to Venice Beach and Abbott Kinney vast high-quality amenities



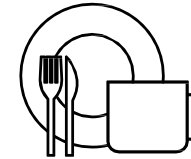
Housing Units  
**5,142**  
2018



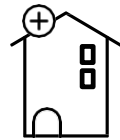
Educational Attainment  
**76.6%**  
with college or higher degree



Daytime Population  
**13,207**  
78.5% workers/visitors  
21.5% residents



Food Away From Home  
**\$29.4 Million**  
2017 yearly consumer spending



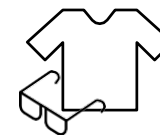
Median Home Value  
**\$851,844**  
2017



Entertainment & Recreation  
**\$26.6 Million**  
2017 yearly consumer spending



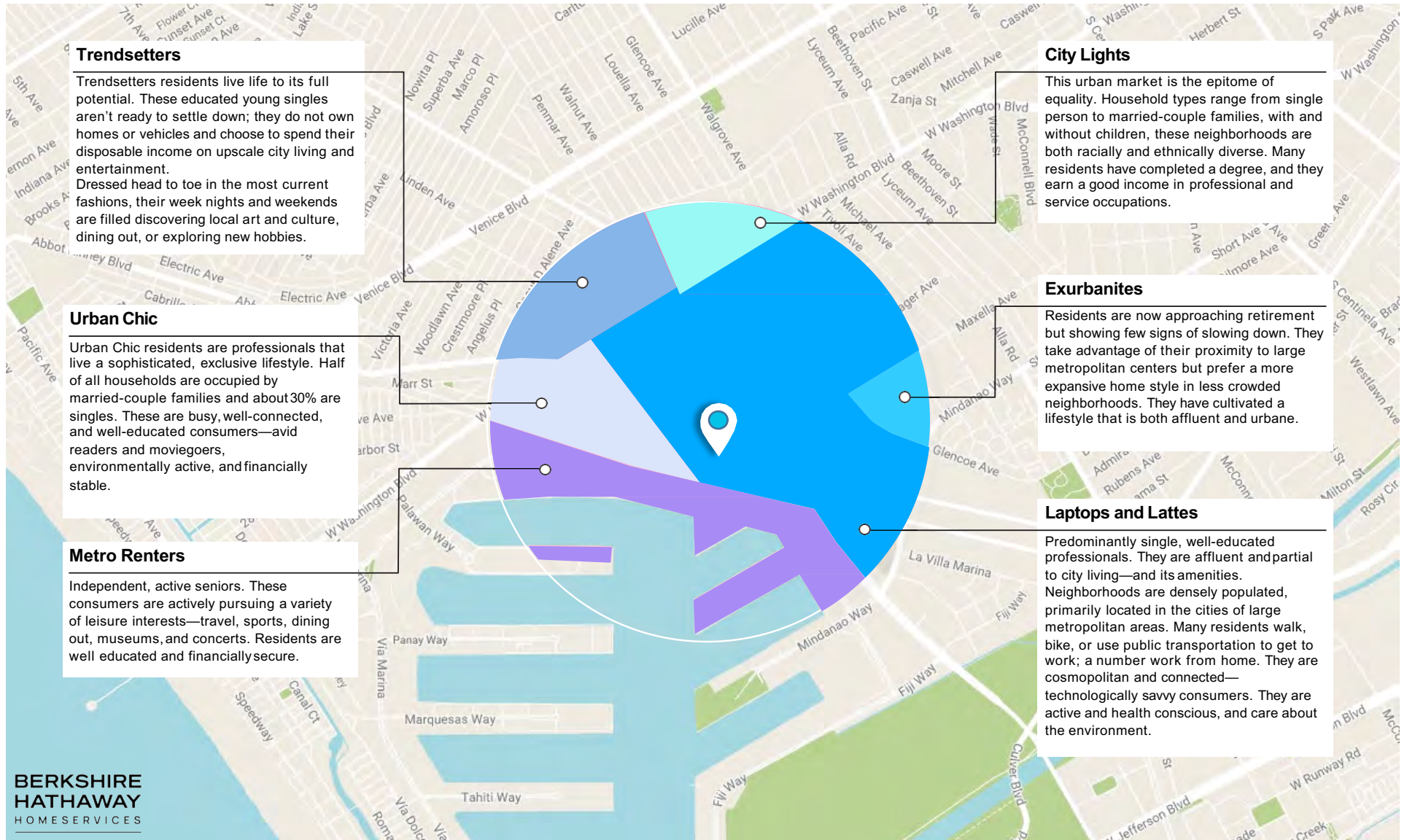
Average Household Income  
**\$154,034**  
53% earn more than \$100k



Apparel & Services  
**\$19.5 Million**  
2017 yearly consumer spending

Source: ESRI, 2017

# DOMINANT TAPESTRY WITHIN 1/2 MILE



# LOCAL AMENITIES AND TENANTS

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