

FOR SALE

202

MAIN STREET
VENICE, CA 90291



WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard | Los Angeles, CA 90025
Tel: 310-478-7700 | Fax: 310-479-3989 | www.westmac.com | DRE#: 01096973

WESTMAC
Commercial Brokerage Company

FOR MORE INFORMATION



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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is offering the opportunity to acquire 202 Main Street. The property is located on Main Street just north of Rose Avenue in Venice Beach.

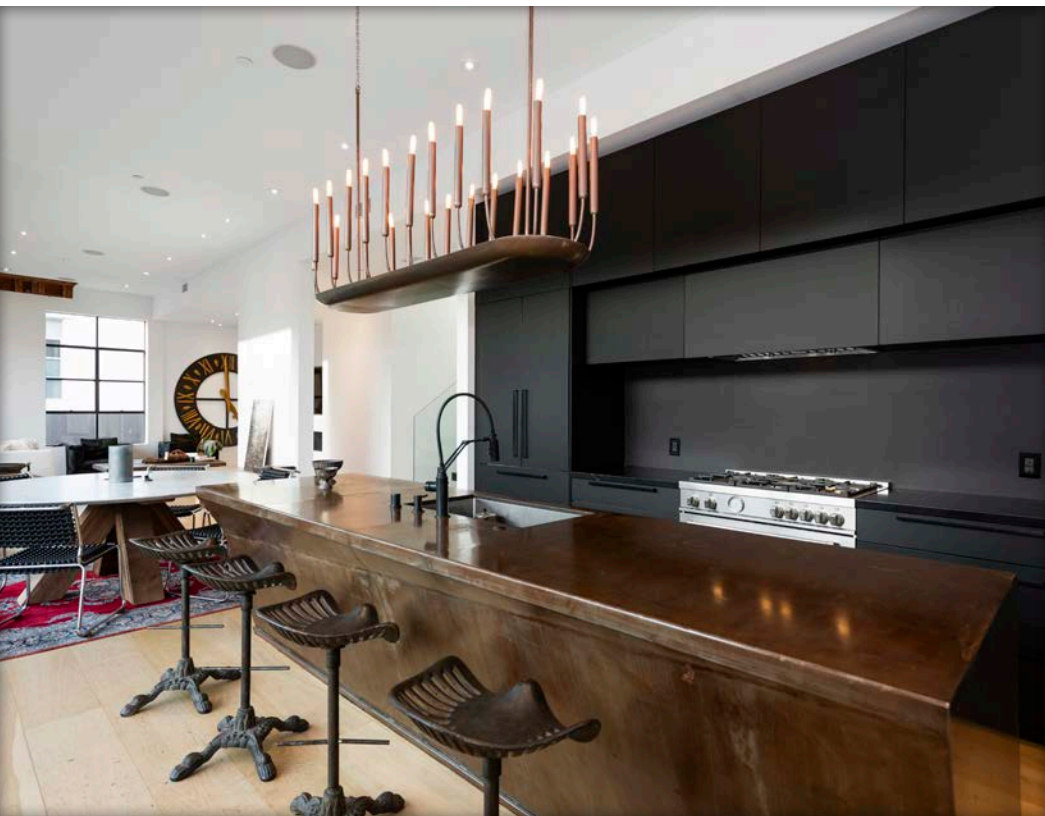
The subject property is a mixed-use building comprised of ground floor retail units and two apartments on the second floor. The residential units, which are fully leased, include a two bedroom and two bath unit with a large patio space and a three bedroom and two bathroom unit with a rooftop patio. The ground floor retail spaces are poised for restaurant users with permission already obtained from the City as well as the CUP for liquor approved. The hoods,

vents, and grease interceptors have all been installed and passed inspections. There is an outside patio space for outdoor dining as well.

Located just north of Rose Avenue in the heart of Venice, this vibrant mixed-use property offers a rare opportunity to own in one of LA's most sought-after neighborhoods. Main Street is a bustling hub of local culture, office users, retail, and dining.

The property is conveniently located less than 30 minutes from LAX. Venice's iconic Abbot Kinney Boulevard is less than two minute drive away. This is an excellent opportunity to own a premier property in the perfect Venice location.





PROPERTY PROFILE

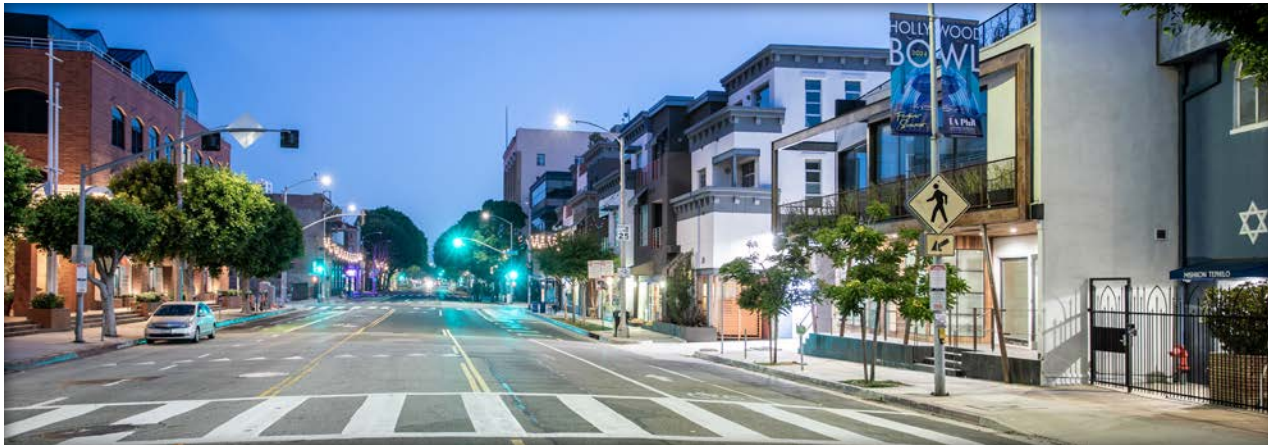
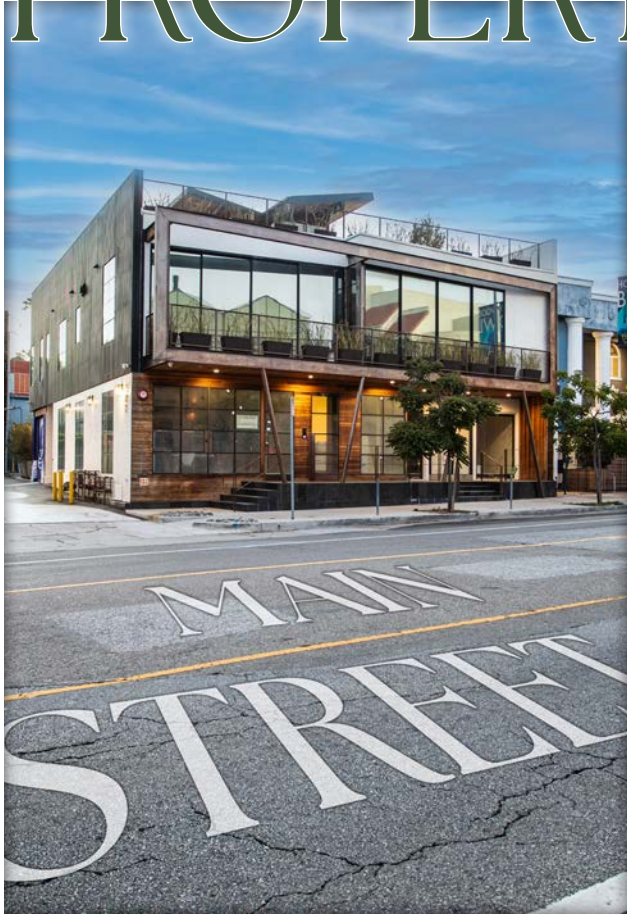
ADDRESS	202 Main Street, Venice, CA 90291
APN	4286-003-001
BUILDING SIZE	Approximately 8,148* square feet
LOT SIZE	Approximately 4,767* square feet
STORIES	Two [2]
BUILT	1921 (<i>Renovated 2022</i>)
ZONING	LA M1-1
OCCUPANCY	Approximately 50%
WALK SCORE	95 (<i>Walker's Paradise</i>)
SALE PRICE	\$12,500,000

*Buyer to verify

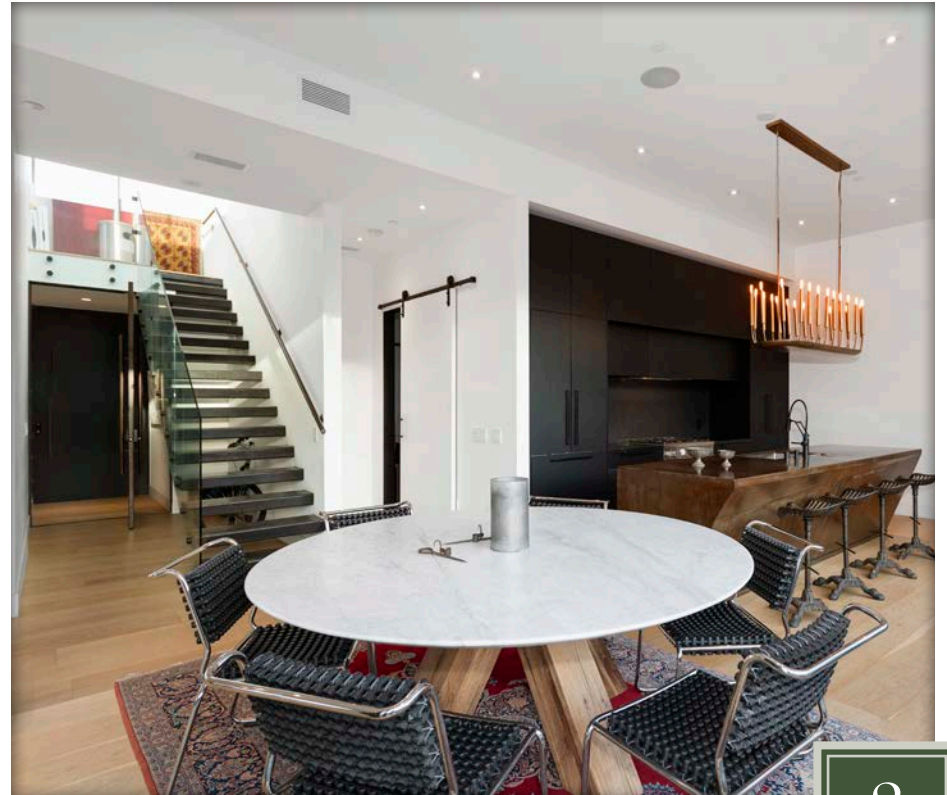
We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. | This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



PROPERTY PHOTOS



LOFT ONE



LOFT TWO



AREA SUMMARY

Venice embodies the Southern California spirit— attracting visitors and transplants from all over the world. Known as a hub of creativity and artistic expression, the cool, innovative, and successful come to soak up the sun and experience all the unique sights that make Venice special. From luxurious homes along the Venice canals to the bohemian lifestyle found along Venice Beach, Venice is a place for anyone looking to live, work, and play in this one-of-a-kind, culturally diverse seaside community.

Venice is a beach-front neighborhood located in Los Angeles, California. It was founded as a seaside resort town back in 1905 and was independent until it merged with Los Angeles in 1926. Venice is adjoined on the northwest by Santa Monica, on the northeast by Mar Vista, on the

southeast by Culver City and Marina Del Rey, on the south by Ballona Creek and on the west by the Pacific Ocean.

The Venice Beach Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten [10] million visitors per year from all over the world. The Venice Beach Boardwalk stretches over two [2] miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues.

Abbot Kinney, a tobacco millionaire, founded the Venice community as the “Venice of America.” He dug miles of canals and drained marshes, and built a pier to support businesses. GQ named Abbot Kinney Boulevard the “Coolest Block in America”.



AMENITIES MAP



Santa Monica Airport

DEMOGRAPHICS

POPULATION

1 mile	3 miles	5 miles
2023 Population		
29,369	177,410	428,677
2028 Projection		
28,588	174,881	422,530

HOUSEHOLDS

1 mile	3 miles	5 miles
2023 Households		
15,850	90,391	203,895
2028 Projection		
15,372	88,858	200,511

HOME VALUES

1 mile	3 miles	5 miles
Median Value		
\$1.08 M	\$1.07 M	\$1.05 M

HOUSEHOLD INCOME

1 mile	3 miles	5 miles
Average		
\$133,285	\$139,514	\$137,084
Median		
\$102,291	\$111,249	\$107,698

EMPLOYMENT

1 mile	3 miles	5 miles
Employees		
14,484	137,928	292,340
Businesses		
2,205	17,824	37,074

202
MAIN ST

ABBOT KINNEY
BOULEVARD
90291
VENICE, CALIFORNIA
CLICK HERE



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