

# FOR SALE/LEASE

## 402 ROSE AVENUE

VENICE, CALIFORNIA

# PROPERTY ANCHORING THE FAMED "ROSE AVENUE"

## OWNER USER OR INVESTOR OR DEVELOPMENT OPPORTUNITY!



THIS IS ROSE AVE



**NEAL GOLUB** Lic. 01023733  
Vice President +1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN** Lic. 01972081  
Vice President +1 310 650 7545  
ryan.gurman@cbre.com

**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, Jeni's Ice Cream, Chulita, Bluestone Lane, 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!



**402 ROSE AVENUE**  
VENICE, CALIFORNIA

# HIGHLIGHTS



**THE PROPERTY SIZE:** ±2,219 SF BUILDING  
±6,015 SF LAND

**SALE PRICE:** \$3,500,000

**LEASE RATE:** \$8.25/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.**



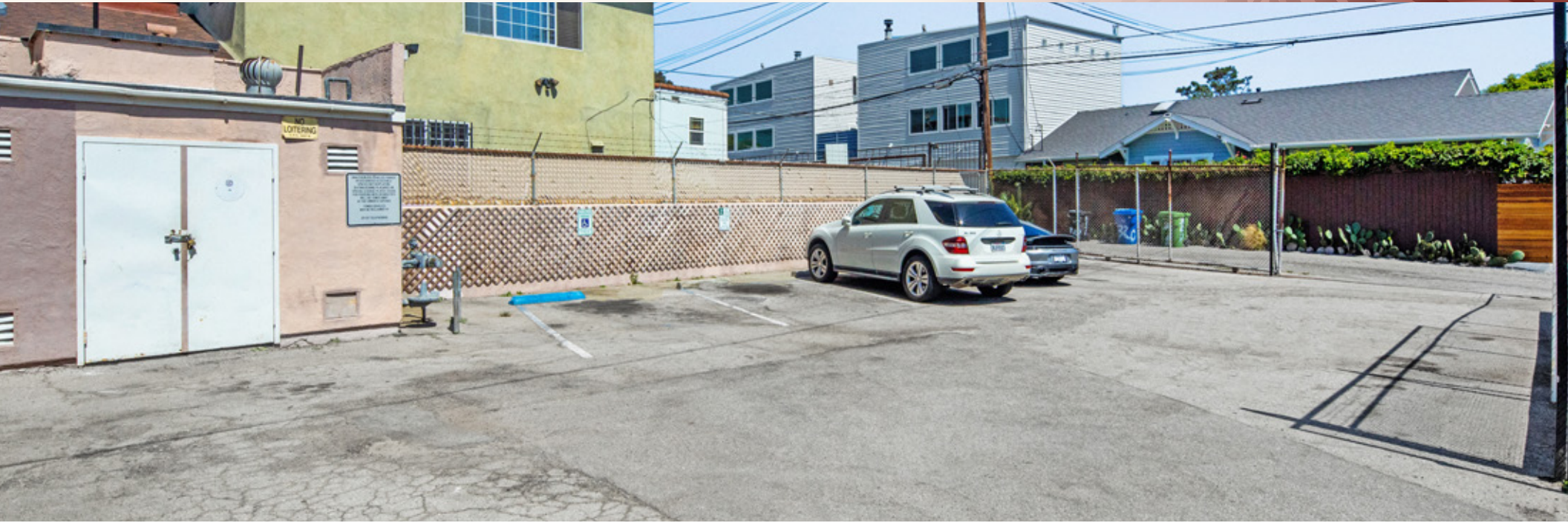
**Large outdoor area for  
potential Restaurant patio**



**Fabulous neighbors include Gold's Gym and Google (±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, Bluestone Lane, Wallflower, Chulita, Jeni's and much more!**



# REAR PARKING



# ROSE AVENUE TENANTS



WHOLE FOODS MARKET

WALLFLOWER

CHULITA

VENICE BEACH WINES

BLUESTONE LANE

FLAKE VENICE

VIN ON ROSE

MOON JUICE

AMERICAN BEAUTY

YANAPUMA SHOP

GOLDISH JEWELRY

LA CABANA

PARACHUTE

JENI'S ICE CREAMS

WABI ON ROSE

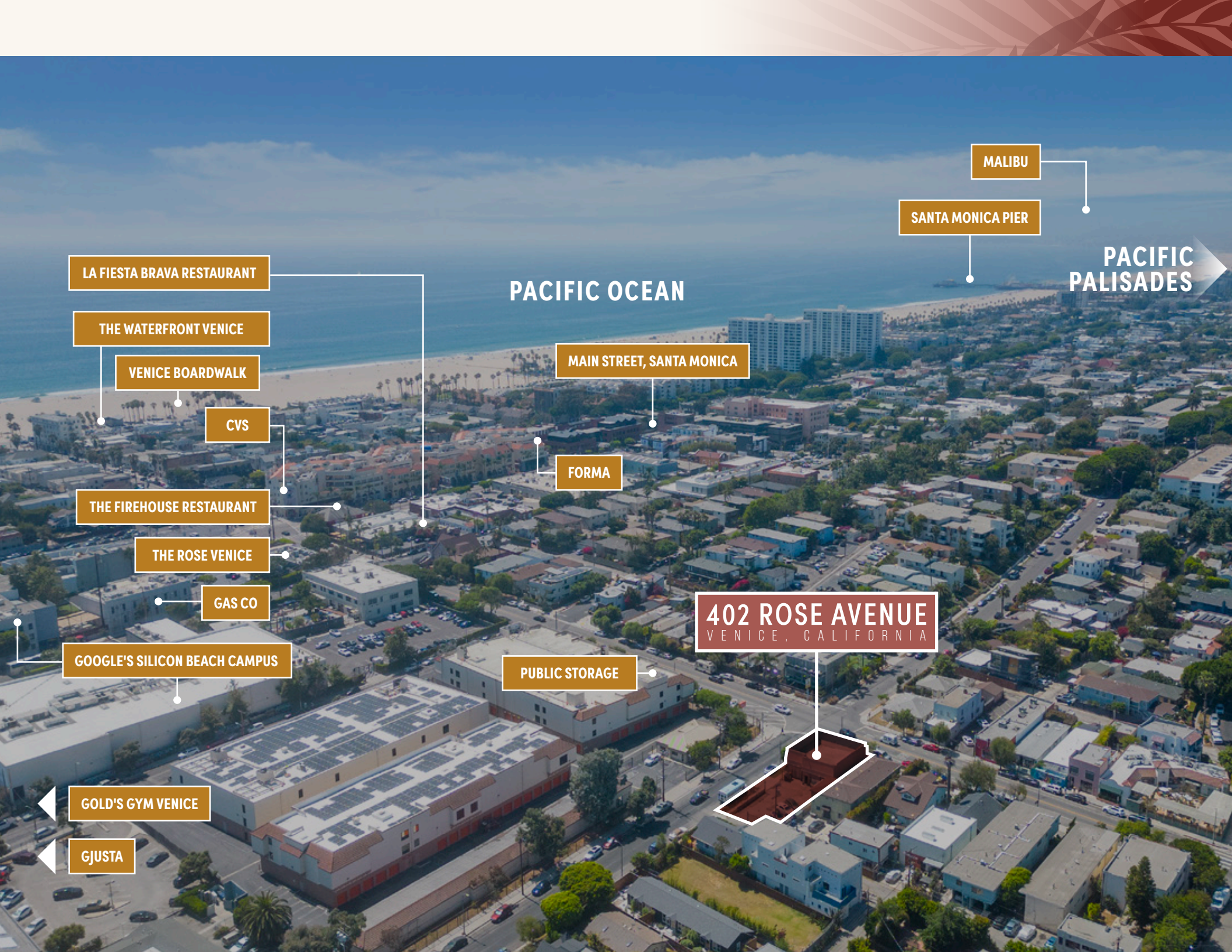
SUGARED & BRONZED

STRETCH LAB

CAFE GRATITUDE

402 ROSE AVENUE  
VENICE, CALIFORNIA

GJUSTA



MALIBU

SANTA MONICA PIER

PACIFIC PALISADES

PACIFIC OCEAN

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

MAIN STREET, SANTA MONICA

FORMA

402 ROSE AVENUE  
VENICE, CALIFORNIA

PUBLIC STORAGE

# ROSE AVENUE TENANTS





# ROSE AVENUE TENANTS



# ROSE AVENUE TENANTS



# ROSE AVENUE TENANTS



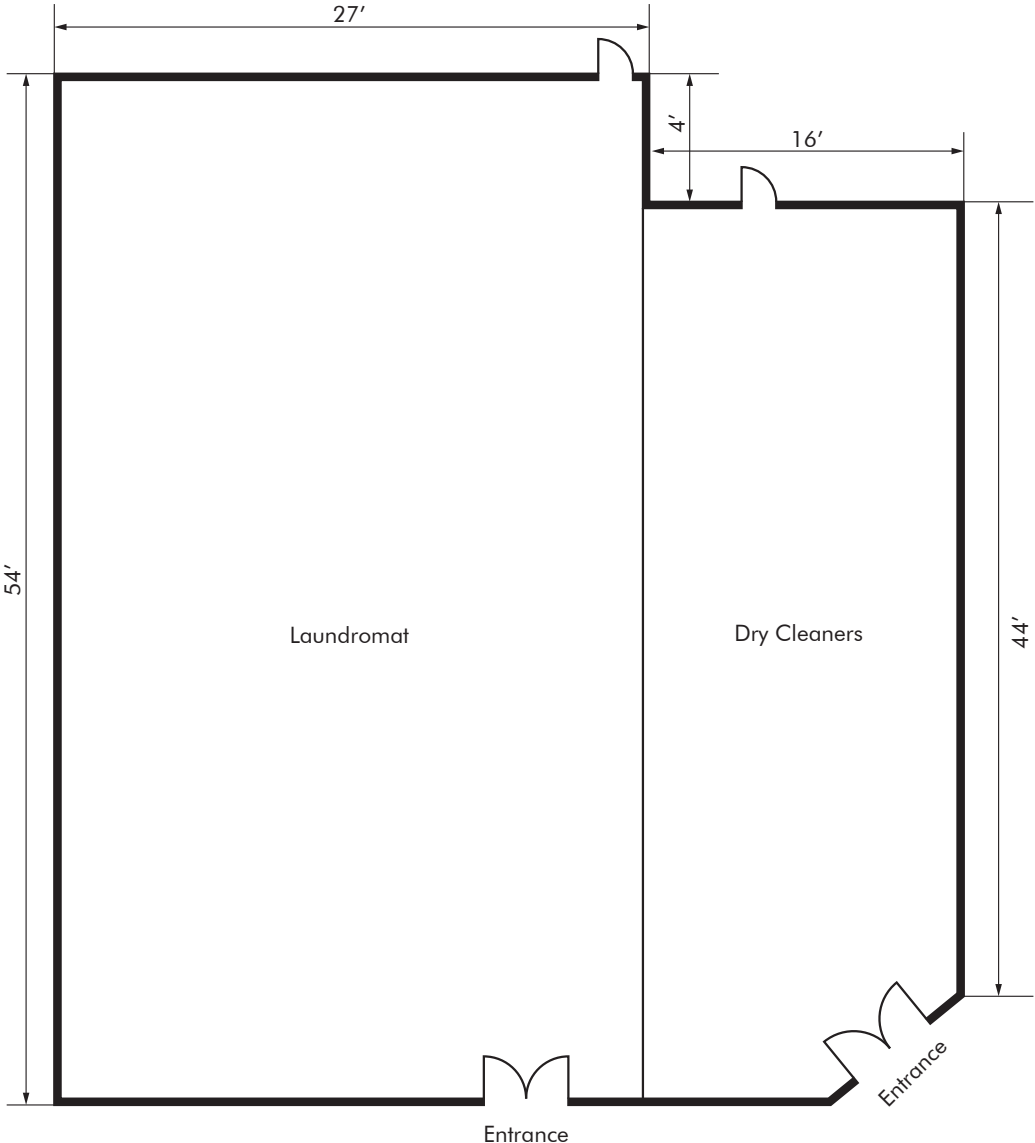
# ROSE AVENUE TENANTS



# 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

402 ROSE AVENUE  
VENICE, CALIFORNIA

GOOGLE

GOLD'S GYM VENICE







**402 ROSE AVENUE**  
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	

©2023 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

# FOR LEASE / SALE

## 402 ROSE AVENUE

VENICE, CALIFORNIA

# HARD CORNER PROPERTY ANCHORING FAMED ROSE AVENUE

## OWNER USER - INVESTOR OR DEVELOPMENT OPPORTUNITY!



**NEAL GOLUB** Lic. 01023733  
Vice President +1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN** Lic. 01972081  
Vice President +1 310 650 7545  
ryan.gurman@cbre.com

**CBRE**

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM InDesign ClipboardScrap1 12/24/22