

THE JOLLY ROGER HOTEL



2904 WASHINGTON BLVD MARINA DEL REY, CA ▪ 2828 ABBOTT KINNEY VENICE, CA

**Irreplaceable Venice / Marina del Rey
Location**

conroy

**Walkable to Major Tourism Drivers,
Steps to Venice Beach**

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EXECUTIVE SUMMARY

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PROPERTY SUMMARY

\$16,000,000

Price

82

Units

\$195,122

Price/Room

30,587

Gross SF

\$523

Price/SF

Address	2904 Washington Blvd, Los Angeles, CA 90292
APN	4237-025-042 (015-018-038-019)
Property Type	Hotel
Lot Size	±22,155 SF
Building Size	±24,745 SF
Year Built	1965
Floors	2
Elevator	Yes
Swimming Pool	No
Total Rooms	62
Room Mix	36 Singles / 26 Doubles
Parking	38 spaces + 2 handicap stalls

Address	2828 Abbott Kinney Blvd, Venice, CA 90291
APN	4237-025-042
Property Type	Hotel
Lot Size	±10,300 SF
Building Size	±5,842 SF
Year Built	1975
Floors	2
Elevator	No
Swimming Pool	Yes
Total Rooms	20
Room Mix	17 Singles / 3 Doubles
Parking	15 spaces + 1 handicap stall

EXECUTIVE SUMMARY

The Jolly Roger Hotel

The Jolly Roger Hotel offers investors a rare opportunity to acquire a hospitality asset in one of the most dynamic coastal submarkets in Los Angeles. Positioned at the southern gateway to iconic Abbot Kinney Boulevard, the property benefits from extraordinary visibility and proximity to one of the most vibrant lifestyle districts in Southern California.

Having operated for decades under the same ownership as a classic budget hotel and not having undergone any significant modernization reflective of the area's evolution, the asset is primed for a transformative reinvention under fresh ownership. The site offers flexible pathways ranging from a boutique hotel reimagining to a modernized mid scale concept, allowing investors to tailor the redevelopment strategy to their brand, operational thesis, and desired risk adjusted return profile. With the surrounding market achieving strong ADRs across boutique and lifestyle segments, the property stands well positioned to outperform dramatically once enhanced with updated design, amenities, and management practices.

This unique convergence of location, market strength, and redevelopment potential positions the Jolly Roger Hotel as a standout opportunity for investors seeking a high impact value add play in one of the most coveted coastal markets on the West Coast.

PROPERTY HIGHLIGHTS



Irreplaceable Venice / Marina del Rey Location

Premier coastal positioning at the southern gateway to world famous Abbot Kinney Boulevard, one of Los Angeles' top lifestyle, dining, and retail destinations.



Walkable to Major Tourism Drivers

Steps from Venice Beach, the Boardwalk, the Venice Canals, and Marina del Rey—benefiting from year round visitor traffic and strong leisure demand.



Surrounded by World Class Amenities

Immediate access to top chef restaurants, boutique retail, galleries, wellness concepts, and vibrant nightlife that consistently draw locals and international tourists.



Strategic Proximity to Key Demand Generators

Minutes from LAX International Airport, Santa Monica, Culver City, and the Silicon Beach tech corridor—capturing a mix of leisure, business, and extended stay travelers.



Multiple Repositioning Pathways

Ideal candidate for a boutique hotel transformation, modern mid scale repositioning, or redevelopment to a brand aligned hospitality concept that leverages area ADR strength.

PREMIER COASTAL LOCATION



PROPERTY LAYOUT

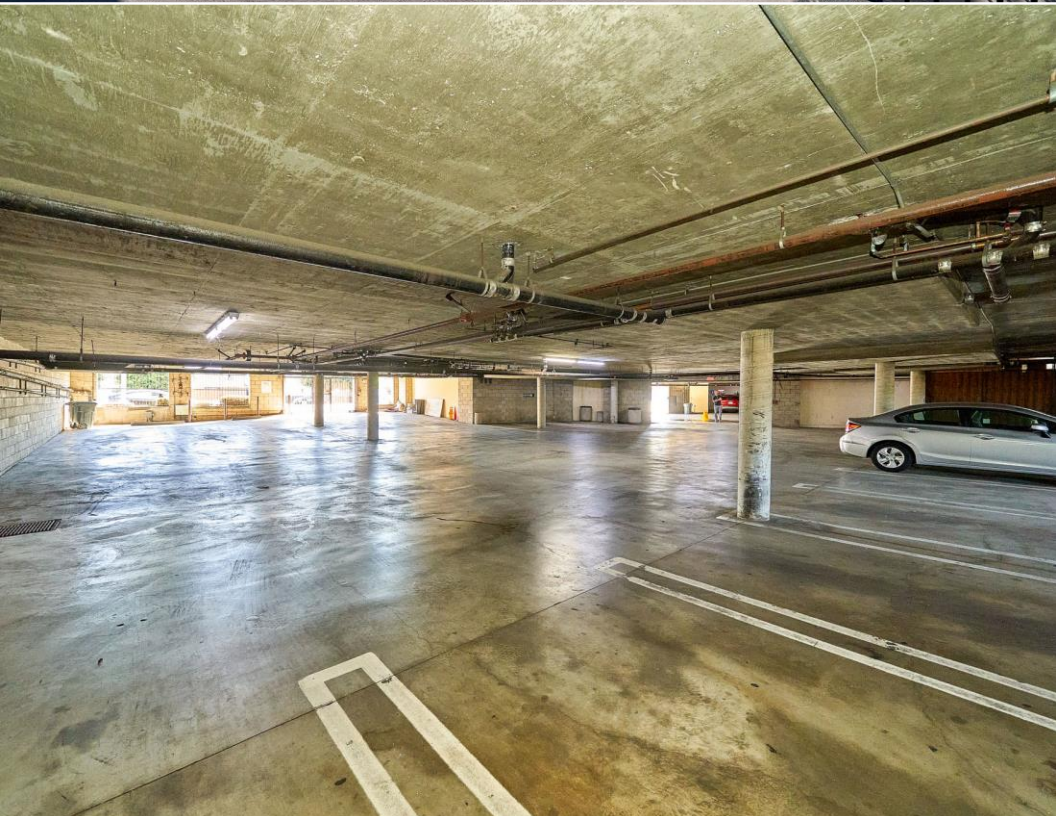


INTERIOR GALLERY



COMMON AREA





LOCATION OVERVIEW

02

VENICE, CA

PRIME COASTAL LOCATION

Google Snap Inc. amazon
stackcommerce SYSTEM1 YouTube

Venice Beach, California, is one of the most iconic and vibrant coastal communities in Los Angeles. Located along the Pacific Ocean, just south of Santa Monica and west of Marina del Rey, Venice Beach offers a dynamic blend of world-famous beaches, unique cultural attractions, and a thriving commercial and residential landscape. Known for its eclectic charm, artistic spirit, and active lifestyle, Venice Beach attracts millions of visitors, residents, and businesses each year.

Venice Beach is home to a high-income and educated population, with a median household income significantly above the national average. The neighborhood has experienced steady appreciation in real estate values, driven by strong demand for residential and commercial properties. With proximity to Silicon Beach, Venice has become a hotspot for tech professionals, entrepreneurs, and creatives, contributing to robust employment growth and economic stability.

\$156,595

Median Household Income

25,217

Population

95.4%

WHITE COLLAR JOBS

[illegible]

Snap Inc.



MARINA DEL REY

Roughly six miles north of Los Angeles International Airport sits Marina del Rey, a charming coastal community with sailboats, beaches, and bike paths. Marina del Rey began as an estuary frequented by fishermen and duck hunters, but in 1965 became the largest man-made, small-craft harbor in the country. Today, visitors flock to the area for its year-round sunshine and laid-back, California vibe.

DEMOGRAPHICS

POPULATION

25,676

AVG HH INCOME

\$163,179

BACHELORS +

65%

The community is within walking distance to world famous Venice Beach, Marina del Rey is known for exciting on-the-water activities, waterfront dining and well-appointed hotels with dynamic views of the harbor and city



SILICON BEACH

"Silicon Beach" refers to the tech and startup community located in the coastal regions of Los Angeles, California, particularly in areas like Santa Monica, Venice, Playa Vista, and Marina del Rey.

Industry Focus: While Silicon Beach hosts a variety of tech companies, it is particularly known for its emphasis on digital media, entertainment, and creative technologies, reflecting Hollywood's influence.

Startup Ecosystem: The region is home to numerous startups, incubators, and accelerators, such as Launchpad LA, Science Inc., and Amplify LA.

Venture Capital: Silicon Beach has attracted substantial venture capital investment. Notable VC firms with a presence in the area include Upfront Ventures, Greycroft Partners, and Crosscut Ventures.



ECONOMIC IMPACT

WORKFORCE

368,500

CAPITAL INVESTMENTS

\$70B

Economic Impact: The tech industry in Silicon Beach significantly contributes to the Los Angeles economy, with tech employment growing by over 10% annually in recent years.

Funding: Startups in Silicon Beach have raised billions in venture capital. For example, in 2021 alone, the region saw over \$7 billion in venture capital investment.

Employment: The tech sector in Los Angeles employs over 368,500 people, with a significant concentration in Silicon Beach. The region has been pivotal in creating high-paying tech jobs.

Real Estate: The growth of Silicon Beach has driven up commercial real estate prices. Office space in areas like Santa Monica and Playa Vista is among the most expensive in Los Angeles.

Prominent Startups: Some notable startups that originated in Silicon Beach include:

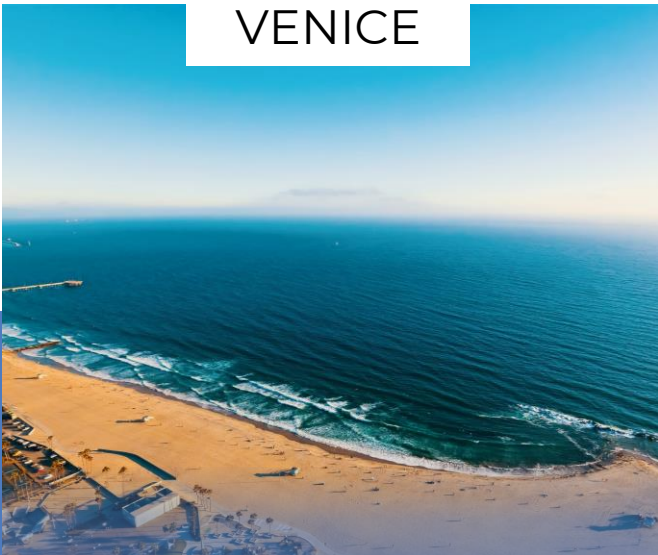
- Snap Inc. (Snapchat): A multimedia messaging app with a market cap of over \$50 billion.
- Dollar Shave Club: Acquired by Unilever for \$1 billion.
- Bird: A scooter-sharing company valued at over \$2 billion.

SANTA MONICA

An aerial photograph of Santa Monica, California. The image shows the coastline with waves breaking onto a sandy beach. A prominent pier extends into the ocean, featuring a large, colorful, circular structure at its end. The sky is clear and blue.

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues.

VENICE

An aerial photograph of a Venetian beach, likely Lido di Venezia. The image shows a wide, sandy beach in the foreground, with some buildings and palm trees visible on the left. The turquoise sea meets the shore with gentle waves. In the distance, the horizon is visible under a clear blue sky. A white rectangular box with the word 'VENICE' in black capital letters is positioned at the top center of the image.

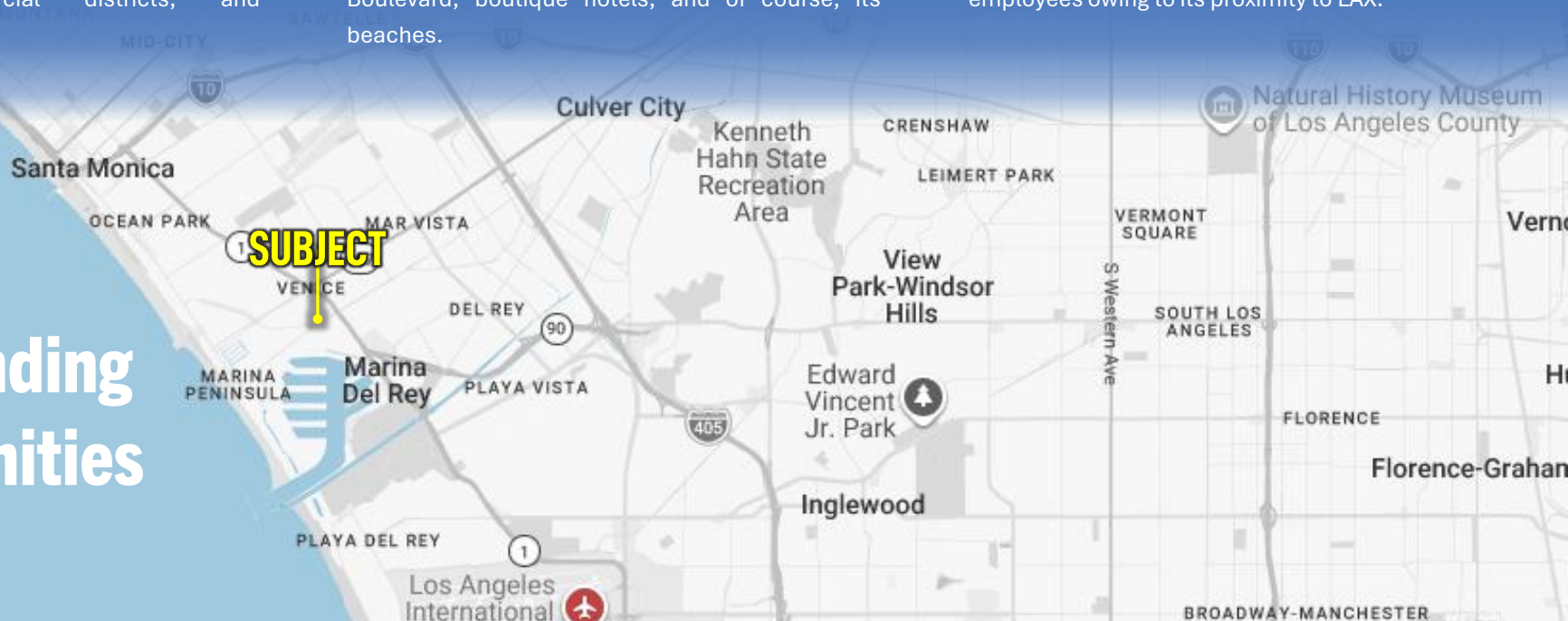
Venice is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches.

PLAYA DEL REY

A scenic view of Playa Del Rey, California. In the foreground, a large, mature palm tree stands prominently. Behind it, several modern, multi-story residential buildings with light-colored facades and flat roofs are visible. The buildings are situated on a slight incline. In the background, the ocean stretches to the horizon, with a range of mountains visible under a clear sky. The overall atmosphere is bright and sunny, suggesting a clear day.

As Playa del Rey is located in the heart of the Silicon Beach, the economy has become largely driven by the tech sector. The neighborhood is also home to a large number of airline and aerospace employees owing to its proximity to LAX.

Surrounding Communities



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