



**WESTMAC**  
Commercial Brokerage Company

**FOR  
SALE**

**RD1.5 ZONED  
VACANT LOT**

**23 WAVECREST AVENUE**  
Venice, CA 90291



# FOR MORE INFORMATION:



**BRIAN R. HART**

Executive Vice President

310.966.4359

hart@westmac.com

DRE# 01429000

**WESTMAC COMMERCIAL BROKERAGE COMPANY**

1515 S. Sepulveda Boulevard, Los Angeles, CA90025

310.478.7700 | [www.westmac.com](http://www.westmac.com)

Company DRE# 01096973





2025 WESTMAC Commercial Brokerage Company. All Rights Reserved. WESTMAC Commercial Brokerage fully supports the principles of the Equal Opportunity Act. WESTMAC Commercial Brokerage Company and the WESTMAC Commercial Brokerage Company logo are registered service marks owned by WESTMAC Commercial Brokerage Company and may not be reproduced by any means or in any form whatsoever without written permission.



# EXECUTIVE SUMMARY

---

**WESTMAC Commercial Brokerage Company** is pleased to present the opportunity to acquire 23 Wavecrest Avenue, a vacant lot zoned RD1.5 consisting of approximately 2,698 square feet.

The subject property is located in the heart of Venice and falls under the Venice Coastal Zone.

This is a rare opportunity to purchase a vacant lot steps from the sand, prime for either single family or multifamily development. The location benefits from immediate proximity to the Venice Boardwalk, walking distance to Abbot Kinney Blvd, nestled between Santa Monica to the North and Marina Del Rey to the South.







# PROPERTY PROFILE

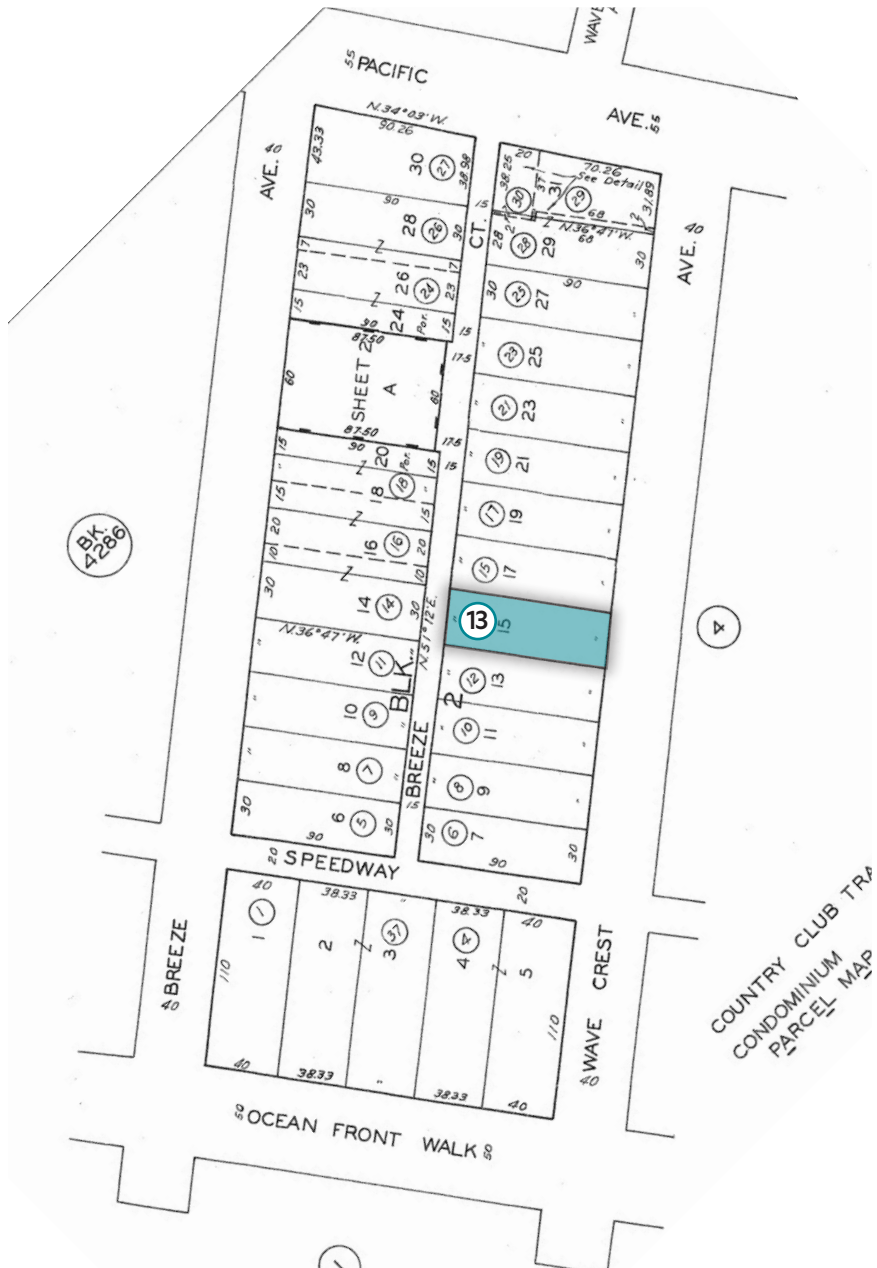
Address	23 Wavecrest Avenue, Venice, CA 90291
APN	4226-003-013
Lot Size	Approximately 2,698 square feet <i>(per tax record)</i>
Zoning	LARD 1.5
Frontage	Approximately thirty feet [30'] along Wavecrest Avenue
Walk Score	90   Walker's Paradise
Sale Price	\$1,650,000

The above information while not guaranteed has been secured from sources we believe to be reliable. 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.





# PARCEL MAP











# 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.



# DEMOGRAPHICS

## POPULATION

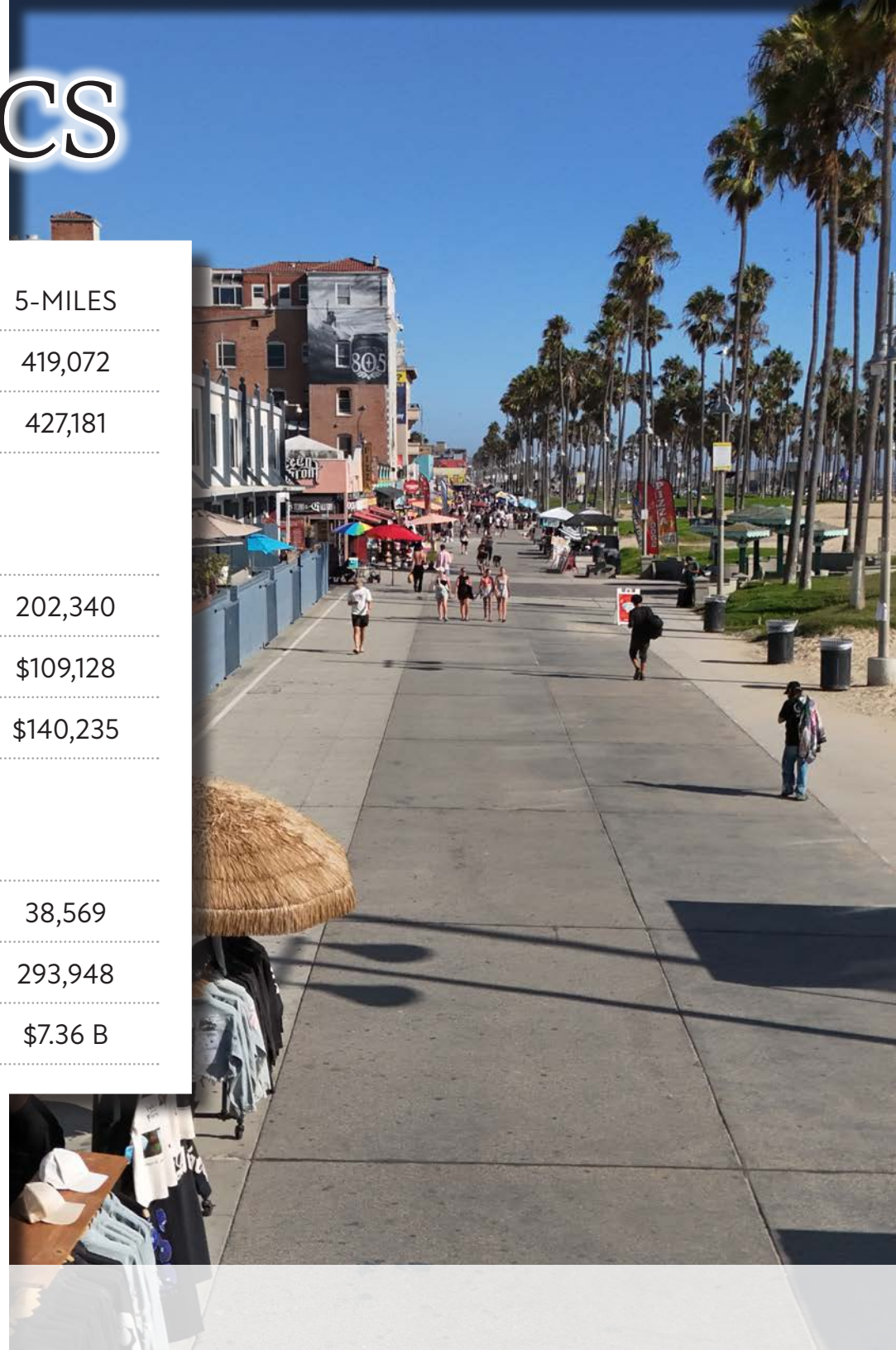
	1-MILE	3-MILES	5-MILES
2020 Population	25,457	164,186	419,072
2024 Population	24,957	168,332	427,181

## HOUSEHOLD

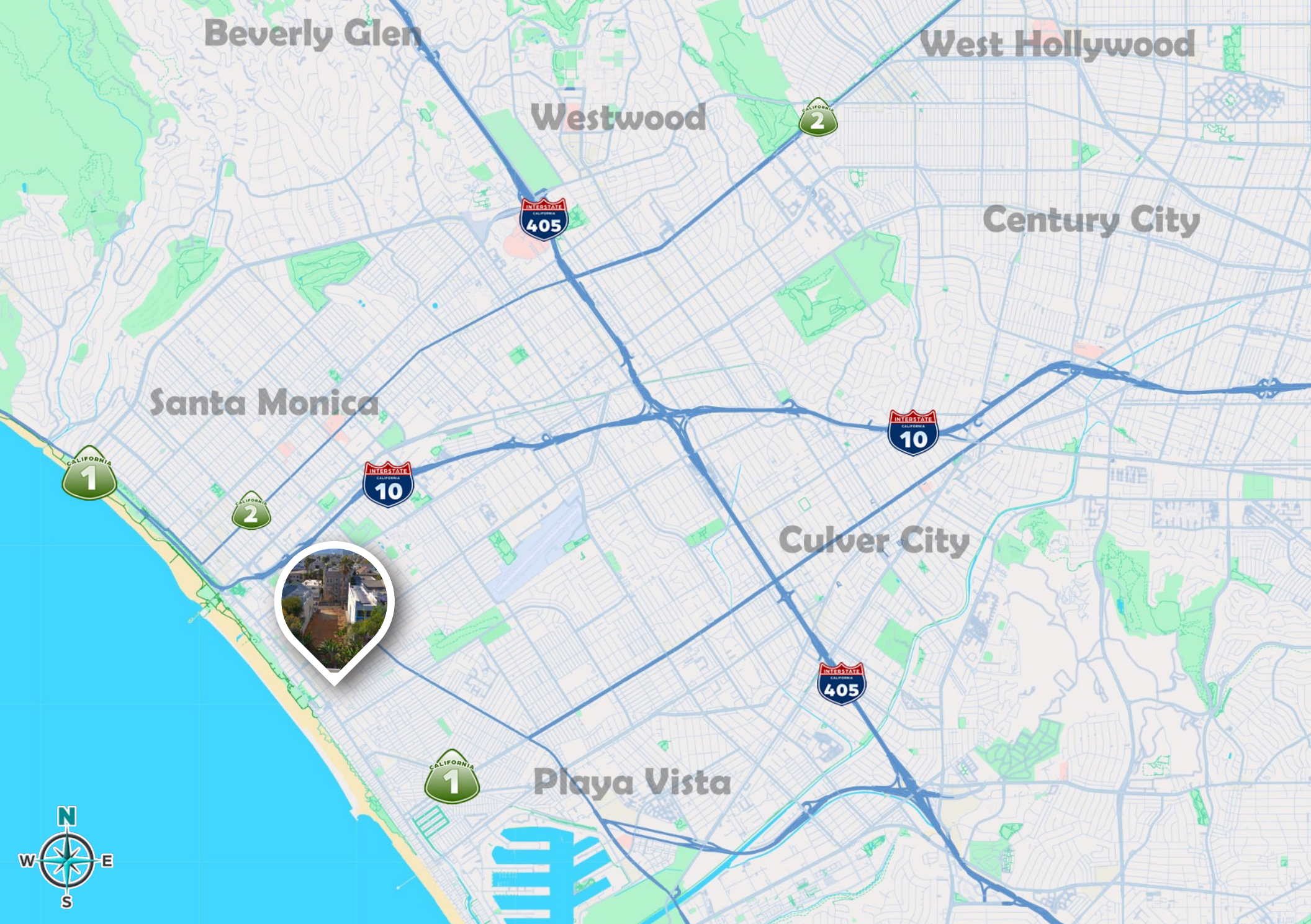
2024 Households	13,349	85,465	202,340
Median Household Income	\$108,385	\$109,423	\$109,128
Average Household Income	\$140,292	\$141,175	\$140,235

## BUSINESS

Total Businesses	2,199	17,455	38,569
Total Employees	13,140	129,233	293,948
Total Consumer Spending	\$463 M	\$3.0 B	\$7.36 B

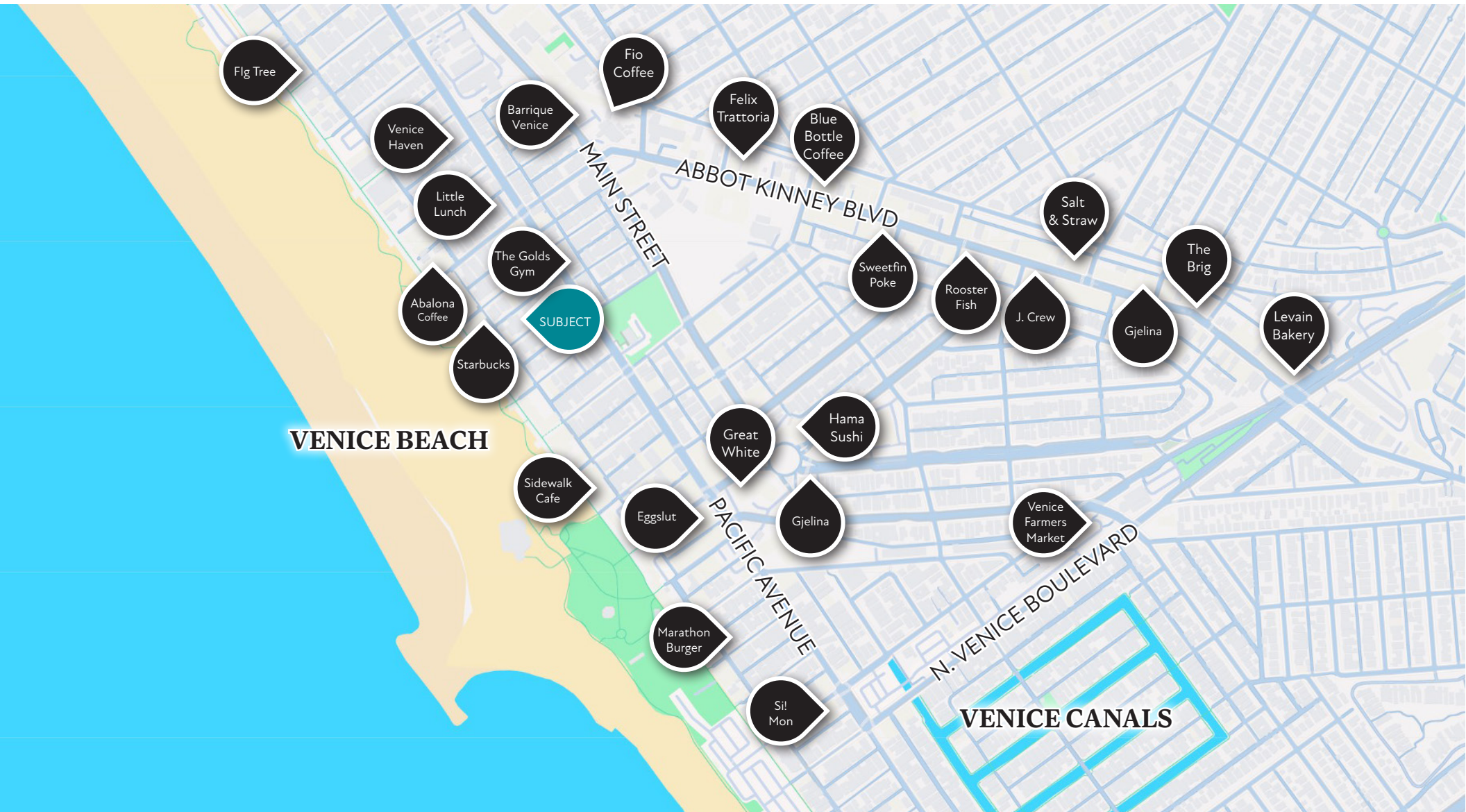








# NEIGHBORING AMENITIES











# FOR SALE

DEVELOPMENT OPPORTUNITY IN VENICE

# 23 WAVECREST AVENUE

FOR MORE INFORMATION:

**BRIAN R. HART**

Executive Vice President

310.966.4359

hart@westmac.com

DRE#: 01429000

**WESTMAC Commercial Brokerage Company**

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700

www.westmac.com

Company DRE#: 01096973