

619 & 701 OCEAN FRONT WALK

VENICE, CALIFORNIA

701 OCEAN FRONT WALK

619 OCEAN FRONT WALK



THE OFFERING

Cushman & Wakefield of California, Inc., as exclusive advisor, is pleased to offer for sale 619 & 701 Ocean Front Walk (the “Property”), two 3-story oceanfront buildings overlooking the Pacific Ocean in Venice, California. Built in 2008, the Property includes 10 beachfront live/work lofts with rooftop decks, prime ground floor retail, and abundant subterranean parking.

Contemporary architecture, incomparable ocean views, and designer interiors create one of the most desirable beachfront experiences in Los Angeles. The Property’s coveted location is blocks from trendy Abbot Kinney Boulevard and surrounded by many of the world’s largest technology companies including Google, Snap, and X. Venice is also recognized as an “incubator” for start-ups including MagicLinks, System1, Enervee, Wevr, and many others.

619 & 701 Ocean Front Walk can be purchased together or separately and offer an investor numerous strategies:

- Luxury Apartment Loft Rentals
- Sale of Individual Condominiums
- Creative Office/Artist Campus
- Owner-User Opportunity







**CULVER
CITY**

VENICE

**SANTA
MONICA**

ABBO



**PLAYA
VISTA**

**MARINA
DEL REY**

T KINNEY DISTRICT

AT THE
CONFLUENCE OF
LOS ANGELES'
TRENDIEST
NEIGHBORHOODS

619 & 701 OCEAN FRONT WALK

619 & 701 OCEAN FRONT

THE PROPERTY

2008

YEAR BUILT

2

BUILDINGS

3

STORIES

10

OCEAN VIEW LOFTS

4,235 SF*

AVERAGE LOFT SIZE

2,536 SF

GROUND FLOOR RETAIL

6,858 SF

TOTAL PATIO/BALCONY SQUARE FOOTAGE

44,885 SF*

TOTAL SQUARE FOOTAGE

0.68

ACRES

10 LIVE/WORK & 2 RETAIL

ASSESSOR PARCELS

108

PARKING SPACES

**Includes decks & balconies*

CUSHMAN & WAKEFIELD





619 & 701 OCEAN FRONT





619 OCEAN FRONT WALK

- 4 Lofts Averaging 3,706 SF
- 2,708 SF Outdoor Space
- 1,058 SF Retail
- 17,535 Total SF
- 43 Parking Spaces

701 OCEAN FRONT WALK

- 6 Lofts Averaging 3,444 SF
- 4,150 SF Outdoor Space
- 1,478 SF Retail
- 24,815 Total SF
- 65 Parking Spaces

LOFT 1

LOFT 2

LOFT 3

1,058 SF RETAIL

LOFT 4

LOFT 5

LOFT

LOFT 1

LOFT 2

LOFT 3

LOFT 4

1,478 SF RETAIL

OCEAN FRONT WALK

THE BUILDINGS
CAN BE ACQUIRED
TOGETHER OR SEPARATELY

10 LIVE/WORK LOFTS

The 10 dramatic lofts at 619 & 701 Ocean Front Walk feature an abundance of outdoor space with private rooftops with views of the Pacific Ocean. Each unit is individually condo mapped.

UNIT	FIRST FLOOR SF	SECOND FLOOR SF	LOAD FACTOR	TOTAL INTERIOR SF	BALCONY SF	ROOFTOP SF	TOTAL OUTDOOR SF	TOTAL UNIT SF
619 Ocean Front Walk								
Unit 1	2,584	1,458	601	4,042	194	514	709	4,750
Unit 2	2,210	1,532	557	3,742	213	511	723	4,466
Unit 3	1,921	1,305	480	3,226	271	535	805	4,032
Unit 4	2,293	1,523	568	3,816	-	471	471	4,287
Subtotals	9,008	5,818	2,205	14,826	678	2,030	2,708	17,535
701 Ocean Front Walk								
Unit 1	1,943	1,240	482	3,183	230	540	770	3,953
Unit 2	2,384	1,229	547	3,613	226	572	798	4,411
Unit 3	2,361	1,558	593	3,918	227	573	800	4,718
Unit 4	2,582	1,245	579	3,827	266	569	836	4,663
Unit 5	1,615	1,613	488	3,228	-	489	489	3,717
Unit 6	1,341	1,556	438	2,896	-	457	457	3,353
Subtotals	12,224	8,441	3,127	20,665	950	3,200	4,150	24,815
TOTALS	21,232	14,259	5,332	35,491	1,628	5,230	6,858	42,350

*Approximate square footage

PREMIER VENICE BEACH GROUND FLOOR RETAIL

The Property features 2,536 square feet of beach front retail space along one of the most heavily foot trafficked retail destinations in Los Angeles. The Boardwalk, also known as Ocean Front Walk, is one of the region's most popular tourist attracts and is the second most-visited destination in Southern California with an average of 10 million visitors per year. The Property's 282 feet of frontage along Ocean Front Walk provides tenants with visibility to approximately 30,000 people daily. Retail space along Ocean Front Walk is highly coveted and commands a rent per square foot in excess of \$100 annually, ranking among the highest in Los Angeles.

BUILDING	SUITE	TENANT	SF
619	A/B	Vacant	1,058
701	A	Vacant	1,478
Total			2,536

VENICE RETAIL LEASE COMPS - PAST 18 MONTHS

TENANT	ADDRESS	SF	TERM	LEASE TYPE	LEASE START	LEASE EXP	RENT PSF
Buck Mason	1617 Abbot Kinney	1,200	120 mo.	NNN	Jun-23	May-33	\$18.23
Calzedonia USA	1410 Abbot Kinney	737	120 mo.	NNN	Aug-24	Jul-34	\$19.70
Companion	1700-1702 Lincoln	1,600	60 mo.	MG	Jun-24	May-29	\$6.64
Gigi Moll	413 Rose Ave	690	12 mo.	MG	Jan-24	Dec-24	\$7.25
Spier Pilates Venice	1327-1337 Abbot Kinney	1,300	24 mo.	NNN	Jun-23	Jun-25	\$8.00





619 A/B - 1,058 SF

701 A - 1,478 SF

OCEAN FRONT WALK



701 OCEAN FRONT WALK
65 secured parking spaces

619 OCEAN FRONT WALK
43 secured parking spaces

108 SECURED PARKING SPACES WITH SUBSTANTIAL REVENUE POTENTIAL

619 & 701 Ocean Front Walk's secured parking steps from Venice Beach is a major differentiator in a severely constrained and underparked submarket. According to the Venice Coastal Zone Parking Report published by Fehr & Peers, a national leader in parking studies, on-street parking spaces in proximity to the beach experience near 100% occupancy year-round, creating excess demand for off-street parking options and directly benefitting the Property.

The Property's 108 parking spaces makes it one of the largest private garages in Venice Beach. Each building has one level of at-grade and one level of subterranean parking, with 43 spaces within 619 Ocean Front Walk and 65 spaces within 701 Ocean Front Walk.

In addition to parking income generated from existing office tenants, the Property's parking generates \$8,500-\$13,500 per month from parking operators, depending on seasonality. The monthly revenue increased to \$13,500 per month at the beginning of June 2024.

PARKING OPERATOR	PARKING SPACES	MONTHLY RENT	ANNUAL RENT	LEASE COMM.	LEASE EXP.
SafetyPark	Monday - Friday: Levels P1 & P2 in 619; Level P2 in 701 Saturday & Sunday: Level P1 and P2 in 619; Level P1 and P2 in 701	\$7,500*	\$90,000*	May-23	MTM
Venice Breeze	5 Spaces on Level P1 in 701	\$1,000	\$12,000	May-22	MTM
Total as of May 2024		\$8,500	\$102,000		
Total as of June 2024		\$13,500	\$162,000		

**Increasing to \$12,500 per month*

10 DRAMATIC LOFTS





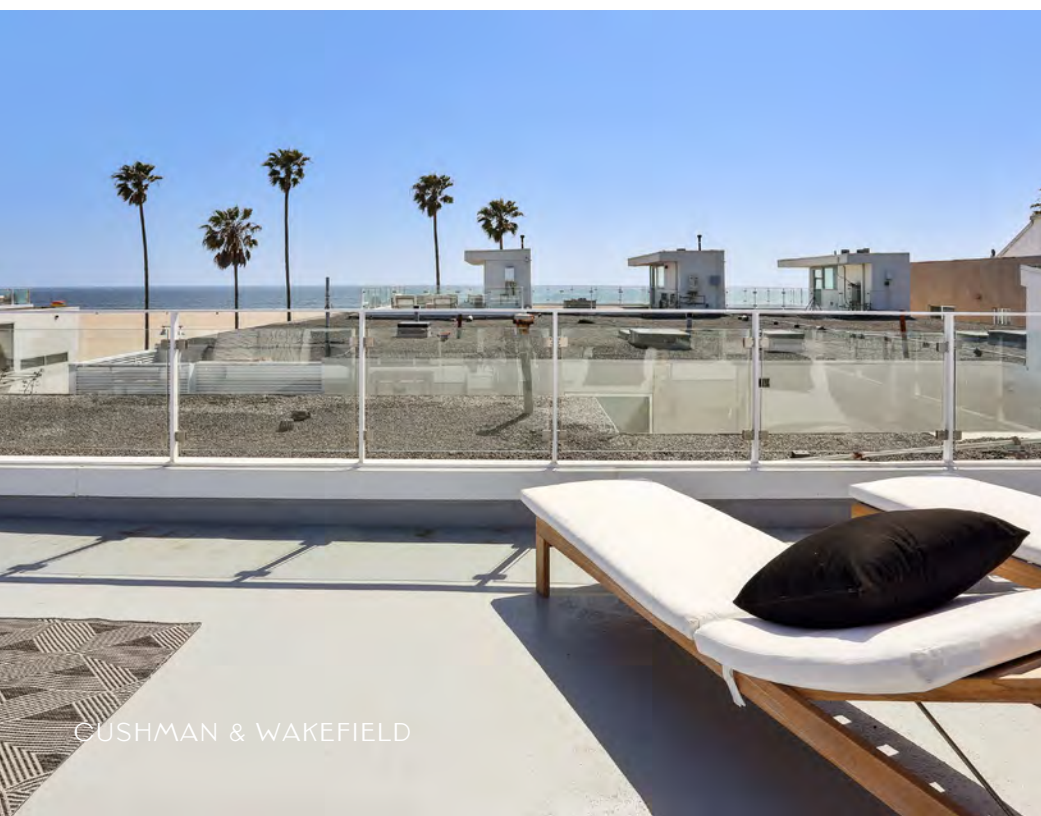
619 & 701 OCEAN FRONT



LOFTS PROVIDE CREATIVE
OFFICE OR ARTIST
STUDIO OPTIONALITY



619 & 701 OCEAN FRONT



CUSHMAN & WAKEFIELD



ABUNDANCE OF OUTDOOR
SPACE WITH OCEAN VIEWS



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OFFERING PROCEDURES

Cushman & Wakefield is contacting prospective purchasers in order to determine their interest in the acquisition of 619 & 701 Ocean Front Walk. The Property is being offered for sale without an asking price on a strict “as-is basis” with the selection of the buyer being influenced by the level of physical and economic due diligence initially undertaken by prospective purchasers. In this regard, detailed financial statements, service contracts, leasing reports, and other relevant information are available for review.

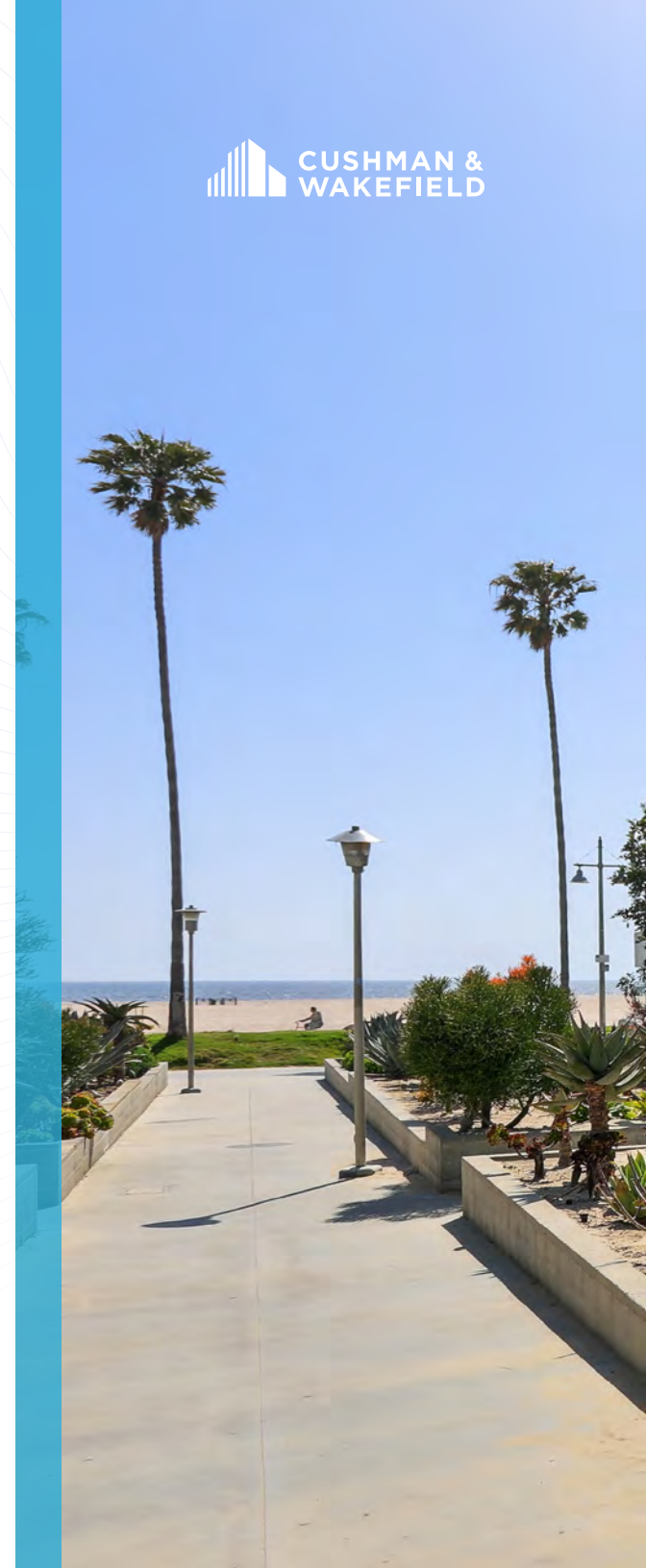
PROPERTY & MARKET TOURS

Interested parties are asked to contact C&W to arrange specific times for Property and market tours.

OFFER SUBMISSION

Prospective parties are kindly requested to submit offers to C&W at the following address:

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