

**FOR SALE**



**WESTMAC**  
Commercial Brokerage Company

*Mildred Avenue*

**OWNER-USER OPPORTUNITY  
in PREMIER VENICE LOCATION**





Mildred Avenue

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# Executive Summary

WESTMAC Commercial Brokerage Company is pleased to present the unique opportunity to acquire 110 Mildred Avenue in Venice, California. The property is  $\pm 11,408$  square feet of building on  $\pm 6,832$  square feet of land. The property was previously the Venice News building. More recently, it was the home and studio of the artist Billy Al Bengston, a legendary figure in the Venice arts scene. The property is primarily residential with abundant storage. The space provides an opportunity for an owner-user or investor to own a piece of Venice history.

Situated just one-block from the world-renowned Venice Boardwalk and the historical Venice canals, the property has excellent visibility. The building is located on the corner of Mildred Avenue and Pacific Avenue, an intersection bustling with cars and pedestrians alike. The area has a Walk Score of 96 (Walker's Paradise) and a Bike Score of 99 (Biker's Paradise).

Additionally, the property is one block east of Venice's most iconic and major tourist attractions, including Venice Beach, Venice Boardwalk, and Muscle Beach. Another wildly popular tourist destination, Santa Monica, borders Venice to the north. The Los Angeles International Airport is less than 30 minutes away.

110 Mildred is walking distance to dozens of restaurants, shops, and services, including Great White, Eggslut, Jeni's Ice Creams, and Hama Sushi, all of which sit in the shadow of the Venice Sign, plus Hotel Erwin, Gjusta Grocer, Mollusk Surf Shop, Venice Market, Tocaya Modern Mexican, and many others just a few minutes away. Less than a five-minute walk from the property, along the Venice Beach Boardwalk, are beachside neighborhood hot spots: Seaside Burgers, Monkees, Heidi Food, and Belles Beach House. Venice's famous Abbot Kinney Boulevard is a half mile from the property.

This is an excellent opportunity to purchase prime corner real estate in one of Southern California's most visited locales, and one of the most vibrant commercial and residential markets in the country.



1ST FLOOR



## 2ND FLOOR



# Property Profile

**Address**

110 Mildred Avenue, Venice, CA 90291

**APN**

4238-022-017

**Building Size**

± 11,408 SF (per tax record)

**Lot Area**

± 6,832 SF (per tax record)

**Built**

1923

**Zoning**

LAR3

**Building Type**

Residential

**Tenancy**

Multi

**Occupancy**

Call for details

**Parking**

Three (3) garage spaces; access from Pacific Avenue  
There is available street parking on surrounding streets

**Walk Score**

96 (Walker's Paradise)

**Sale Price**

\$5,750,000 (\$504/SF)

## 1ST FLOOR STAIRCASE AND ELEVATOR TUBE



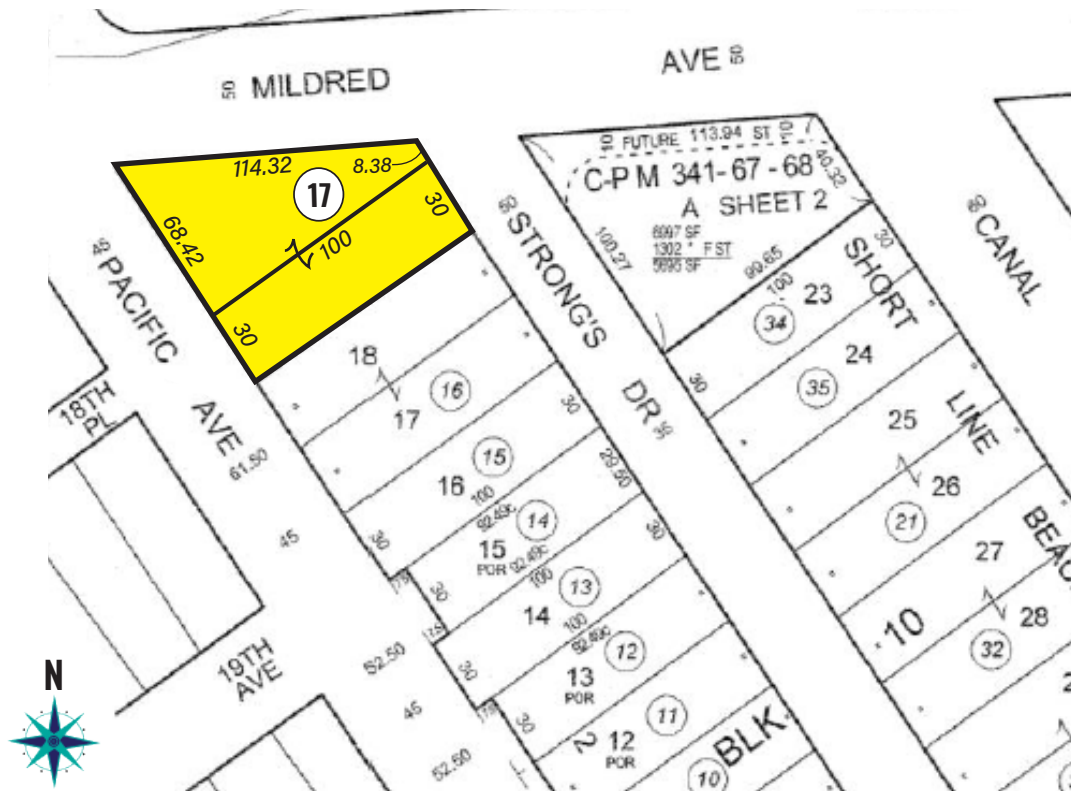


PACIFIC AVE

MILDRED AVE



# Parcel Map



## Zoning and Permitted Uses

110 Mildred Avenue is zoned LAR3, which generally allows for multi-family residential. However, the property holds a legal use designation of "Store/Residential," which permits a combination of commercial and residential uses. As currently permitted, the building can accommodate a retail user or other commercial uses consistent with the "store" designation, in addition to residential occupancy.







2ND FLOOR





# Property Highlights

**EXCELLENT AREA DEMOGRAPHICS**

**HIGH BARRIERS TO ENTRY**

**ICONIC PART OF VENICE ARTS SCENE**

**AMPLE AREA AMENITIES**





Click or Scan  
FOR AERIAL VIDEO



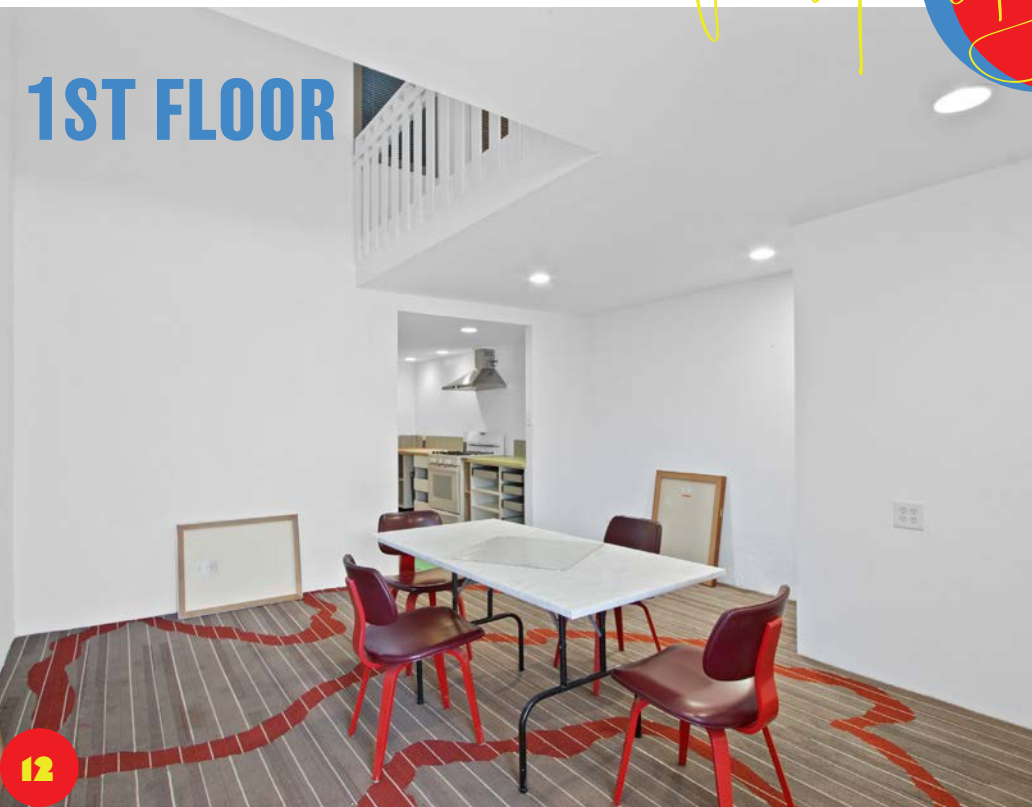


## 2ND FLOOR



Property Photos

## 1ST FLOOR



## 2ND FLOOR





1ST FLOOR



# WORKSHOP (SUBLEVEL)







**GARAGE (1ST FLOOR)**



# Area Summary

## VENICE, CALIFORNIA

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”











# Demographics

## 1-3-5 MILE RADIUS FROM THE SUBJECT PROPERTY

POPULATION	1-MILE	3-MILE	5-MILE
<b>2020 Population</b>	28,696	168,754	425,499
<b>2024 Population</b>	28,795	171,475	433,476

HOUSEHOLD	1-MILE	3-MILE	5-MILE
<b>2020 Households</b>	15,373	85,279	202,320
<b>2024 Households</b>	15,277	86,188	205,347

INCOME	1-MILE	3-MILE	5-MILE
<b>Avg. H.H. Income</b>	\$154,608	\$141,398	\$139,730
<b>Median H.H. Income</b>	\$121,455	\$109,113	\$108,971
<b>Median Home Value</b>	\$1,132,413	\$1,104,745	\$1,097,623

BUSINESS	1-MILE	3-MILE	5-MILE
<b>Number of Business</b>	2,170	16,098	40,305
<b>Number of Employees</b>	13,076	128,896	308,766
<b>Total Spending</b>	\$559.6M	\$3.1B	\$7.5B







**SUBJECT PROPERTY**

**MILDRED AVENUE**

**18TH AVENUE**

**PACIFIC AVENUE**





# Amenities Map



VENICE SIGN

VENICE BEACH SKATE PARK

GGIATA

EGGSLUT

THE REDLINE VENICE APART

MUSCLE BEACH

PACIFIC OCEAN



MARKET VENICE

GREAT WHITE

HOTEL ERWIN

BELLES BEACH HOUSE

LIT BURRITOS

VENICE BOARDWALK

OSPI

HAMA SUSHI

ABBOT KINNEY BOULEVARD



GUISADOS

BELLISSIMO VENICE

SI! MON

VENICE CANALS



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