



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

VENICE BEACH BOARDWALK RETAIL

**FOR SALE**

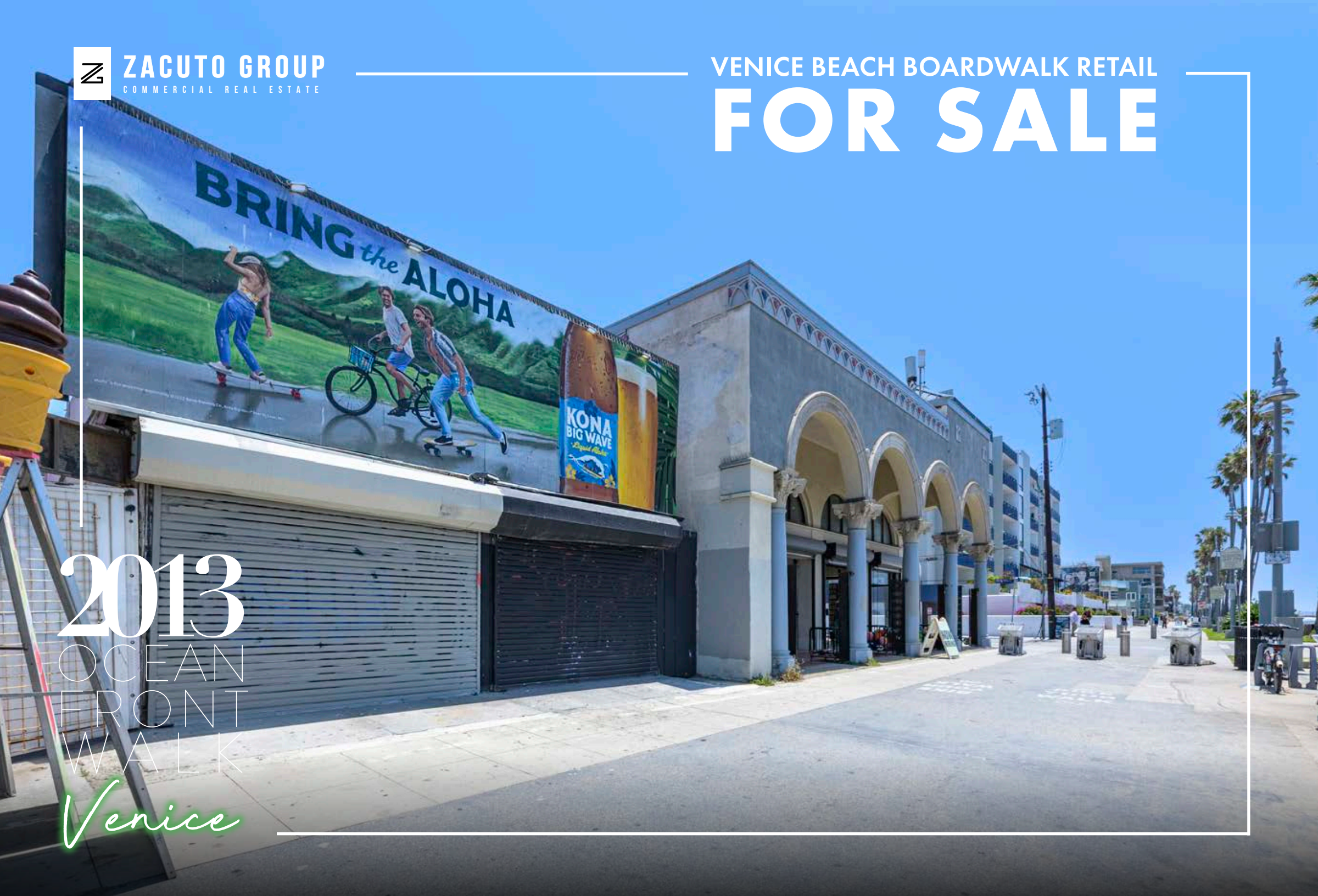
BRING the ALOHA

KONA  
BIG WAVE

2013

OCEAN  
FRONT  
WALK

Venice



# 2013 OCEAN FRONT WALK *Venice*

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*John Lally of Zacuto Group is pleased to present a rarely available Retail Property in the heart of Venice Beach.*

*Located on the boardwalk just North of Venice Boulevard and the Venice Pier, 2013 Ocean Front Walk is a centrally located retail storefront on one of the trendiest Los Angeles destinations, the Venice Beach Boardwalk.*

*This asset offers a unique opportunity to own a beachside retail building that benefits from tremendous Venice Boardwalk foot traffic. With endless options to cater to the Silicon Beach elite, or the Venice Beach tourism, **there is no other property quite like it.***



# Venice

Known for its Bohemian roots and creative energy, Venice is a buzzing beach town sharing its streets with tech savvy entrepreneurs, artists, and hip families. With a mix of gourmet restaurants, acclaimed retail destinations and an unbeatable proximity to the Pacific Ocean, it's no surprise that in recent years, Venice has become one of the most sought after neighborhoods in Los Angeles.



## DEMOGRAPHICS



3 MILE AVERAGE  
HOUSEHOLD INCOME: \$111,810



3 MILE POPULATION: 161,234

EREWON  
ORGANIC GROCER & CAFE



hotel ERWIN

GJELINA

VINCE.

Google

BIRKENSTOCK



Giusto

rag & bone

ROSE

jenie's



WARBY PARKER

**FOR SALE**

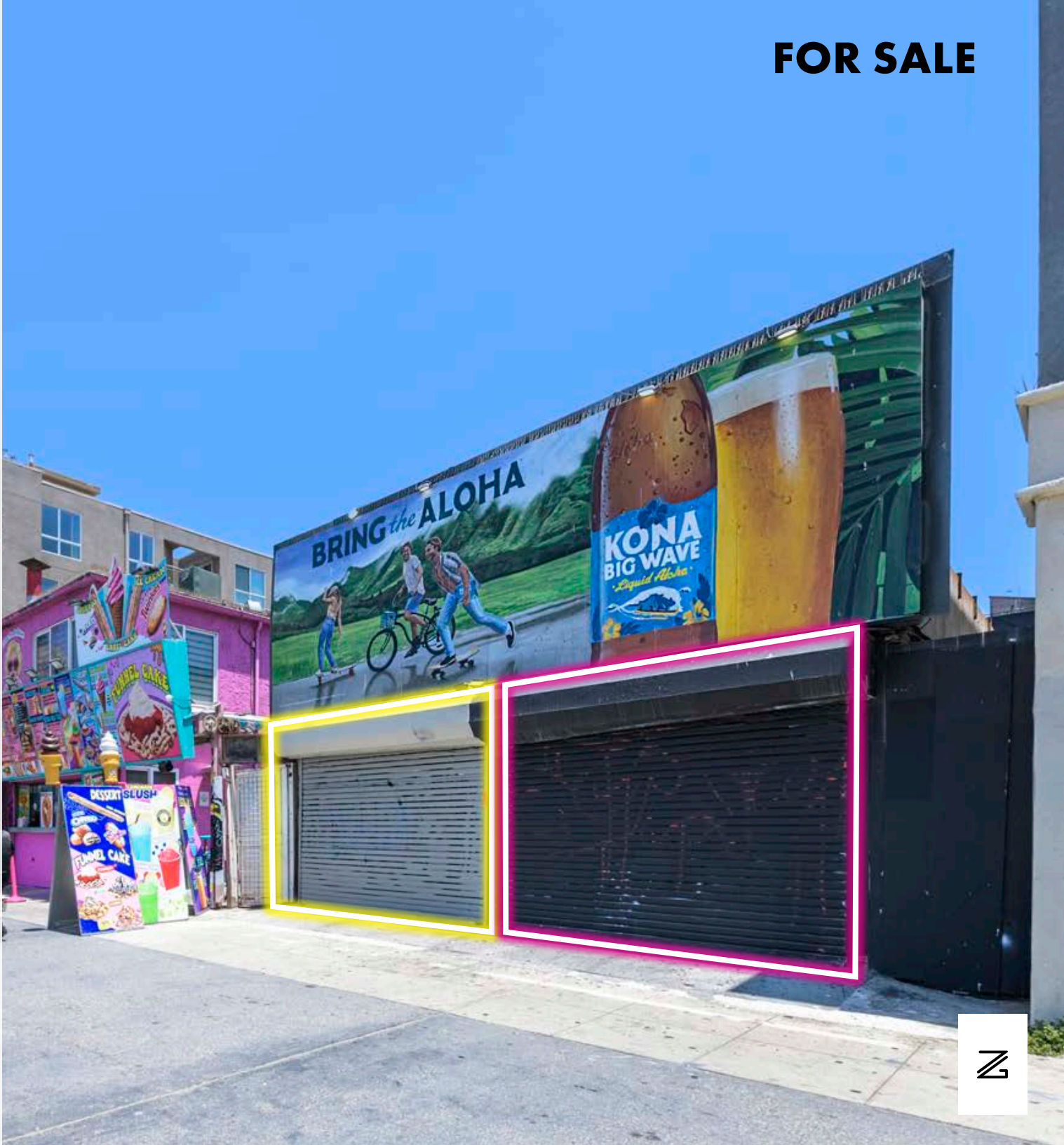
**PROPERTY INFORMATION**

**2013 OCEAN FRONT WALK  
VENICE, CALIFORNIA 90292**

ADDRESS	2013 Ocean Front Walk
PRICE	\$2,400,000
PPSF	\$2,013/SF
BUILDING SF	1,192 SF
LOT SF	2,520 SF
NUMBER OF UNITS	2
STORIES	1
APN	4226-013-005
TYPE	Retail
ZONING	LAR3
YEAR BUILT	1956
PARKING	3 spaces in the back
OCCUPANCY	Tenant M2M @ \$5K/mo. NNN
BILLBOARD	Generates \$50K/year

**LISTING TEAM**

**JOHN LALLY**  
Senior Director  
949.280.6535  
jlally@zcutogroup.com  
DRE #01940040



## PROPERTY HIGHLIGHTS

2013 OCEAN FRONT WALK  
VENICE, CALIFORNIA 90292

- Seller Financing is available (contact broker for details)
- Prime Owner-User or Investment Opportunity in a trophy location along the historic Venice Beach Boardwalk
- Billboard is a 3 year lease dated Oct. 9, 2023 with 1, 2-year option @\$53K/year. Can be cancelled with 90 day notice by ownership
- Close proximity to Venice Beach, Abbot Kinney Blvd, the Venice Canals, Main Street, and Rose Avenue
- Located within the area targeted by the forthcoming Venice Community Plan update, which focuses on preserving Venice's unique character while promoting sustainable growth, affordable housing, and improved public spaces



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ON-SITE PARKING  
FOR UP TO 3 CARS



2013  
OCEAN  
FRONT  
WALK  
*Venice*

South Beach Park

Pacific Ave

Navy Ct

Rose Ave

Google Venice

Venice Skills Center

Dudley Market

Venice Beach

Fig Tree

Barrique Venice

Venice Boardwalk

Venice Breeze Suites

Westminster

Venice Skatepark

Venice Breakwater

Venice beach

Lifeguard Tower Avenue 19

Venice Canal Historic District

Venice on the Beach Hotel

North Pier Lifeguard Tower

Venice Whaler

Via Dolce Park

The Venice Whaler

The Cheesecake Factory

Marina Del Rey Farmer's Market

Pearl Apartments

Mothers Beach

Marina del Rey Marriott

Killer Shrimp

Admiralty Way

Wayfarer Apartments + Marina

Del Rey

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9th Ave

10th Ave

11th Ave

12th Ave

13th Ave

14th Ave

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17th Ave

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33rd Ave

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35th Ave

36th Ave

37th Ave

38th Ave

39th Ave

40th Ave

41st Ave

42nd Ave

43rd Ave

44th Ave

45th Ave

46th Ave

47th Ave

48th Ave

49th Ave

50th Ave

51st Ave

52nd Ave

Brooks Ave

Westminster Ave

San Juan Ave

Horizon Ave

Market St

Riviera Ave

Windward Ave

Rialto Ave

Seville Ct

Grand Blvd

Venice Way

Mildred Ave

Strongs Dr

Speedway

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Senior Director

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