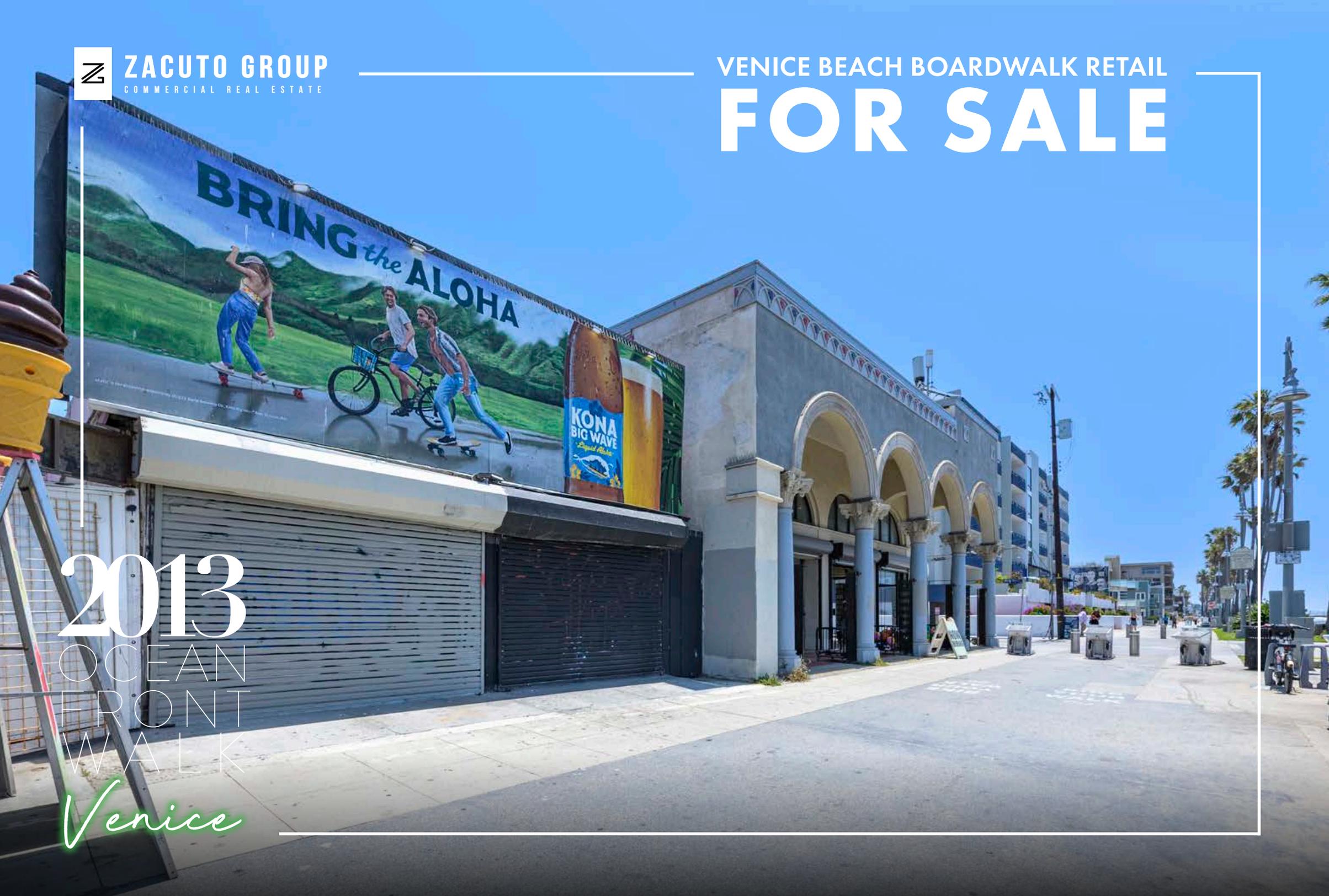


VENICE BEACH BOARDWALK RETAIL
FOR SALE

2013
OCEAN
FRONT
WALK
Venice



2013 OCEAN FRONT WALK *Venice*

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

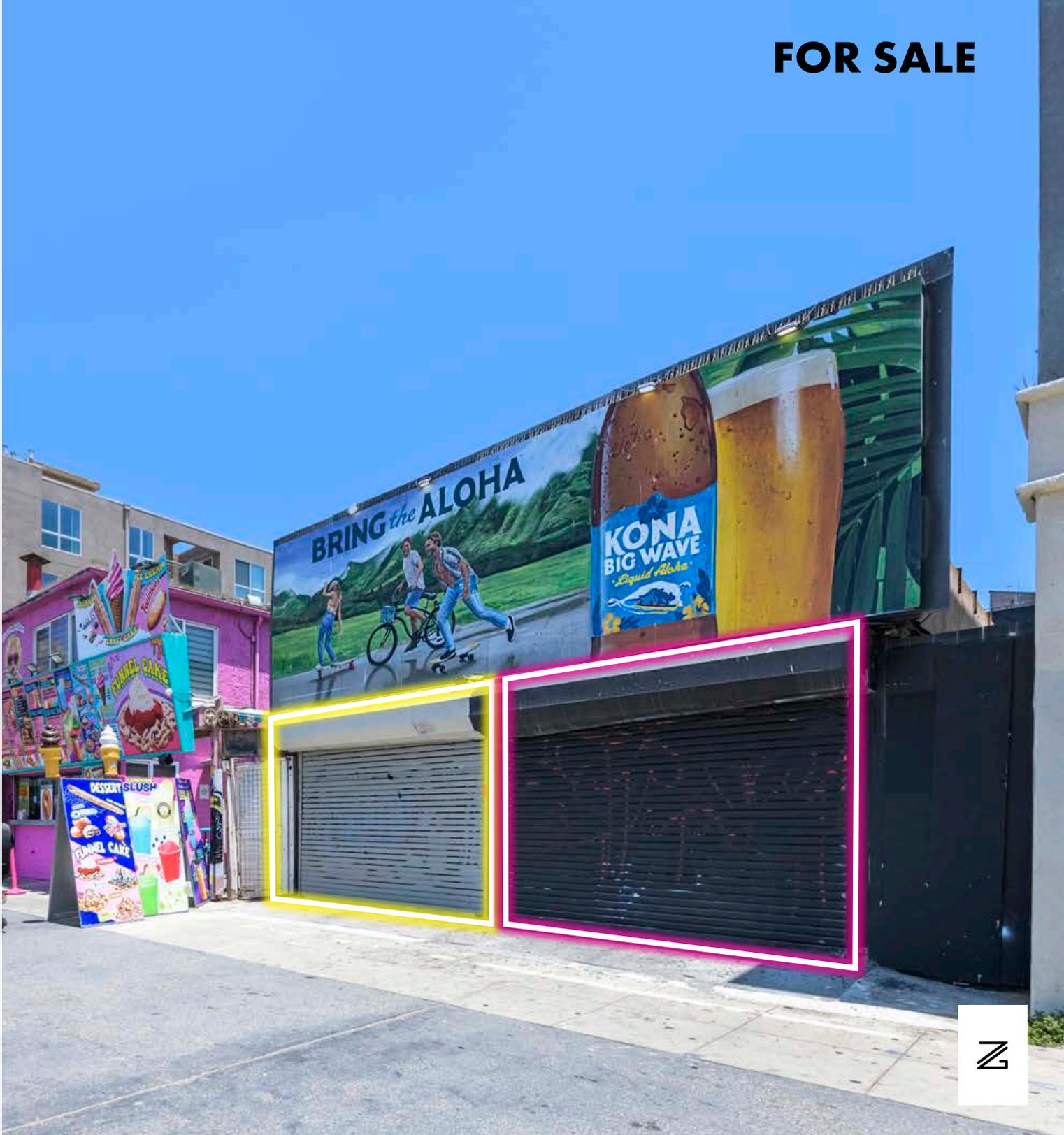
PROPERTY INFORMATION

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

ADDRESS	2013 Ocean Front Walk
PRICE	\$2,700,000
PPSF	\$2,265/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

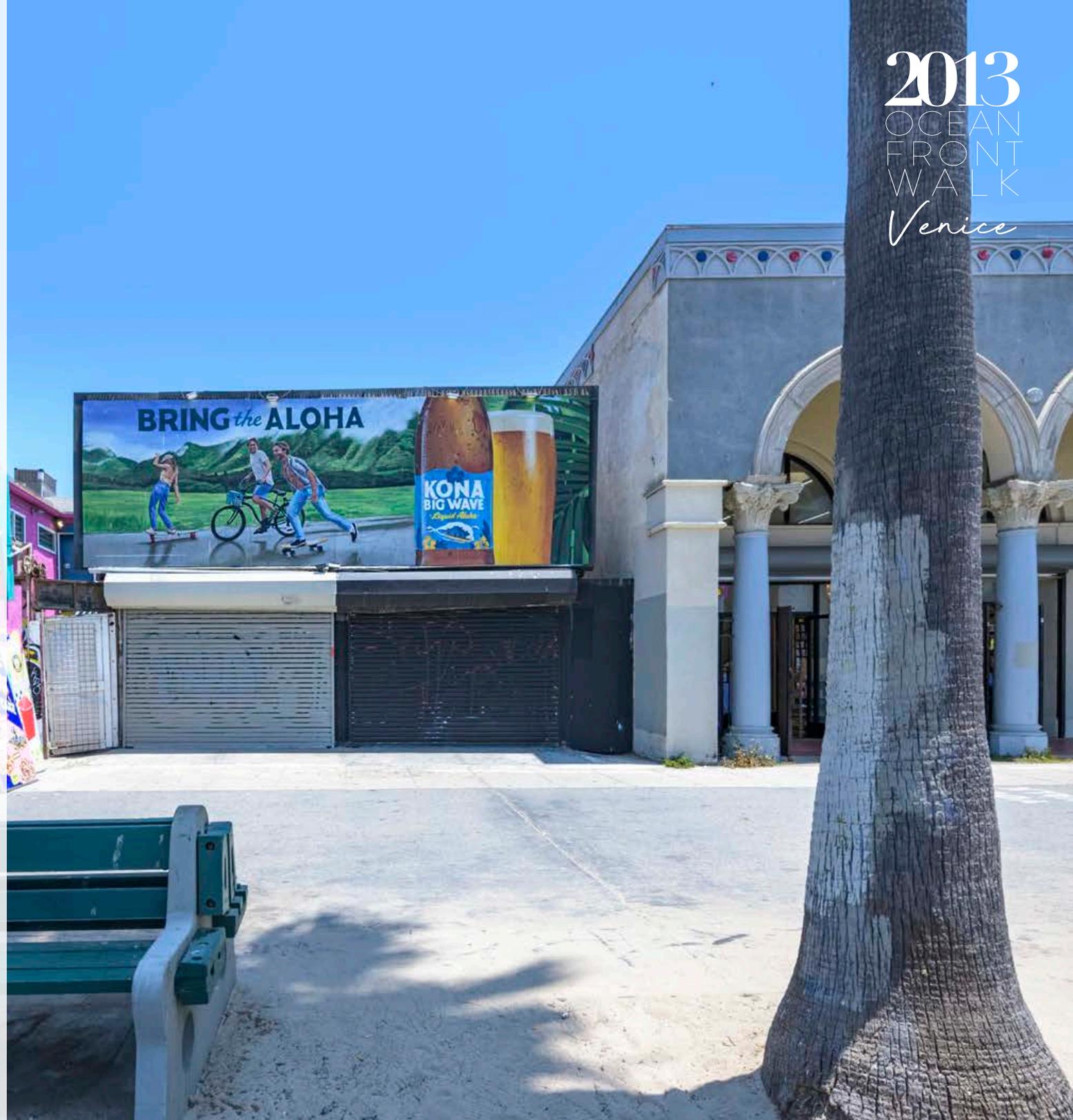
JOHN LALLY
Senior Director
949.280.6535
jlally@zcutogroup.com
DRE #01940040



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



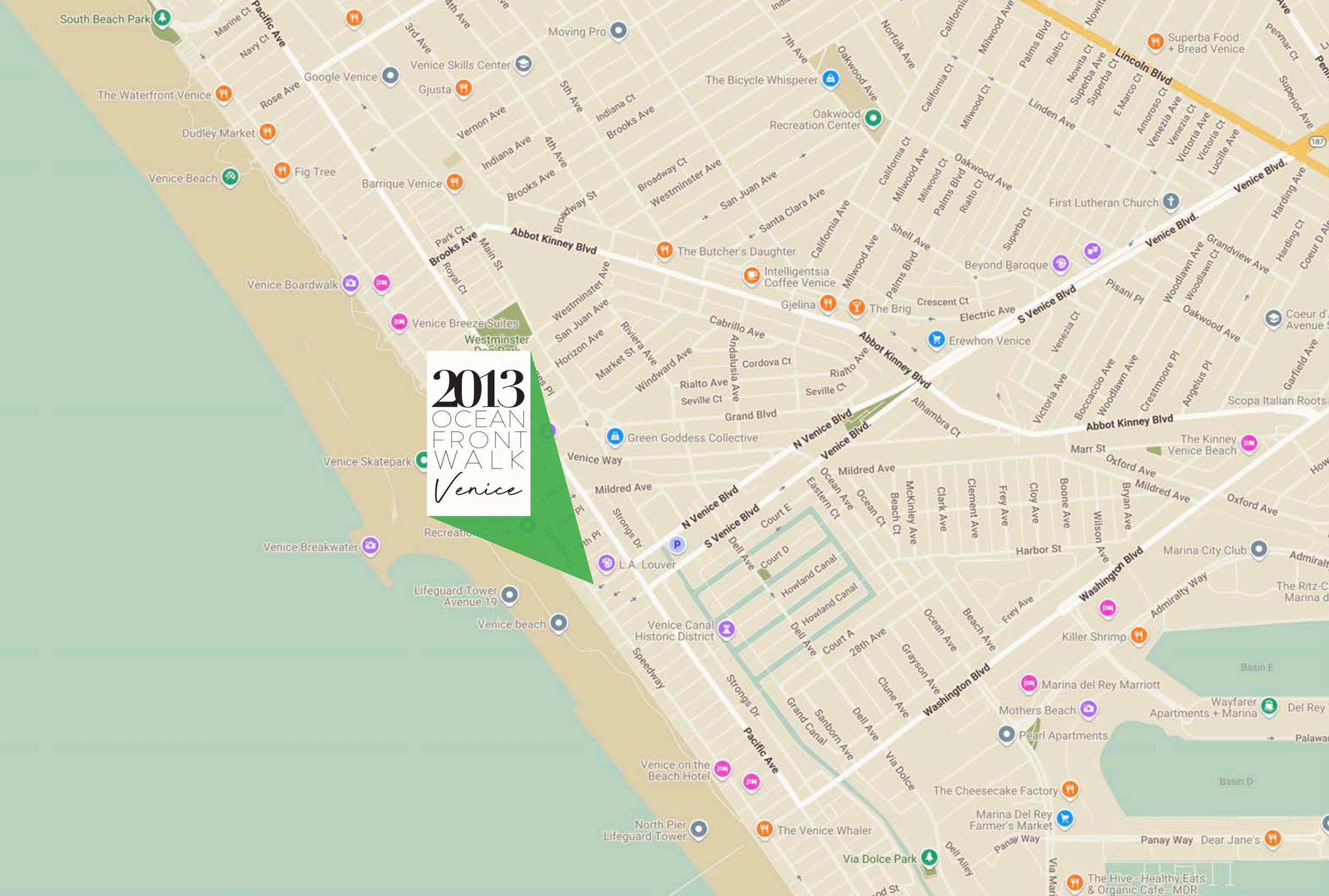
2013
OCEAN
FRONT
WALK
Venice

2013
OCEAN
FRONT
WALK
Venice



ON-SITE PARKING
FOR UP TO 3 CARS

2013
OCEAN
FRONT
WALK
Venice



2013

OCEAN
FRONT
WALK
Venice



ZACUTO GROUP
COMMERCIAL REAL ESTATE

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