

32 N Venice Blvd

Fully Leased Multi-family Investment | Venice, CA



32 N Venice Blvd presents a rare opportunity to acquire a fully leased 4-unit multifamily asset in the heart of Venice Beach. The property is secured by a long-term master lease to a Sober Living operator, delivering stable, passive income with minimal landlord responsibilities. With 3% annual rent increases, strong guarantor backing, and a prime coastal location, this asset offers a bond-like investment profile with built-in yield growth.

Price: \$3,500,000

CAP Rate: 5.74%

GRM: 14.83

DREW GLICKMAN

DRE 01493846

DREW@GZRE.NET

310-600-6208



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*Buyer to Verify. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed. Presented by: Drew Glickman CALDRE#:01493846

Premier Venice Location

Venice Beach is a globally recognized destination and part of Silicon Beach, home to major tech and creative companies driving long-term demand. Located steps from the beach in one of the most dynamic coastal markets in the world:

Across from LA Louver Art Gallery

Steps to Venice Beach Boardwalk & Paddle Tennis Courts

Near Muscle Beach

Walkable to Abbot Kinney Blvd

Adjacent to public parking structure

Price: \$3,500,000

CAP Rate: 5.74%

GRM: 14.83

Units: 4

Income: \$236,028 Annually

NOI: \$200,826

Lease Expiration: October 2028

Structure: Master Lease (NNN-Like)

Long-term appreciation potential

Key Highlights

100% occupied with single tenant (master lease)
Long-term Stability Lease secured through October 2028

One 3 Year Option to Extend (FMV)

3% annual rent increases

Tenant responsible for maintenance & operations
Minimal landlord responsibilities (structure + roof only)

Security deposit + three personal guarantors

Total landlord expenses ≈ \$35,000/year

Projected CAP grows to ~6.36%

Property Summary

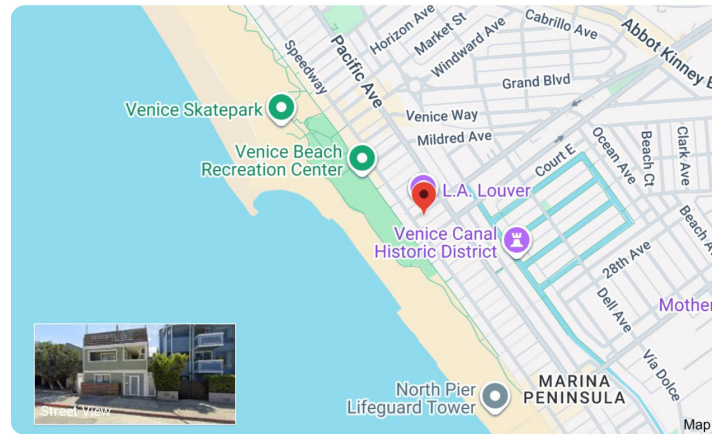
4-Unit Quadruplex

7 Bedrooms / 5 Bathrooms

Year Built 1964 (extensively improved)

Central HVAC + secure access

Strong in-place income with long-term stability



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