

1313 Innes Pl

Venice, Ca. 90291 | OFFERED FOR SALE



Building Size

3,672 Sq. Ft. Living area

2,400 Sq. Ft. Lot Size

Projected Cap Rate

5.80%

Features

- Duplex
- Fully vacant
- 2 bedrooms, 3 bathrooms total
- Live/work zoning with flexible use potential for residential, office, creative studio, or workspace needs
- 4 parking spaces, 2-car garage

Price

\$3,295,000

Listed By

Alex Baker

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Originally conceived by renowned Venice architect L. Anthony Greenberg AIA as one of the early live/work compounds that helped define the creative spirit of Venice, this property was later reimagined by David Montalba of Montalba Architects, bringing a refined contemporary vision centered on light, materiality, openness, and flexibility.

Zoned live/work and delivered fully vacant, it stands today as a rare Venice offering with no compromises. 1313 and 1315 Innes Place are two independent architectural residences, each with its own entrance and outdoor space, connected by a shared design philosophy and extraordinary versatility. Mirror-image units, each approximately 1,836 square feet, feature soaring high ceilings, dramatic loft levels, full kitchens, and 1 bed/1.0 & 1.5 bath layouts crafted with the same precision and care. Natural light pours through both residences, the lofts flex effortlessly between home office, creative studio, and private retreat, and the live/work zoning opens the door to uses most residential buildings simply can't accommodate. Blocks to the beach and steps from the boutique restaurants, and unmistakable energy of Abbot Kinney, this is the location buyers spend years waiting for. Live in one and rent the other, occupy the full compound as a creative headquarters, or stabilize both units for a compelling cap rate in one of coastal LA's most resilient rental corridors. Delivered vacant, move-in ready, and shaped by two of Venice's most respected architectural voices

Unit Breakdown

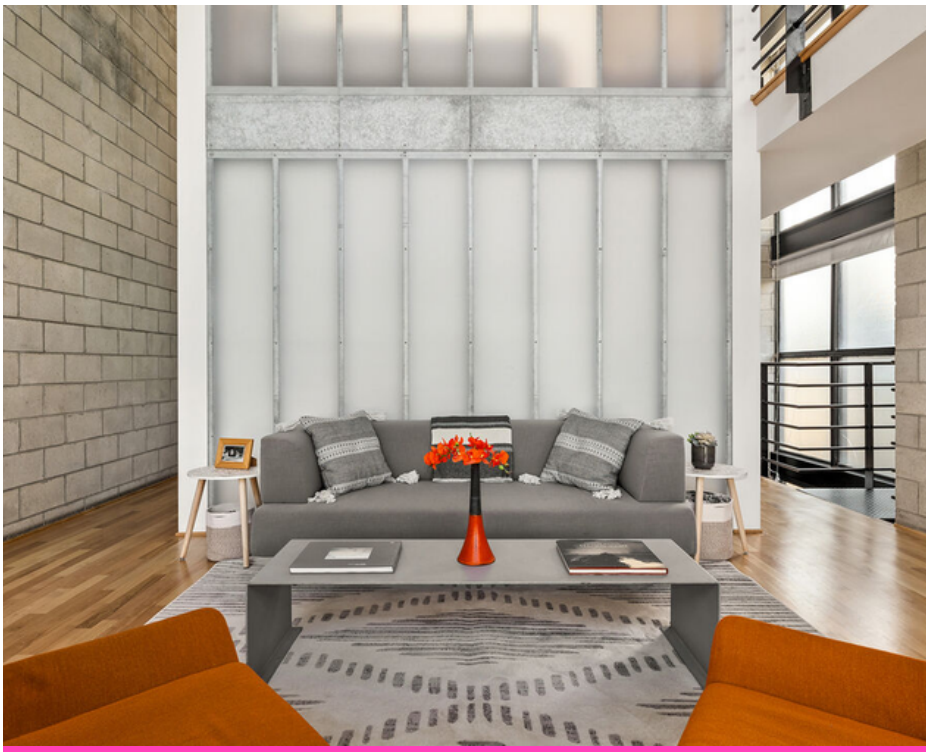
	Unit	Bed/Bath	Rent	Projected
	1	1 bed / 1 bath	Vacant	\$12,000 / Mo
	2	1 bed / 1.5 bath	Vacant	\$12,000 / Mo
Totals	2	2 beds / 2.5 baths	Vacant	\$24,000 / Mo



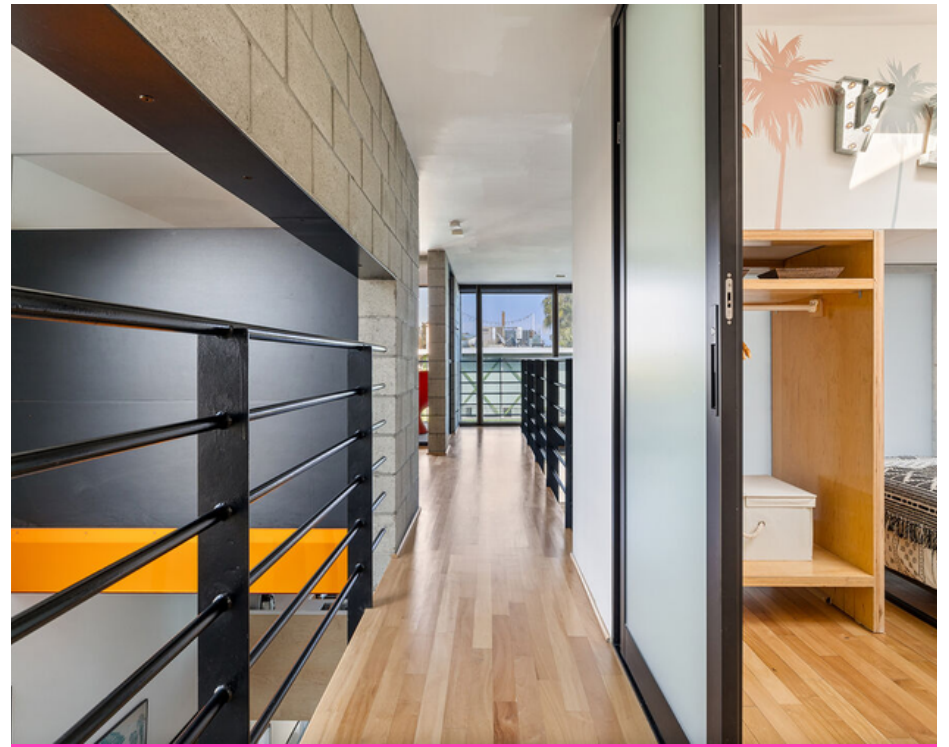
~ **3,672 sq. ft.** total living
~ **2,400 sq. ft.** total lot

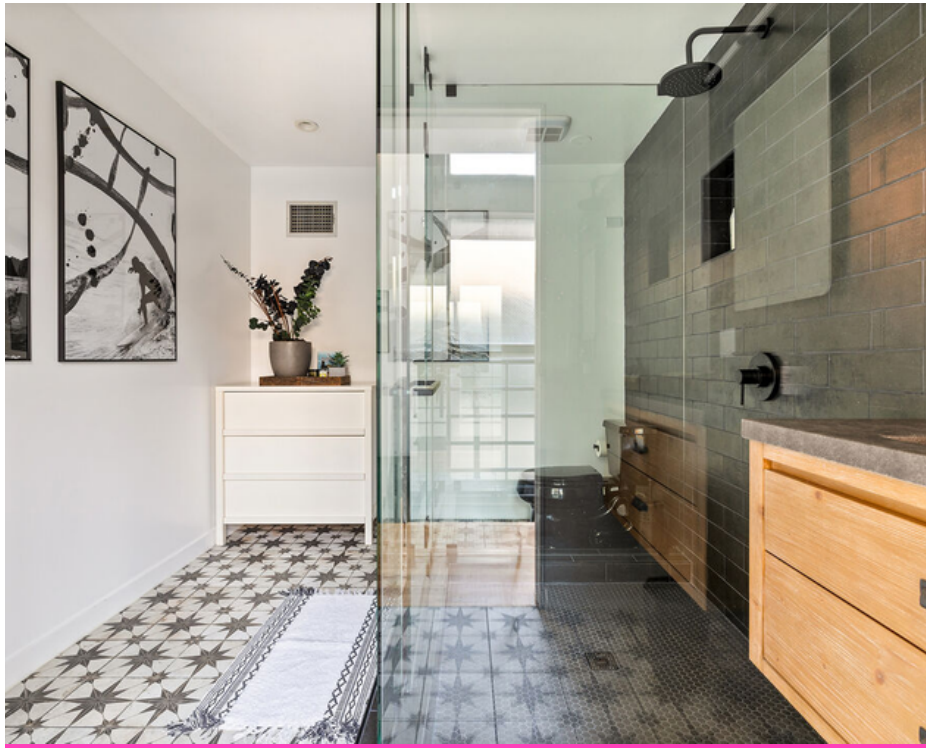
Income Details	
Price	\$3,295,000
Annual Gross Income	\$288,000
Total Annual Expenses	\$82,080
NOI	\$191,620
Cap Rate	5.80%

*Based on the projected rents. Buyer to verify through Buyers own due diligence, square footage, unit types, and unit details as represented. All rent rolls, financials, expenses, pro-forma, lease information square footage, zoning, use codes, CoFO, financials, tenants, rent control rules, lease terms, and property condition to be independently verified by Buyers through personal inspection, and due diligence with appropriate professionals. The property may have video/surveillance devices. All information deemed reliable but not guaranteed. DRE #01858429



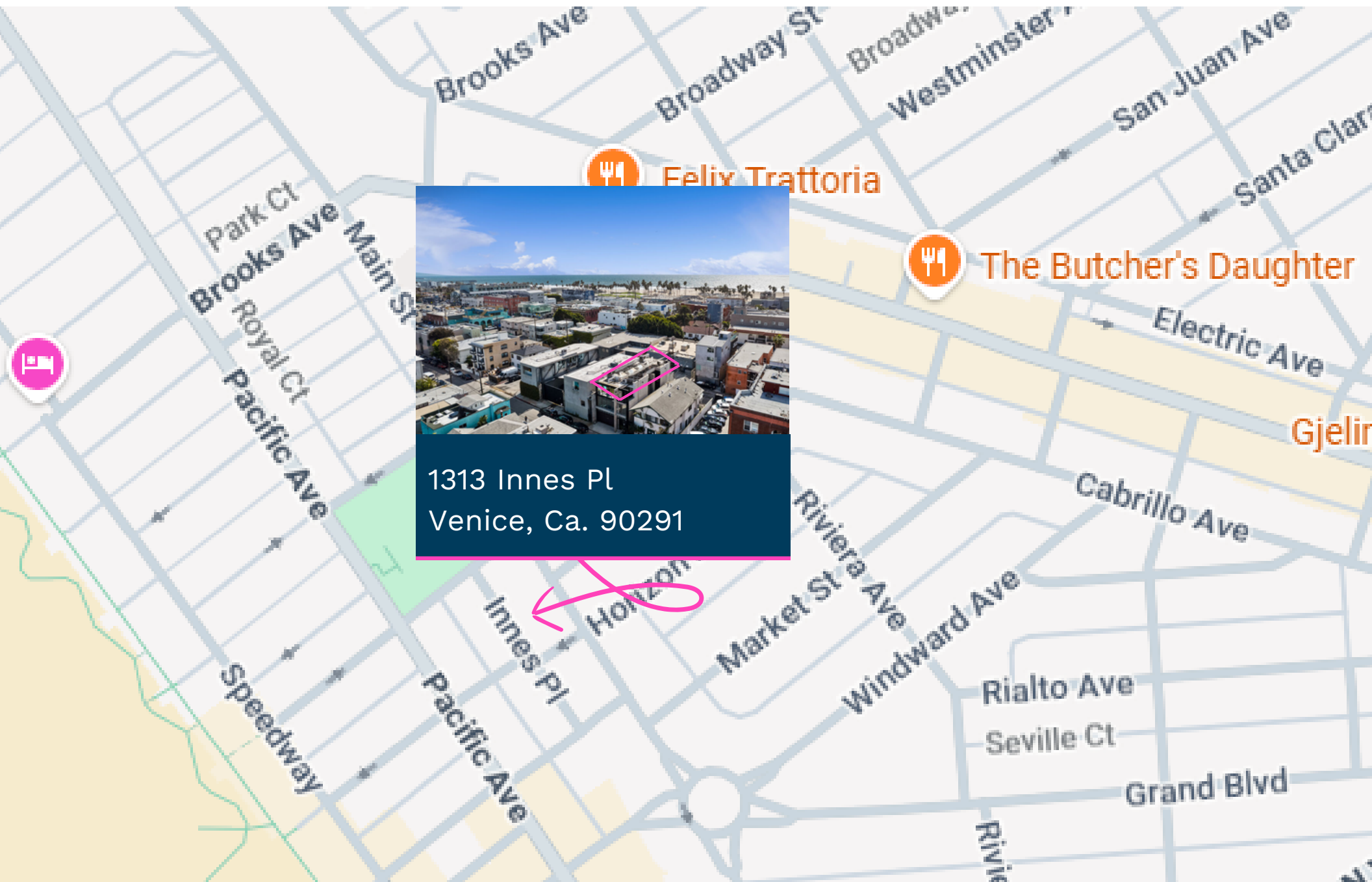




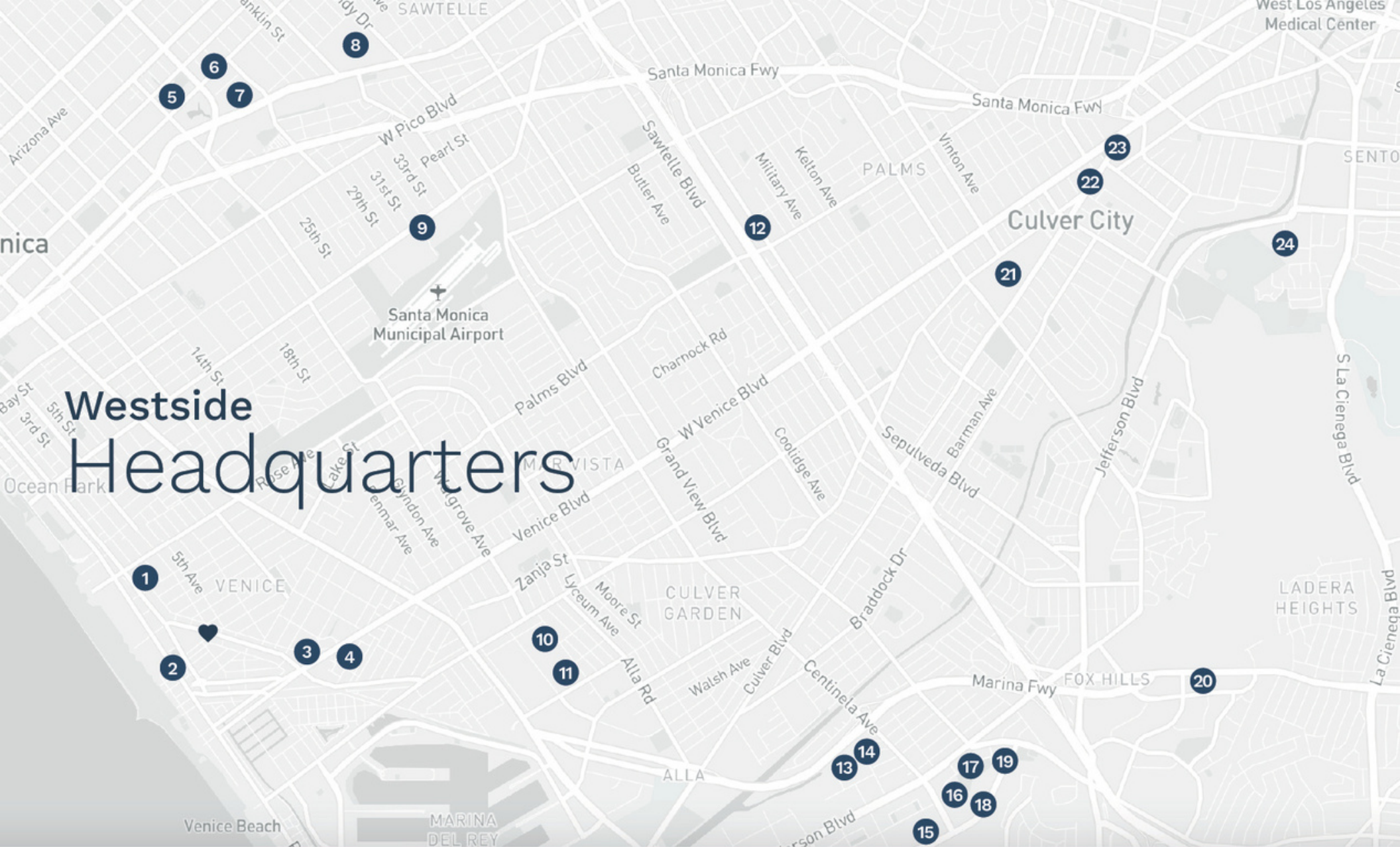




Location



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|--------------|--------------|----------------------|-----------------------|------------------|-------------------|-------------------|
| 15 | 1 Google | 5 HBO | 9 Activision Blizzard | 13 Toms | 18 72 and Sunny | 22 Amazon Studios |
| 2 Snap, Inc. | 6 Viacom | 10 Bouqs | 14 TWA/Chiat/Day | 19 Yahoo! | 23 Culver Studios | |
| 3 Vice | 7 RedBull | 11 Dollar Shave Club | 16 The Honest Company | 20 TikTok | 24 MeUndies | |
| 4 Rivian | 8 Riot Games | 12 TrueCar | 17 Belkin | 21 Sony Pictures | | |



PARDEE
— PROPERTIES —

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