

FOR SALE

WESTMAC
Commercial Brokerage Company

70 N VENICE BOULEVARD



OWNER-USER OPPORTUNITY
ONE BLOCK FROM THE OCEAN



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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the exceptional opportunity to acquire 70 N Venice Boulevard. The completely vacant property is $\pm 2,232$ square feet of building on $\pm 2,713$ square feet of land. The ground floor is office or retail space perfect for an owner-user. The second floor is a vacant two-bedroom one-bath apartment. There is a gated parking lot in the rear of the building with space for approximately three vehicles. There is also metered street parking, and city lots on either side of the property.

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 signalized corner of Venice Boulevard and Pacific Avenue, an intersection bustling with cars and pedestrians alike. The area has a Walk Score of 94 (Walker's Paradise) and a Bike Score of 98 (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.

70 N Venice Boulevard is walking distance to dozens of restaurants, shops, and services, including Bellissimo Venice, Ospi, and Si Mon all on the same block, plus Hotel Erwin, Great White, Eggslut, Venice Market, Tocaya Modern Mexican, and many others just a few minutes away. A five-minute walk from the property, along Windward in the shadow of the iconic Venice Sign, are trendy neighborhood hot spots: Gjusta Grocer, Winston House, Gran Blanco, 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.

enice Bl





PROPERTY PROFILE

Address

70 N Venice Boulevard, Venice, CA 90291

APN

4226-014-016

Building Size

±2,232 SF (per tax record)

Lot Area

± 2,713 SF (per tax record)

Built

1940

Zoning

LARD1.5-1-O-CA

Building Type

Mixed-Use

Tenancy

Multi

Occupancy

Vacant

Parking

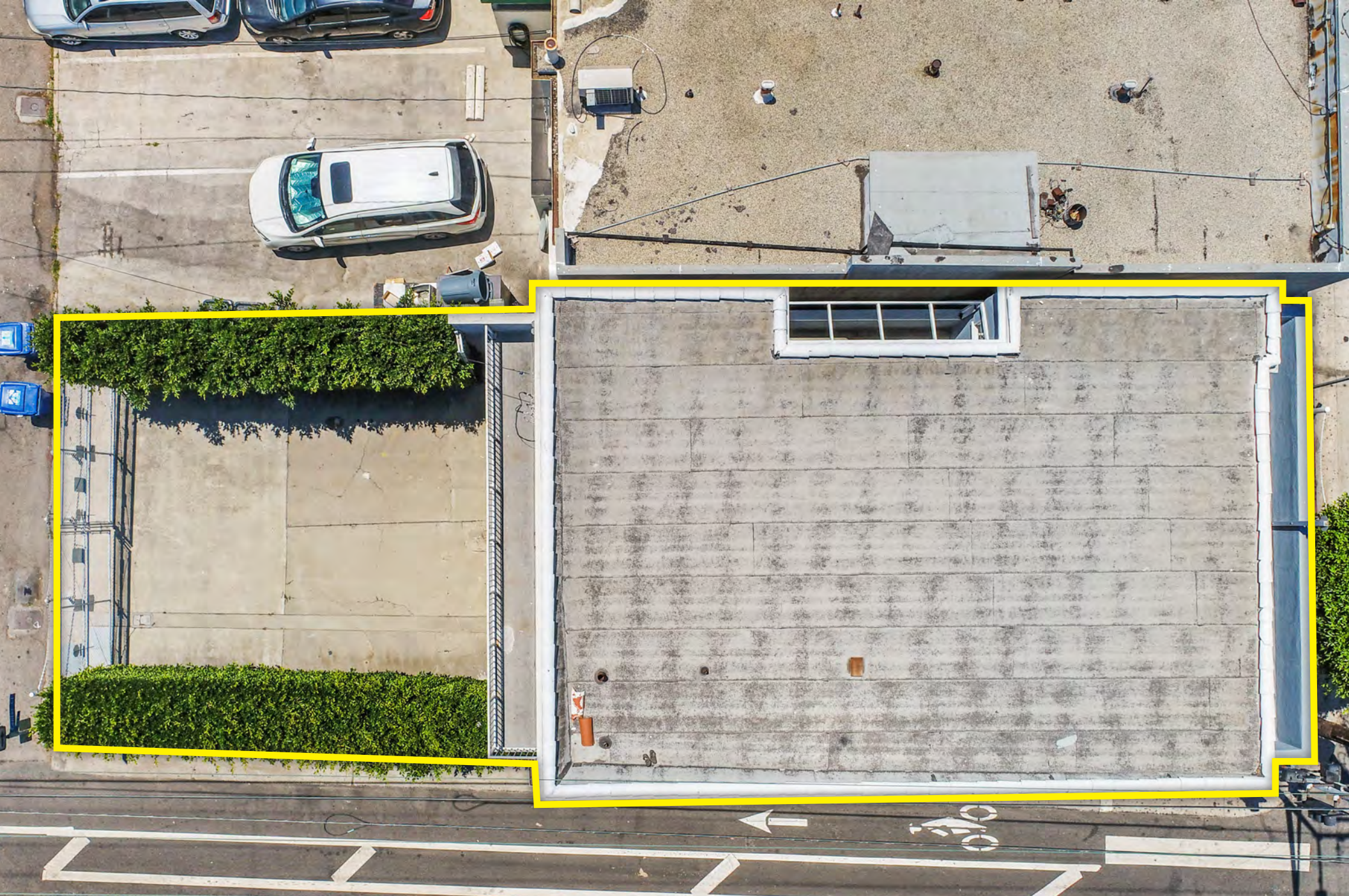
Approximately three (3) spaces

Walk Score

94 (Walker's Paradise)

Sale Price

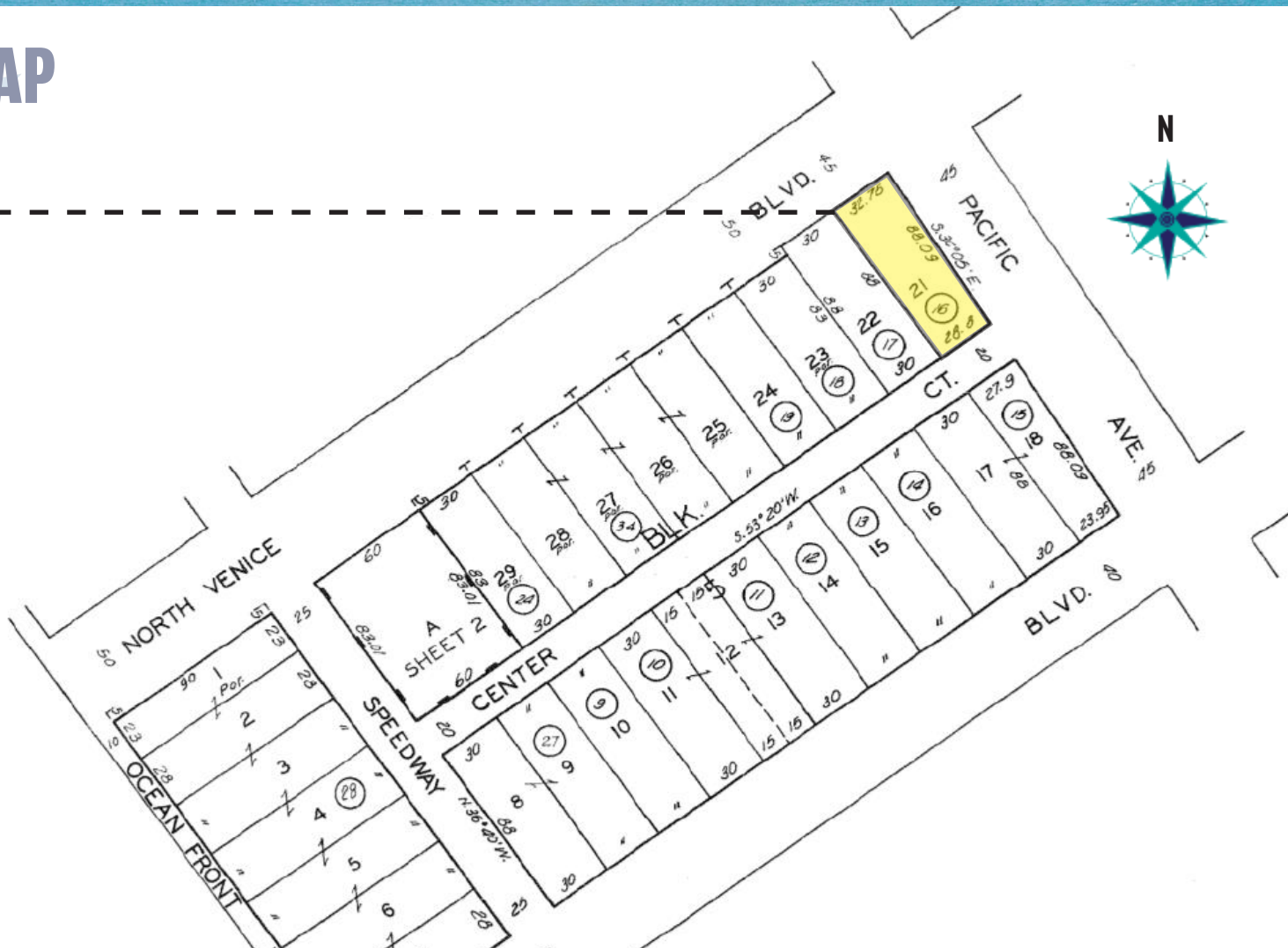
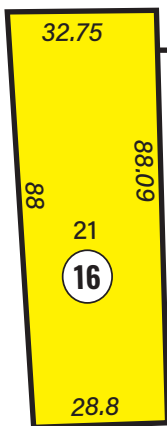
\$2,500,000



PACIFIC AVE



PARCEL MAP





Center

PROPERTY HIGHLIGHTS

High Barriers to Entry

The Venice submarket usually sees limited inventory change hands in a typical year, as many investors are long-term holders. Venice Beach historically is a relatively illiquid submarket, with less than 1% of inventory changing hands most years.

Bustling Venice Beach Corner

Venice Beach receives over 10 million visitors per year and has been labeled a global tourist attraction. 70 N Venice Boulevard is a short distance from Venice's bustling tourism industry, including Venice Beach, the Venice Beach Boardwalk, Muscle Beach, Windward Plaza, and the Venice Canals. It is estimated between 28,000 and 30,000 people visit the Venice Beach Boardwalk and surrounding neighborhood on a daily basis. There are a number of trendy neighborhood spots in the area surrounding the subject property, including highly-rated restaurants Ospi, Si Mon, Great White, Ggiata Delicatessen, and Belles Beach House.

Blank Canvas

This completely vacant property is an opportunity for an owner-user to make it their own. There are 2,232 square feet on two floors for an owner to occupy. This is an incredible opportunity for an owner-user to make their mark in an unbeatable location.





CLICK OR SCAN FOR AERIAL VIDEO







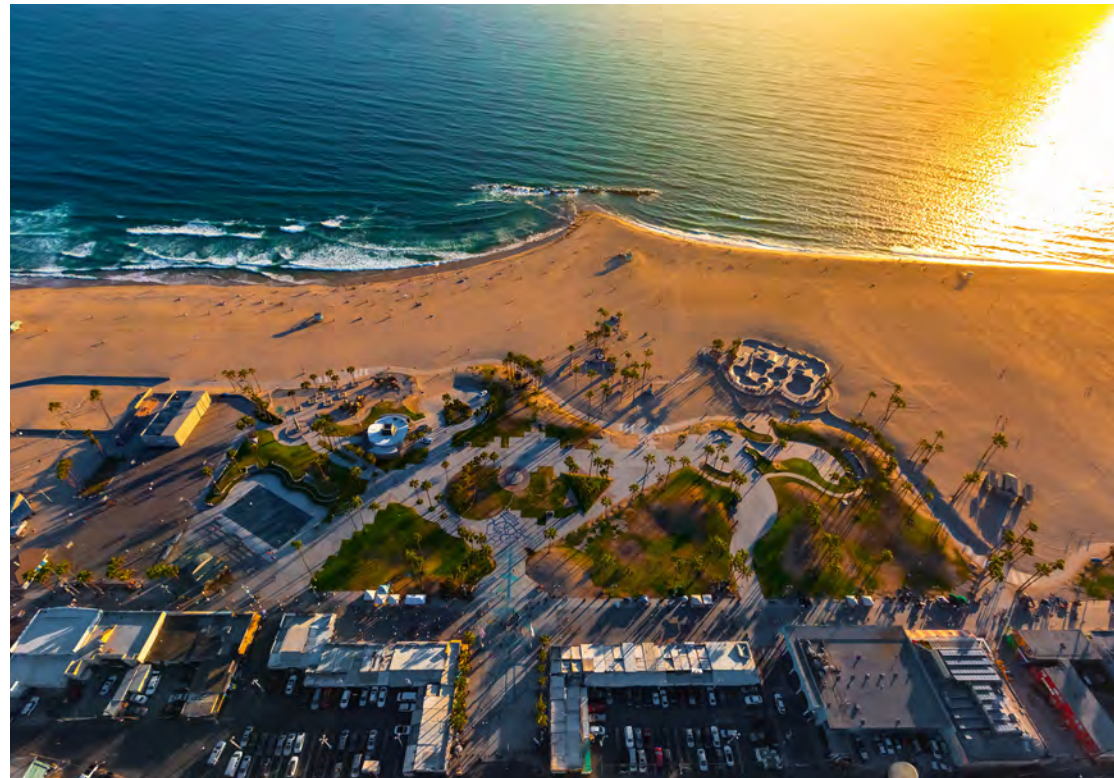
AREA SUMMARY

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 Subject Property

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	26,848	150,755	394,319
2023 Population	27,746	159,254	409,867

HOUSEHOLD	1-MILE	3-MILE	5-MILE
2010 Households	14,654	76,740	188,695
2022 Households	14,903	80,294	194,537

INCOME	1-MILE	3-MILE	5-MILE
Avg. H.H. Income	\$153,862	\$138,794	\$136,433
Median H.H. Income	\$129,216	\$108,955	\$108,136
Median Home Value	\$1,085,563	\$1,065,388	\$1,049,406

BUSINESS	1-MILE	3-MILE	5-MILE
Number of Business	1,732	13,284	35,853
Number of Employees	10,875	117,233	291,668
Total Spending	\$563M	\$2.9B	\$7.2B

VENICE BEACH SKATE PARK

VENICE BEACH SIGN

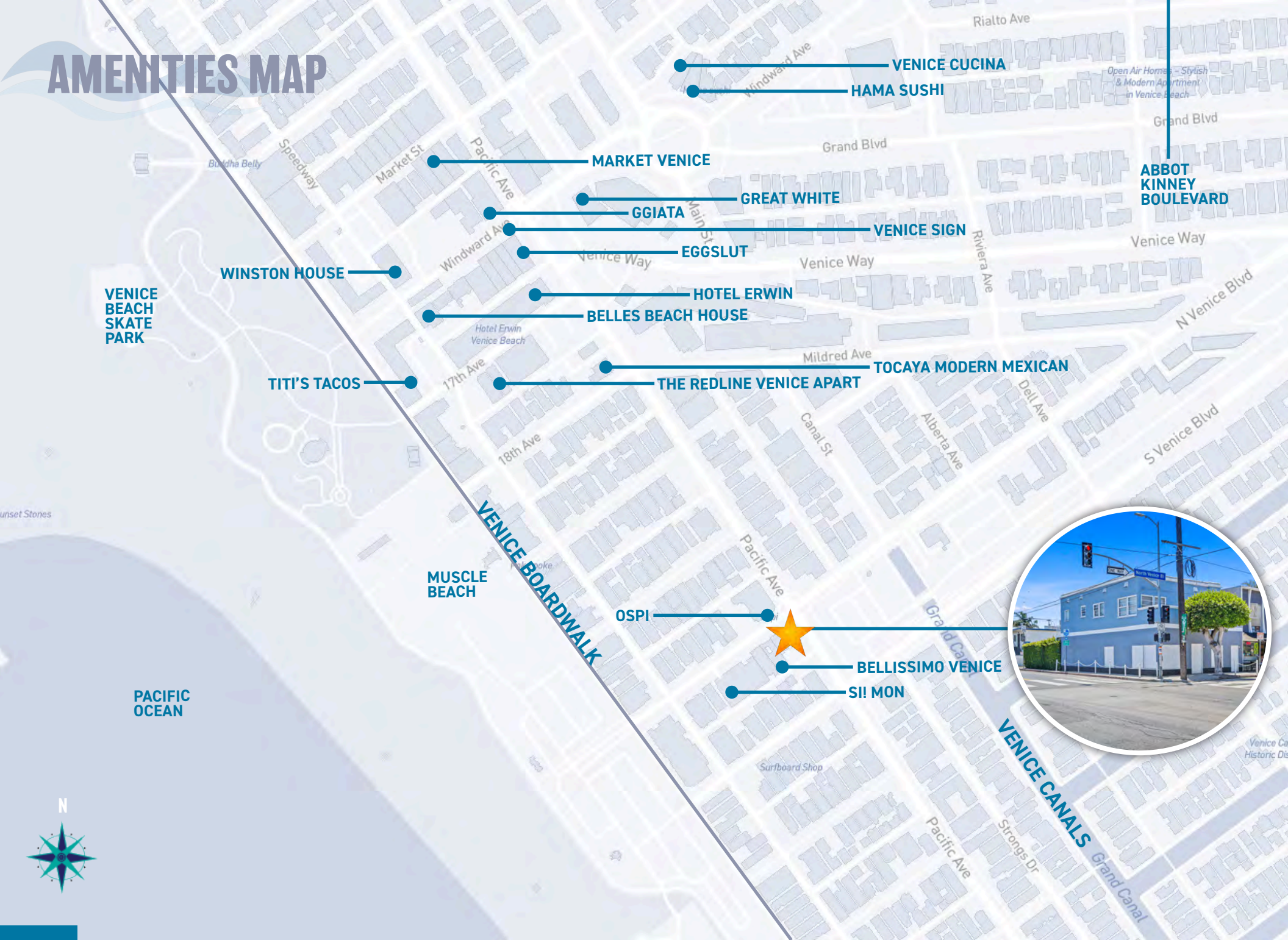
ABBOT KINNEY BOULEVARD

VENICE BEACH

HOTEL ERWIN



AMENITIES MAP



VENICE BEACH SKATE PARK

WINSTON HOUSE

TITI'S TACOS

MUSCLE BEACH

VENICE BOARDWALK

MARKET VENICE

GGIATA

GREAT WHITE

EGGSLUT

HOTEL ERWIN

BELLES BEACH HOUSE

THE REDLINE VENICE APART

OSPI

VENICE CUCINA

HAMA SUSHI

VENICE SIGN

TOCAYA MODERN MEXICAN

BELLISSIMO VENICE

SII MON

ABBOTT KINNEY BOULEVARD



PACIFIC OCEAN

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