

FOR SALE

**OWNER/USER OR INVESTMENT
OPPORTUNITY UNDER THE
ICONIC VENICE SIGN**

**70-72 WINDWARD AVE.
VENICE, CALIFORNIA 90291**





Paloma Realty Partners is excited to bring to market this versatile and unique property for sale in the heart of Venice Beach. Located just under the Venice sign steps from the beach, 70-72 Windward is a nearly 3,500 sq. ft. standalone retail/office building.

Currently being leased to an outdoor advertising agency and a grocery/dessert concept, there is opportunity to purchase this property as either an investment or as an owner/user. Both tenants have two and half years remaining on their leases, which provides income while maintaining flexibility for a multitude of buyers.

HIGHLIGHTS

BUILDING SIZE:
Approx. 3,500 SF

SALE PRICE:
\$5,250,000

PRICE PSF:
\$1,500/SF

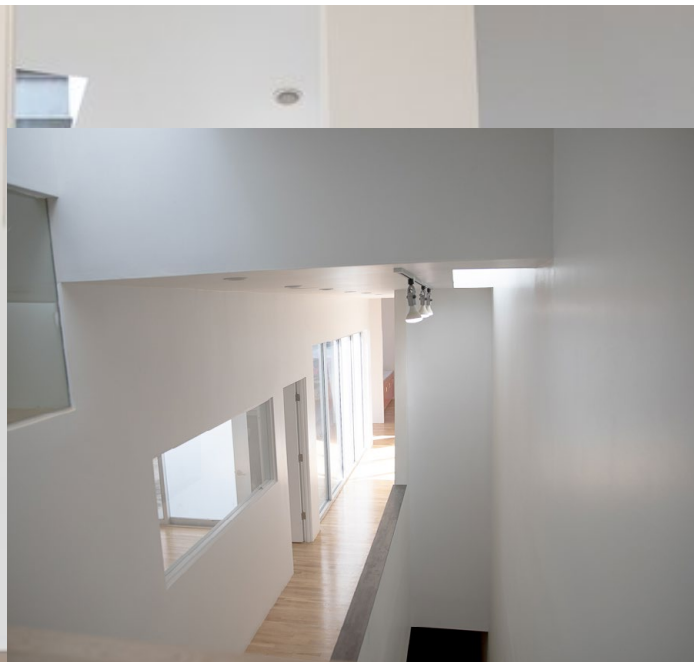
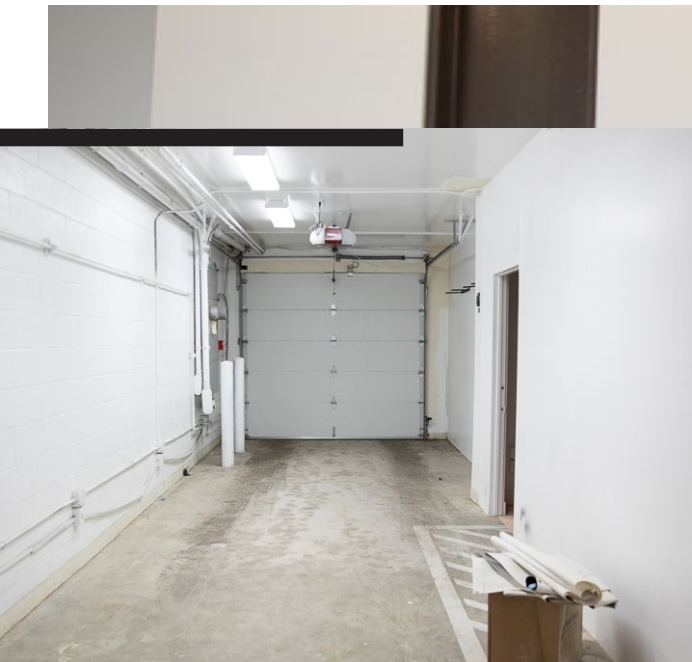
FEATURES

- High ceilings
- Multi-level layout
- Skylights
- Private Restrooms
- Private Courtyard
- Mix of offices & Open Space
- Rooftop Deck
- Unique Branding Opportunity

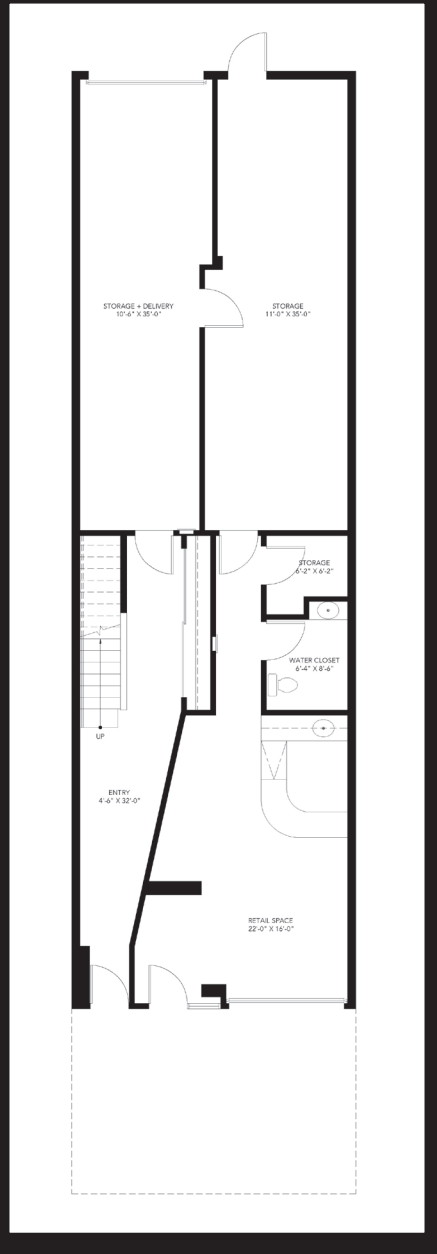
IMPROVEMENTS

- New interior/exterior paint
- Brand new security system
- Newly sanded and sealed original hardwood floors

OVERVIEW



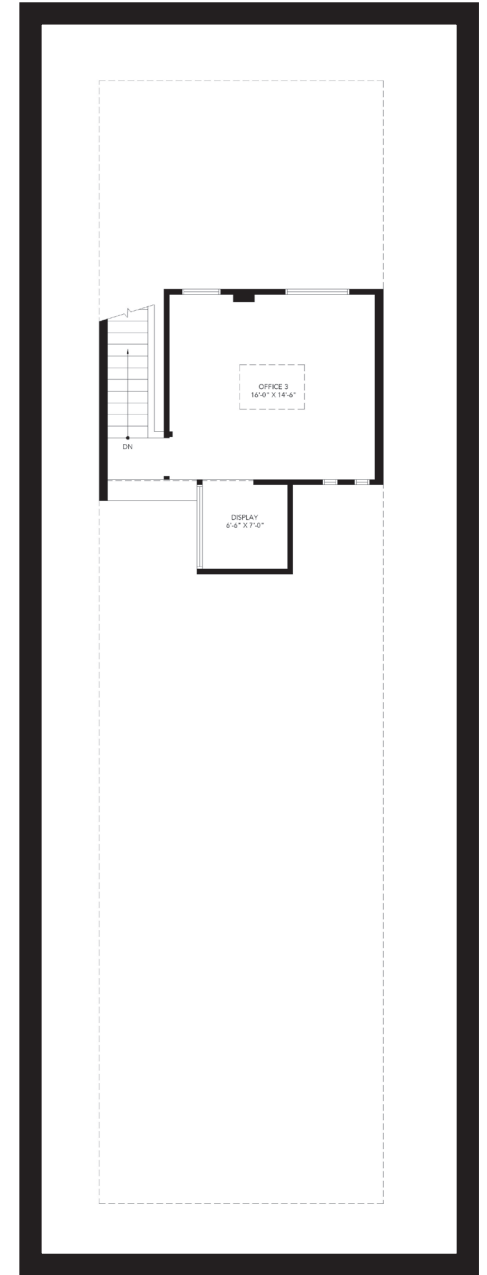
FIRST



SECOND



LOFT



FLOOR PLANS



70-72 Windward Ave.

1 Great White



2 Market

MARKET

3 Minotti's



4 Ospi



5 Gran Blanco



6 Belle's



7 Winston House



8 Gjस्ता Grocery



9 Teddy's Red Tacos



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