

# Creative Loft Office Space For Lease

**@ THE VENICE ART BLOCK**



1225-45 Electric Ave.  
Venice, CA 90291



# Creative Loft Office Space For Lease

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*Exclusively Marketed by:*

**JUSTIN ALTEMUS**

THE ALTEMUS COMPANY

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Lic: 01271444





01

Executive Summary

Investment Summary

CREATIVE LOFT OFFICE SPACE FOR LEASE



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## OFFERING SUMMARY

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ADDRESS 1225-45 Electric Ave.Venice, CA 90291

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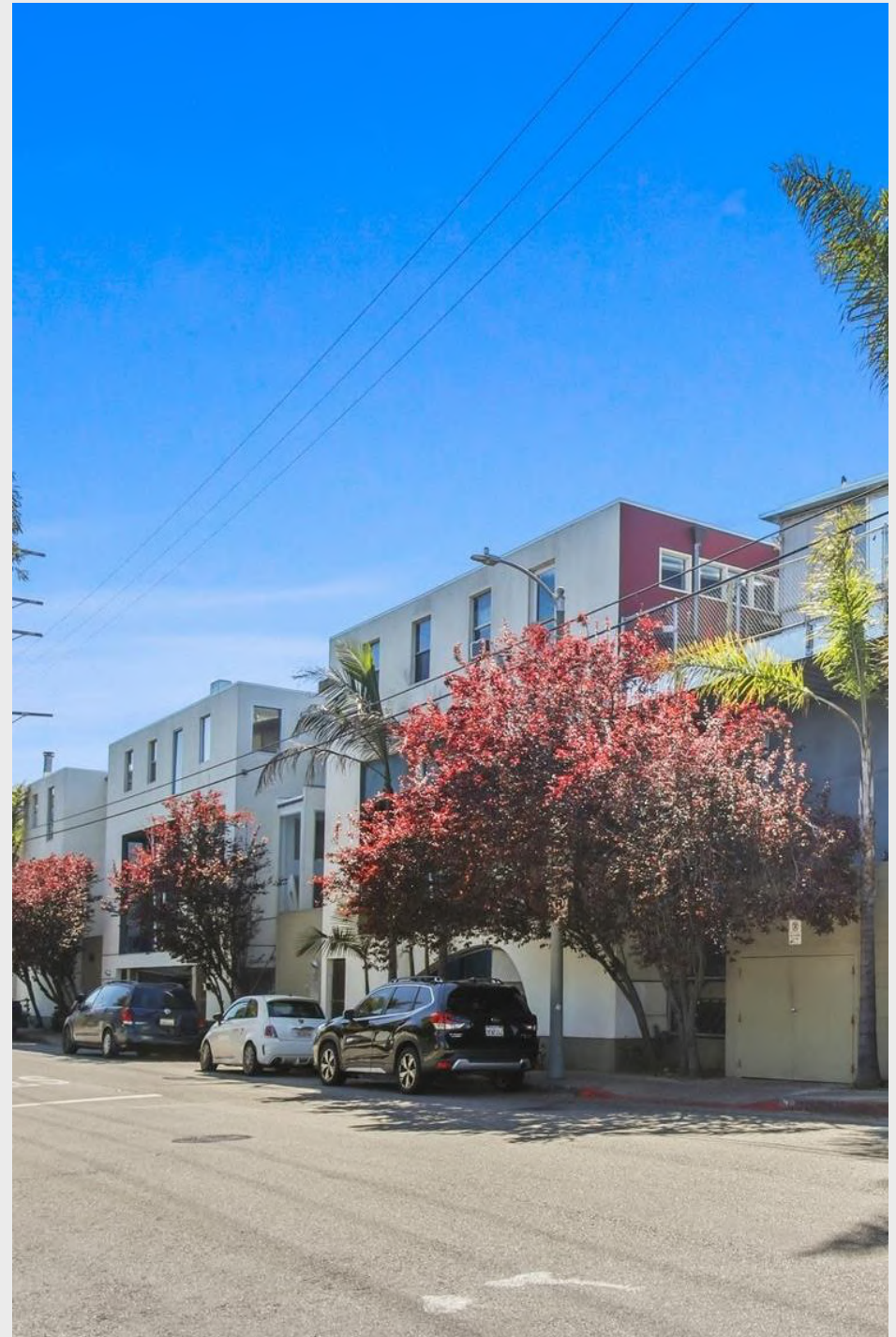
## FINANCIAL SUMMARY

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LEASE RATE \$5.25/SF per month Modified Gross

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- ⇒ Magnificent creative/loft style office space for lease @ The Venice Art Block.
- ⇒ Approximately 6,500 sf available. Divisible into different square footage configurations.
- ⇒ Perfect for a variety of media, entertainment, production, technology and other creative office uses. Also, suitable for a variety of studio or flex uses.
- ⇒ Combination of 9 privates (flexible as offices or conference room) and open work area to meet various office layout needs. (See attached floor plans). Nice kitchen/Break area.
- ⇒ Private, gated partial subterranean parking garage. Parked at 2/1,000 @ prevailing building rates. Additional city parking lot available immediately adjacent to the Property.
- ⇒ Great Bones - Beautiful exposed wood ceiling joists, polished concrete floors, exposed HVAC ducting and upscale finishes throughout.
- ⇒ All square footage is usable with no load factor.
- ⇒ Exclusive, private exterior deck in the rear of the Premises overlooking Abbot Kinney Blvd. and the ocean.
- ⇒ Asking Rate: \$5.25/sf Modified Gross.
- ⇒ Preferred lease term: 2 - 5 years. Possession: Negotiable
- ⇒ To Show, call broker. Please do not disturb tenant.







02

## Location

Location Summary

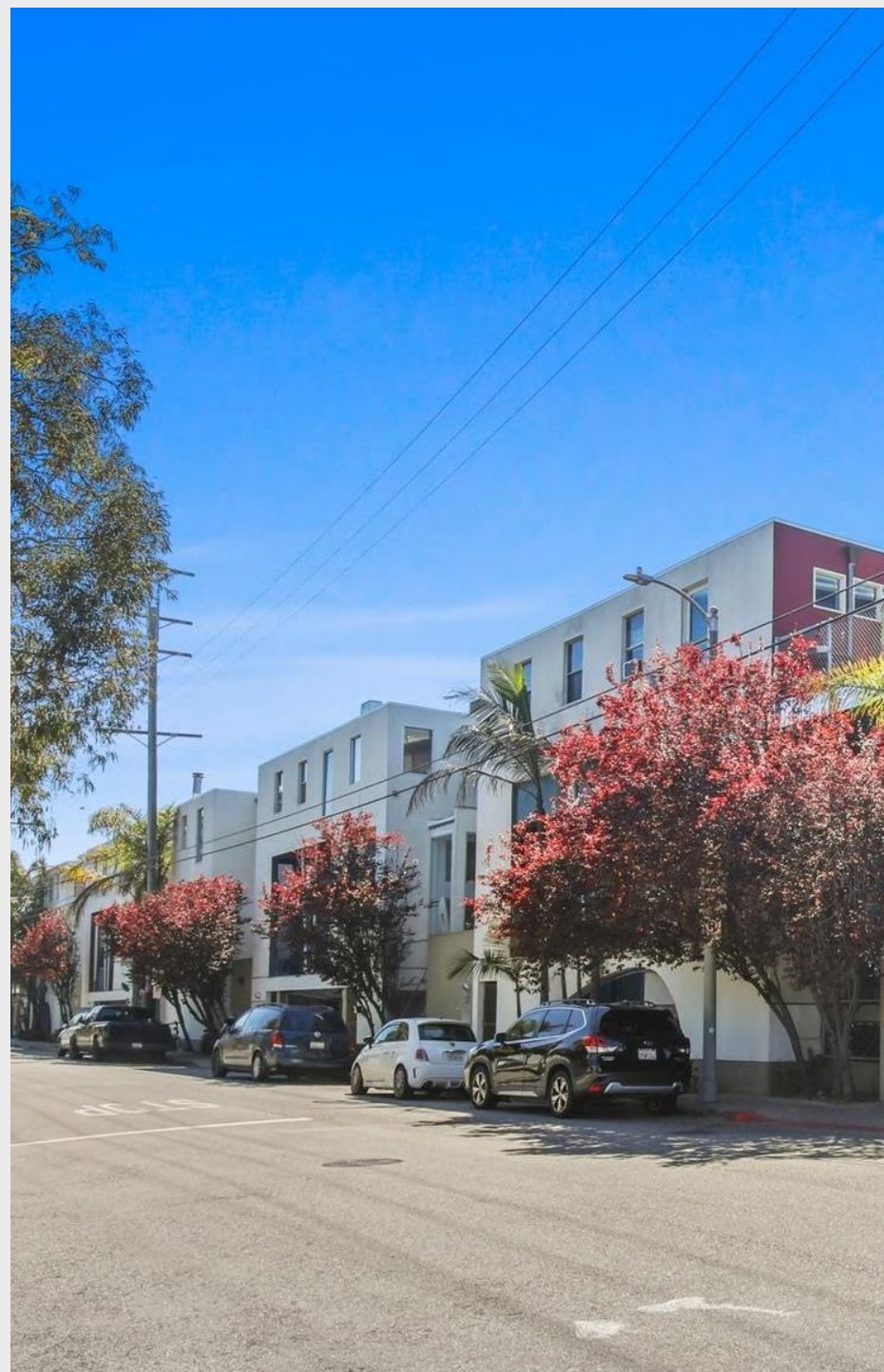
Aerial View Map

Drive Times (Heat Map)

CREATIVE LOFT OFFICE SPACE FOR LEASE



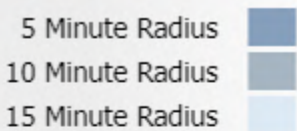
- ⇒ Located in the heart of Venice, CA/Silicon Beach.
- ⇒ Immediately adjacent to numerous restaurants and retail amenities along Abbot Kinney Blvd.
- ⇒ In close proximity to The Venice Boardwalk, Santa Monica and Marina Del Rey.
- ⇒ Venice, CA is a vibrant and eclectic beachside neighborhood known for its artistic community and bohemian atmosphere. The property's location on Electric Ave. places it in the heart of this cultural hub.
- ⇒ Abbot Kinney Boulevard, a popular shopping and dining destination, is just a short walk away from the property. This trendy street is lined with unique boutiques, galleries, and restaurants.
- ⇒ The Venice Beach Boardwalk, famous for its lively street performers, vendors, and Muscle Beach, is a major attraction in the area. The property's proximity to this iconic stretch of beachfront offers potential for high foot traffic and visibility.
- ⇒ Nearby tech companies and creative agencies contribute to the area's reputation as a hub for innovation and entrepreneurship. This vibrant business community could present networking opportunities and potential tenants for the commercial property.
- ⇒ The property's location provides convenient access to major transportation routes, including Pacific Avenue and the Pacific Coast Highway, facilitating accessibility for both customers and employees.















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Property Description

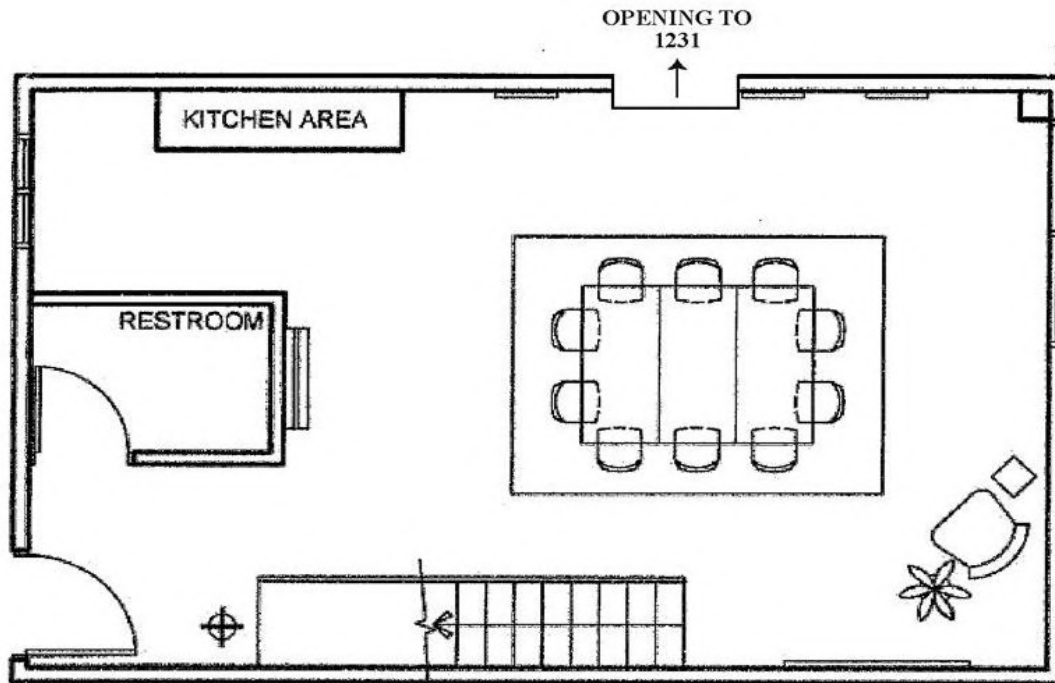
Property Images

CREATIVE LOFT OFFICE SPACE FOR LEASE

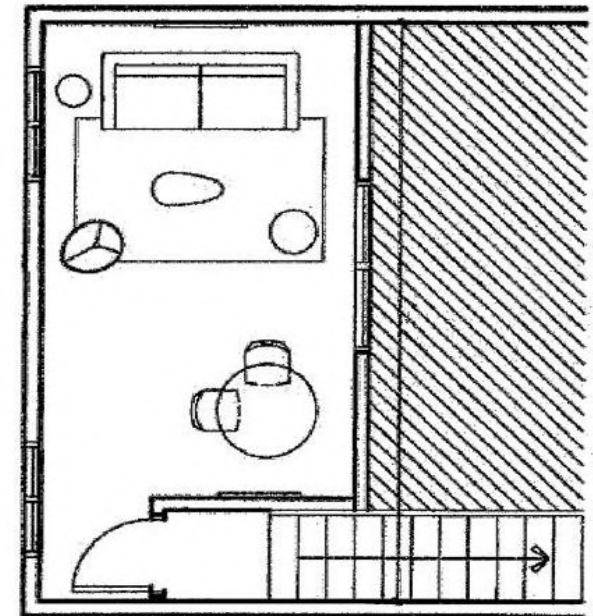


# **FLOOR PLANS**

## **1225 ELECTRIC AVE**



**GROUND FLOOR**



**MEZZANINE FLOOR**

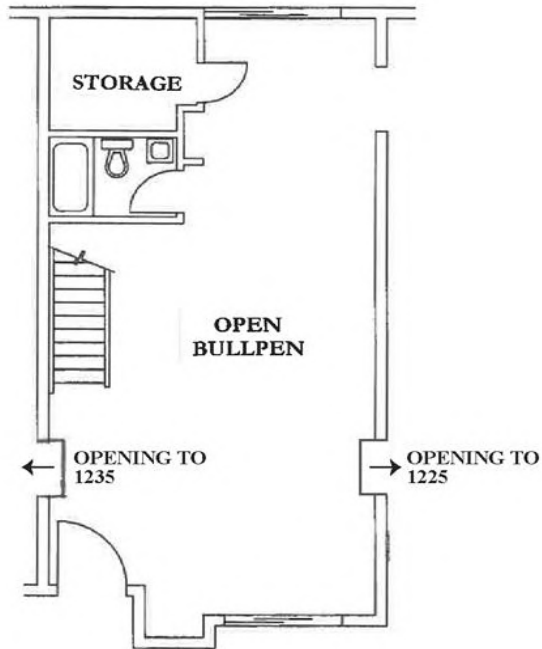
### **1225 Electric Ave. 1st & 2nd Floor**



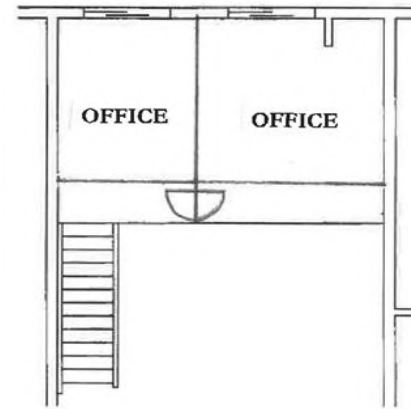
# **FLOOR PLANS**

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## **1231 ELECTRIC AVE**



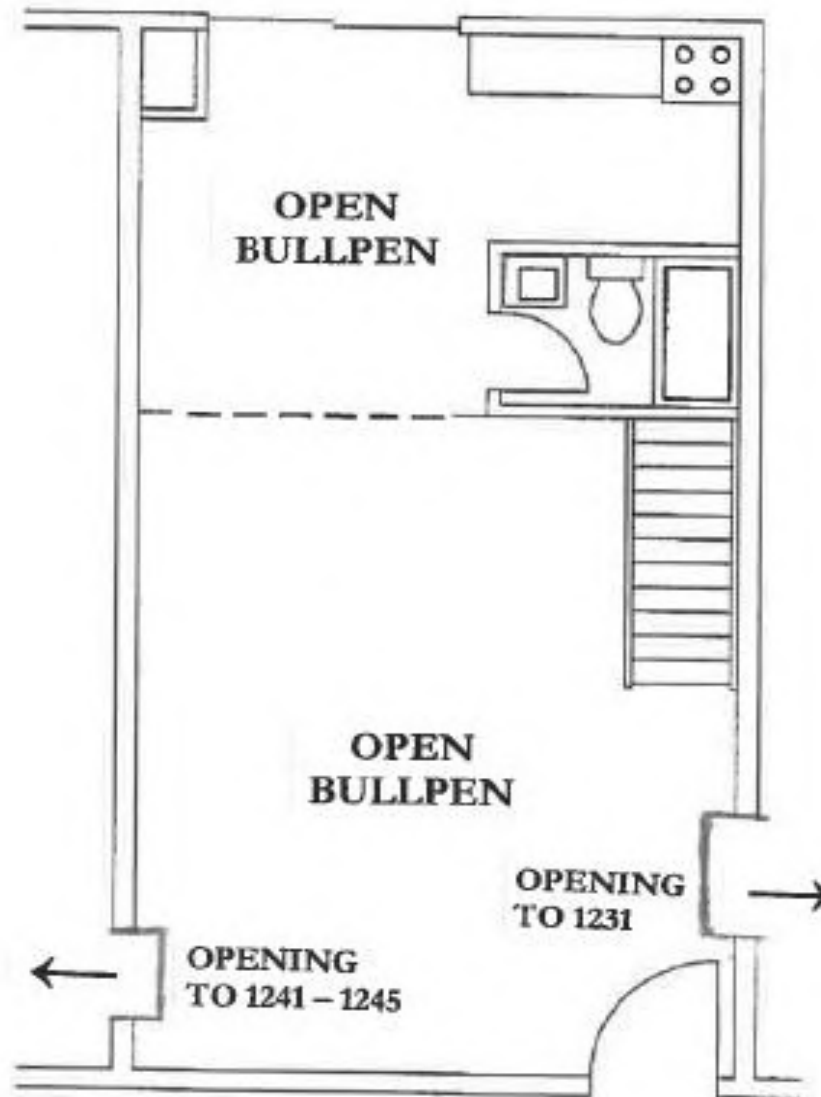
**FIRST FLOOR**



**SECOND FLOOR**

### **1231 Electric Ave. 1st & 2nd Floor**





## FIRST FLOOR

### **1235 Electric Ave. 1st Floor**

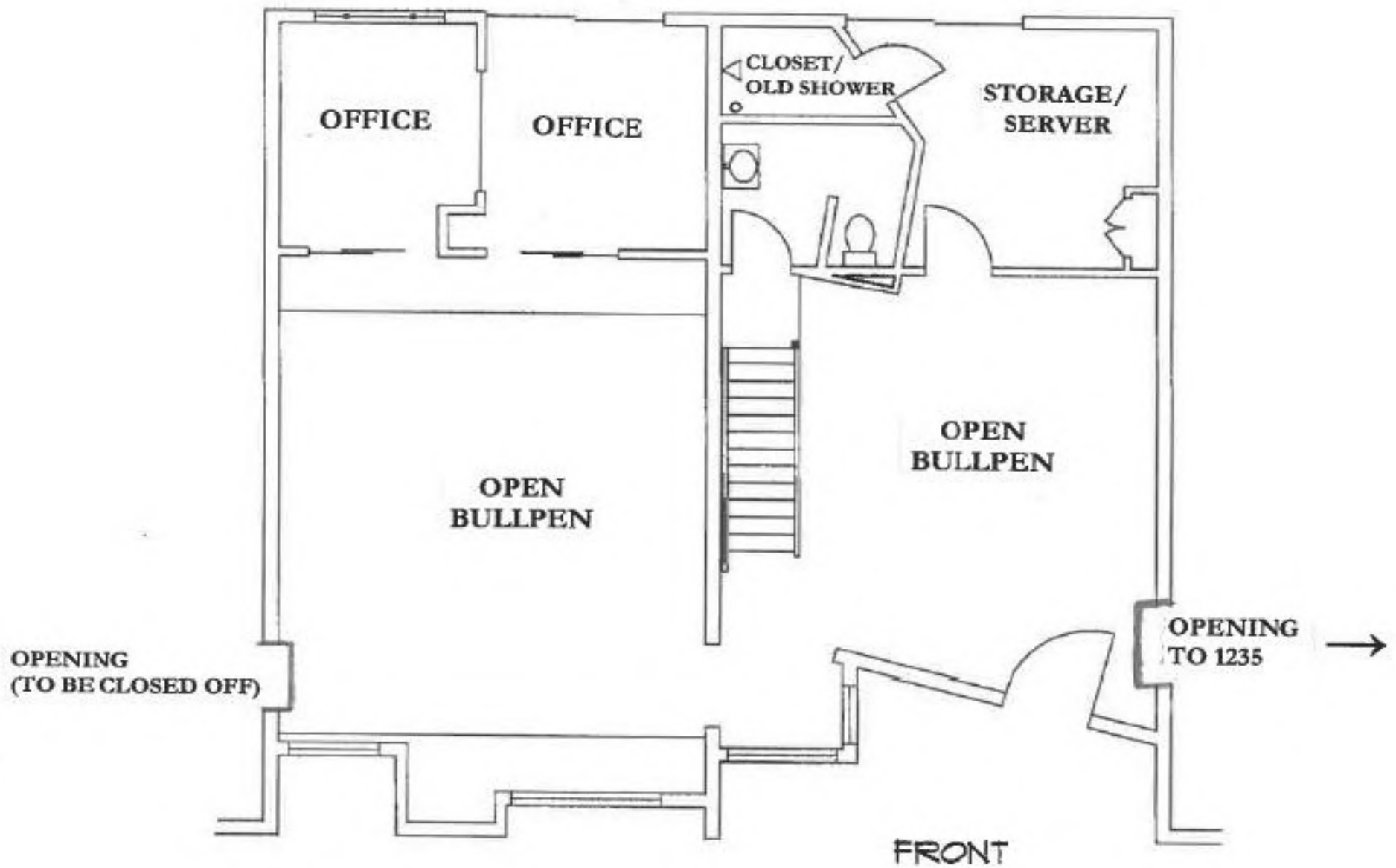




## SECOND FLOOR

**1235 Electric Ave. 2nd Floor**

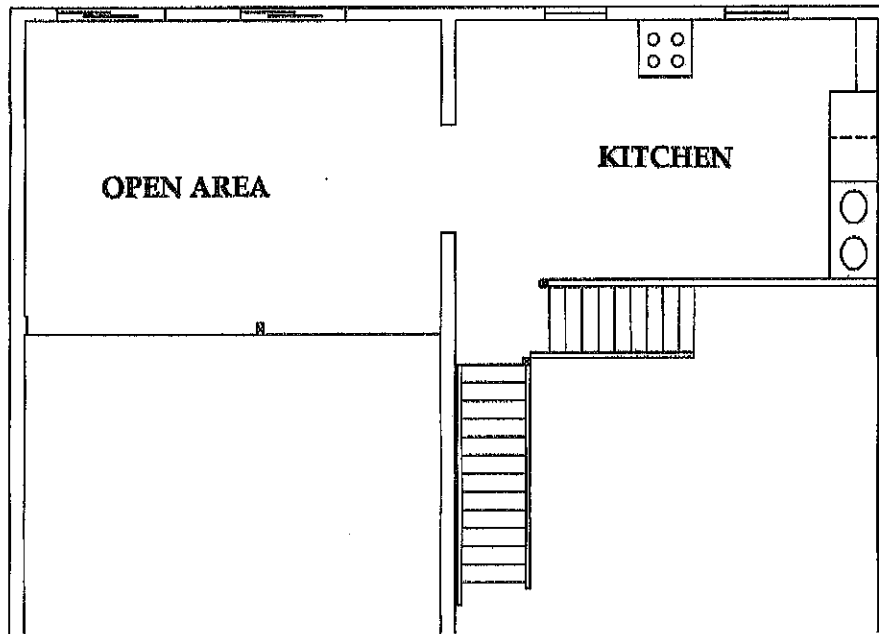




## FIRST FLOOR

### **1241-1245 Electric Ave. 1st Floor**





## SECOND FLOOR

ISSUE: 3-23-11  
SCALE: 1/8"=1'-0"



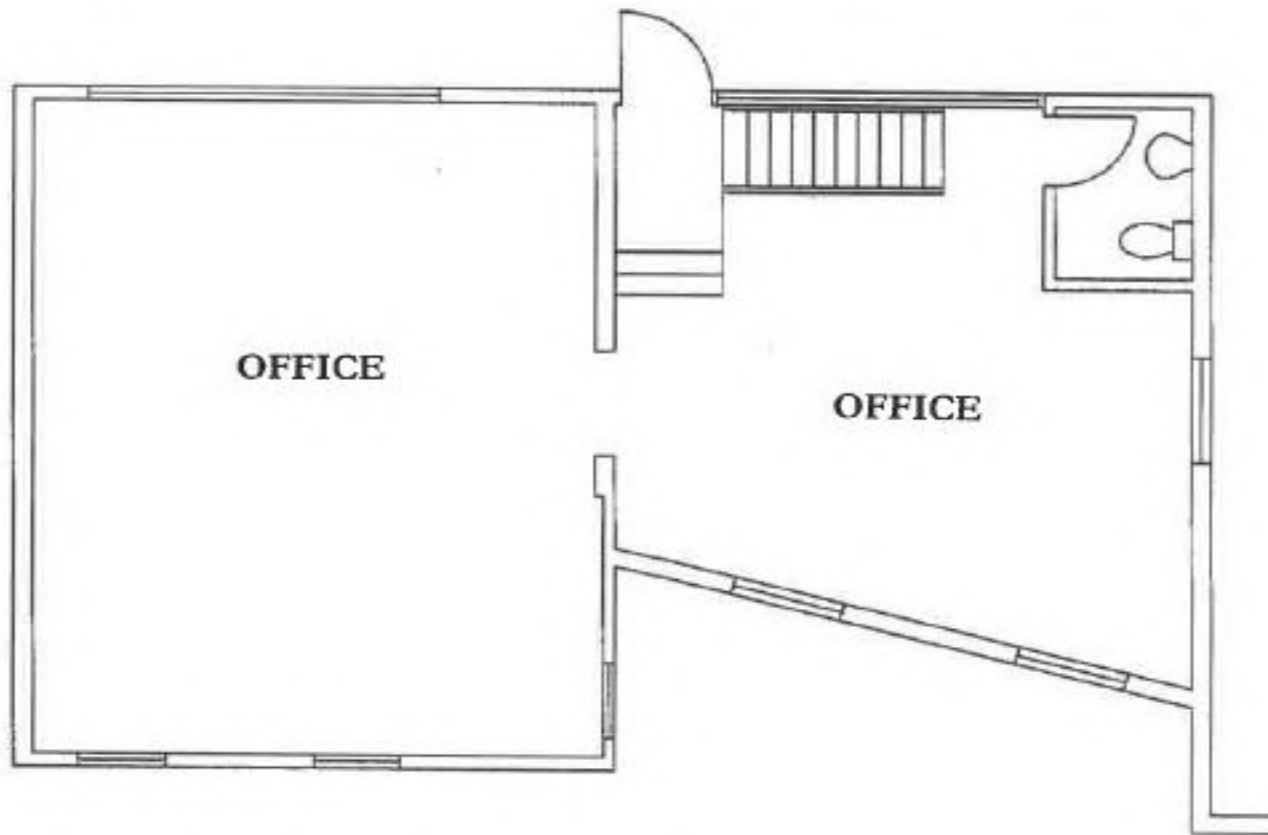
4223 Glencoe Ave. #B-129  
Marina del Rey, CA 90292  
TEL: (310) 822-3434  
FAX: (310) 305-3656

**AS-BUILT**  
1241-45 Electric ave.  
Venice, CA.

**AB-1**



## EXTERIOR DECK



## THIRD FLOOR

### 1241-1245 Electric Ave. 3rd Floor & Exterior Deck





**Front Elevation - Electric Avenue**





**Exclusive Use Exterior Deck**





## Exclusive Use Exterior Deck





## 1225 Electric Avenue





## 1241-45 Electric Avenue





## 1241-45 Electric Avenue Kitchen





**1231 Electric Avenue**



**1235 Electric Avenue**



**1231 Electric Avenue**









**1241-45 Electric Avenue**





**1241-45 Electric Avenue**





**1241-45 Electric Avenue**



**1241-45 Electric Avenue**



**1241-45 Electric Avenue**





**1241-45 Electric Avenue**





**1241-45 Electric Avenue**





04

Demographics

Demographics

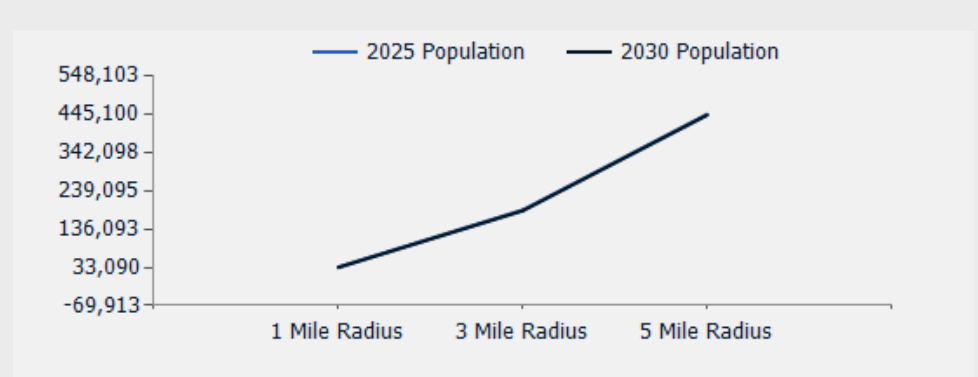
CREATIVE LOFT OFFICE SPACE FOR LEASE



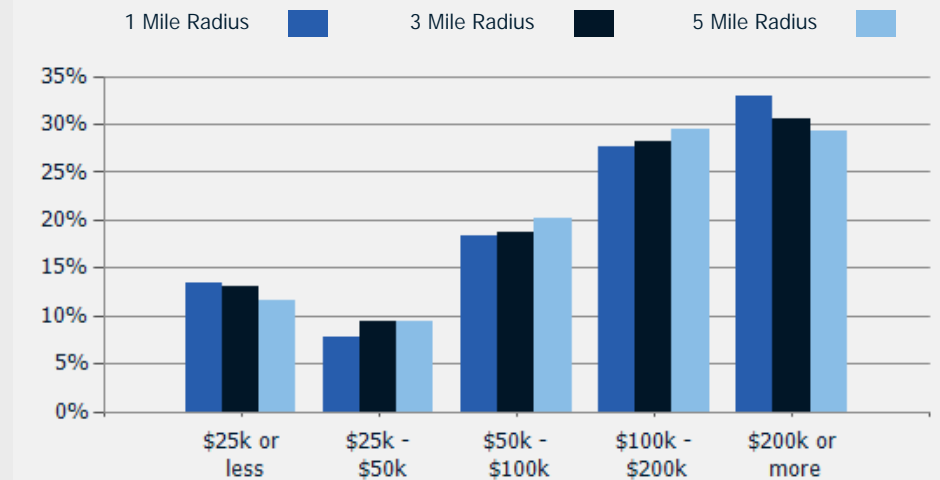
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,879	168,254	402,634
2010 Population	34,163	177,893	421,993
2025 Population	33,677	187,316	445,100
2030 Population	33,090	185,742	443,395
2025-2030: Population: Growth Rate	-1.75%	-0.85%	-0.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,583	8,005	15,906
\$15,000-\$24,999	914	4,711	9,223
\$25,000-\$34,999	693	4,039	8,686
\$35,000-\$49,999	771	5,028	11,673
\$50,000-\$74,999	1,745	9,032	21,658
\$75,000-\$99,999	1,691	9,086	21,943
\$100,000-\$149,999	2,910	15,391	36,214
\$150,000-\$199,999	2,241	11,937	27,186
\$200,000 or greater	6,141	29,615	63,267
Median HH Income	\$129,378	\$123,193	\$121,329
Average HH Income	\$187,685	\$179,710	\$178,442

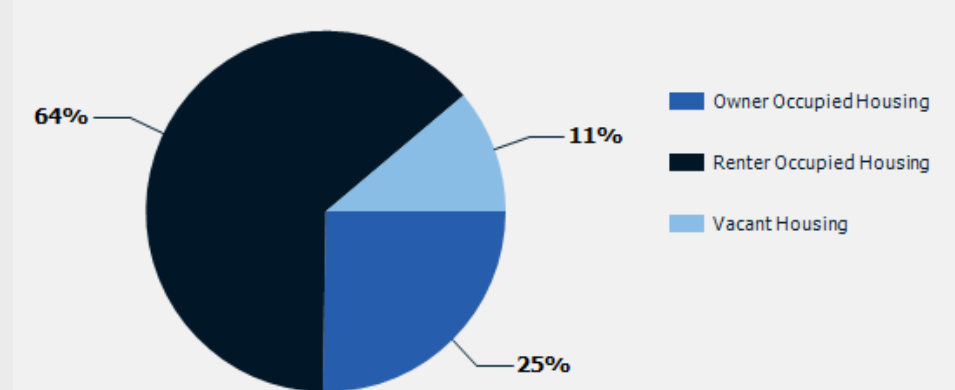
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	20,546	90,775	204,554
2010 Total Households	18,329	90,571	202,027
2025 Total Households	18,690	96,844	215,757
2030 Total Households	18,843	98,587	220,734
2025 Average Household Size	1.76	1.90	2.00
2025-2030: Households: Growth Rate	0.80%	1.80%	2.30%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

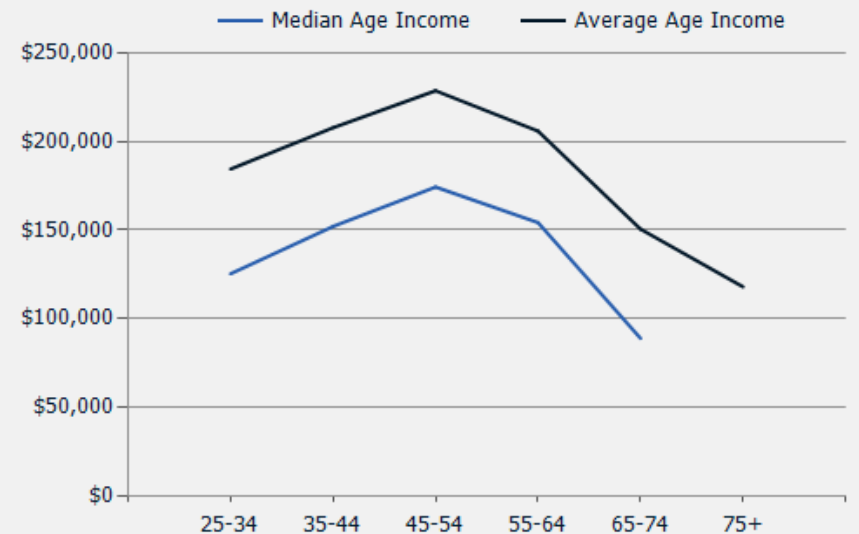
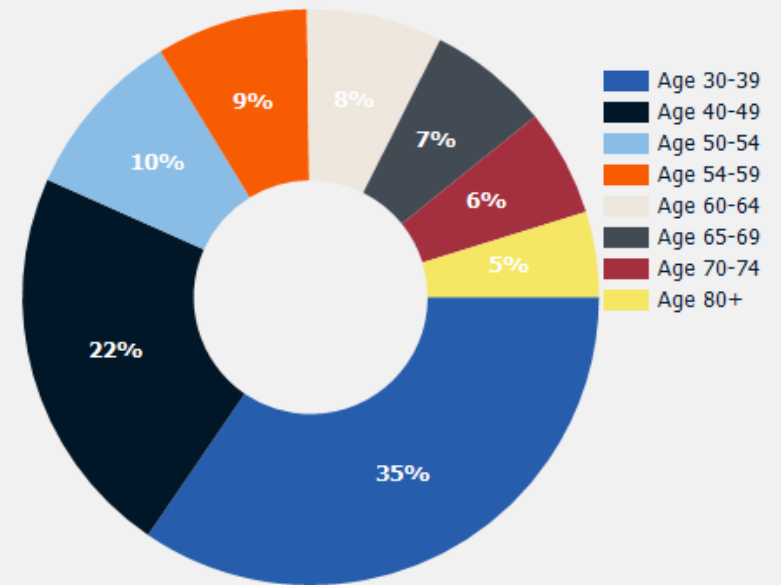


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,496	23,272	55,295
2025 Population Age 35-39	3,771	19,057	42,594
2025 Population Age 40-44	2,941	15,694	34,344
2025 Population Age 45-49	2,359	12,658	27,778
2025 Population Age 50-54	2,296	12,199	27,152
2025 Population Age 55-59	2,036	10,803	23,706
2025 Population Age 60-64	1,825	10,175	22,432
2025 Population Age 65-69	1,624	9,011	20,313
2025 Population Age 70-74	1,437	7,954	17,921
2025 Population Age 75-79	1,148	6,583	14,754
2025 Population Age 80-84	691	4,115	9,290
2025 Population Age 85+	594	4,401	10,375
2025 Population Age 18+	30,089	163,945	385,755
2025 Median Age	40	40	38
2030 Median Age	43	42	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,296	\$117,205	\$112,798
Average Household Income 25-34	\$184,556	\$171,516	\$162,849
Median Household Income 35-44	\$152,092	\$153,960	\$151,925
Average Household Income 35-44	\$207,943	\$206,107	\$204,387
Median Household Income 45-54	\$174,401	\$168,347	\$167,675
Average Household Income 45-54	\$228,859	\$222,166	\$223,456
Median Household Income 55-64	\$154,292	\$147,673	\$151,814
Average Household Income 55-64	\$206,037	\$197,326	\$203,190
Median Household Income 65-74	\$88,795	\$90,685	\$96,056
Average Household Income 65-74	\$150,603	\$150,253	\$155,192
Average Household Income 75+	\$117,962	\$109,488	\$116,693





# Creative Loft Office Space For Lease

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*Exclusively Marketed by:*

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