

# 705 6th Avenue

VENICE | OFFERED FOR SALE





## Building Size

4,289 Sq. Ft. Living Area

5,670 Sq. Ft. Lot Size

## Features

- 4-plex
- 4 units total
- 11 bedrooms, 9 bathrooms total
- 5 secure parking spots
- In-unit laundry facilities
- All include private outdoor space
- Delivered fully vacant
- Turnkey corporate rental system
- Furnished option available

## Price

\$5,495,000

## Listed By

Tyler Kunkle

310.907.6517

tyler@pardeeproperties.com

## This rare opportunity in the heart of Venice Beach offers unmatched versatility, privacy, and luxury.

Delivered fully vacant, this meticulously designed 4-unit property features a completely rebuilt front house, duplex, and brand-new construction ADU, making it a perfect investment or owner-occupant dream. The property has a turnkey corporate rental system that is ready to go for any buyer looking to increase income and minimal turnover. Front House: Newly rebuilt in 2024, a spacious 3-bedroom, 3-bathroom two-story home with modern finishes and an open floor plan. Enjoy ample natural light through several perfectly placed skylights, a large kitchen, luxurious primary suite, private yard and in-unit laundry. Middle Duplex: Two newly remodeled and thoughtfully designed units, each boasting 3 bedrooms and 2 bathrooms. Both units offer comfortable layouts with open floor plans, private outdoor areas, and in-unit laundry. ADU (Accessory Dwelling Unit): Newly constructed in 2024, 2-bedroom, 2-bathroom free standing home with a stunning oversized rooftop deck. The expansive outdoor space includes an outdoor kitchen, ideal for entertaining, and breathtaking views of the city. Every unit has been crafted to provide the utmost privacy with custom-designed fencing and walkways throughout the property. Each residence includes its own large private outdoor space and in-unit laundry, making it a highly desirable living environment for future tenants or guests. Located just steps from Rose Blvd and Abbot Kinney Blvd, you're in the heart of everything Venice Beach has to offer: boutique shopping, top-rated restaurants, and iconic coastal living. This property is truly one-of-a-kind, offering flexibility, privacy, and an unbeatable location! Don't miss out on this unique Venice opportunity.

# Unit Mix and Financials

	<b>Units</b>	<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Rents</b>
	Unit A	3 bedrooms	3 bathrooms	\$10,000 / mo*
	Unit B	3 bedrooms	2 bathrooms	\$8,000 / mo*
	Unit C	3 bedrooms	2 bathrooms	\$8,000 / mo*
	Unit D	2 bedrooms	2 bathrooms	\$9,000 / mo*
<b>Totals</b>	4	5 bedrooms	4 bathrooms	\$35,000 / mo



~ 4,289 sq. ft. total living

~ 5,670 sq. ft. total lot

---



Unit A exterior - entry



Unit A interior - living room



Unit A interior - kitchen



Unit A interior - primary bathroom



Unit B interior - open living space



Unit B interior - kitchen/dining room



Unit B interior - remodeled bathroom



Unit B exterior - rooftop deck





Unit C interior - open living space



Unit C interior - remodeled kitchen

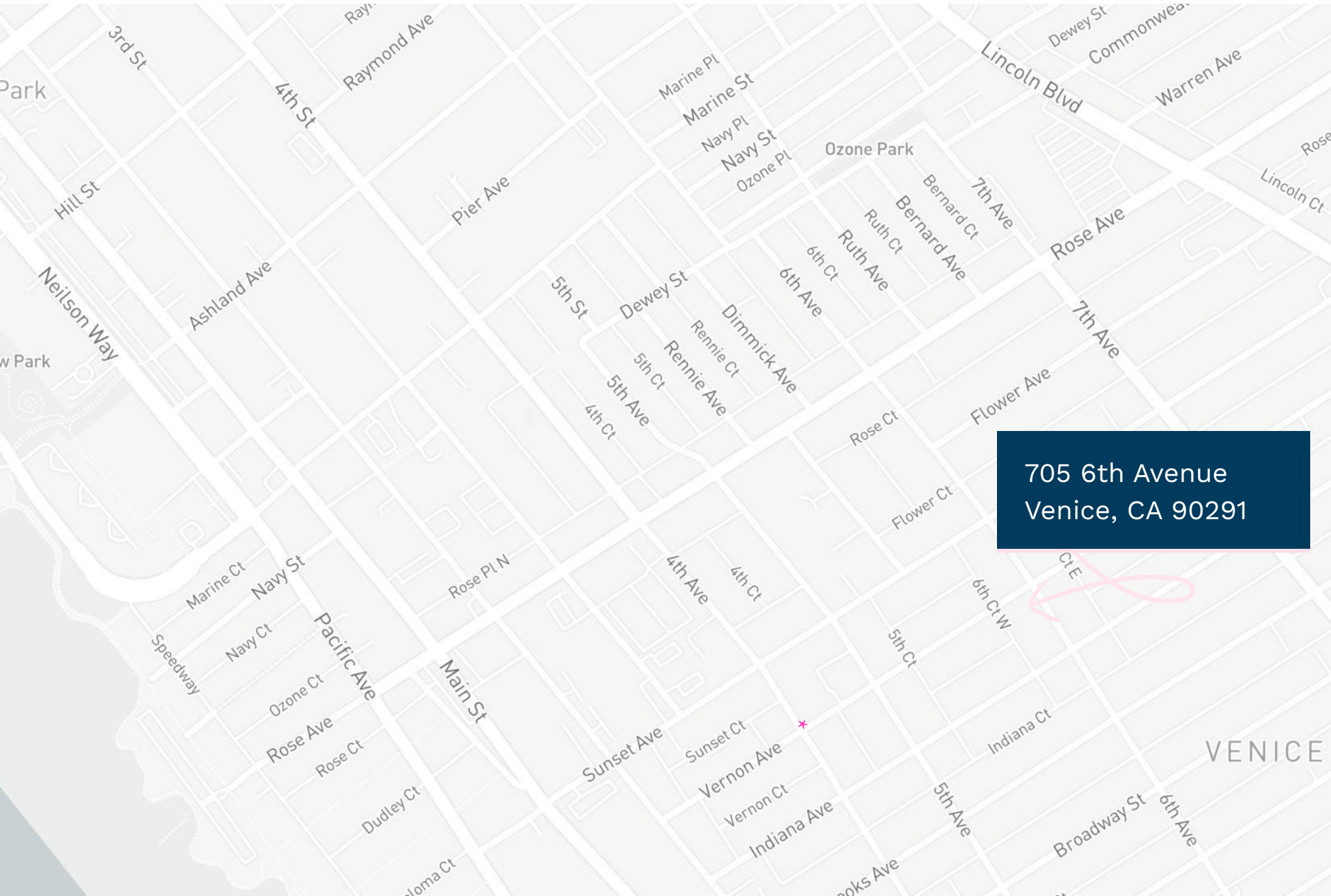


Unit C interior - dining nook



Unit C interior - remodeled bathroom

# Location



705 6th Avenue  
Venice, CA 90291

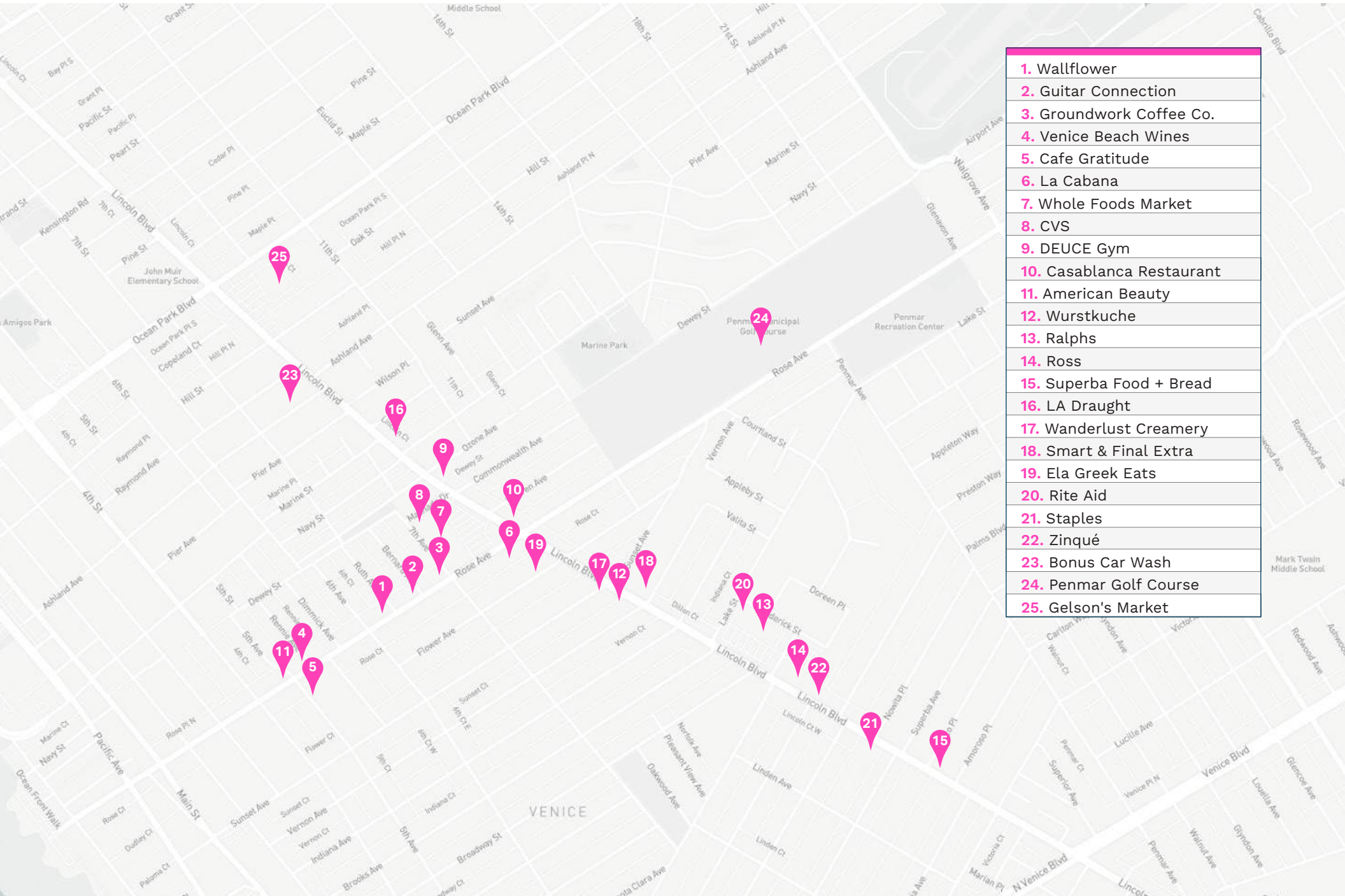


# Westside headquarters & production studios

- |    |   |            |   |            |    |                     |    |                    |    |               |    |                |
|----|---|------------|---|------------|----|---------------------|----|--------------------|----|---------------|----|----------------|
| 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 |    |                |



# Surrounding area - Rose Avenue + The Linc



- |                           |
|---------------------------|
| 1. Wallflower             |
| 2. Guitar Connection      |
| 3. Groundwork Coffee Co.  |
| 4. Venice Beach Wines     |
| 5. Cafe Gratitude         |
| 6. La Cabana              |
| 7. Whole Foods Market     |
| 8. CVS                    |
| 9. DEUCE Gym              |
| 10. Casablanca Restaurant |
| 11. American Beauty       |
| 12. Wurstkuche            |
| 13. Ralphs                |
| 14. Ross                  |
| 15. Superba Food + Bread  |
| 16. LA Draught            |
| 17. Wanderlust Creamery   |
| 18. Smart & Final Extra   |
| 19. Ela Greek Eats        |
| 20. Rite Aid              |
| 21. Staples               |
| 22. Zinqué                |
| 23. Bonus Car Wash        |
| 24. Penmar Golf Course    |
| 25. Gelson's Market       |



PARDEE  
— PROPERTIES —

Tyler Kunkle | 310.907.6517 | [tyler@pardeeproperties.com](mailto:tyler@pardeeproperties.com)