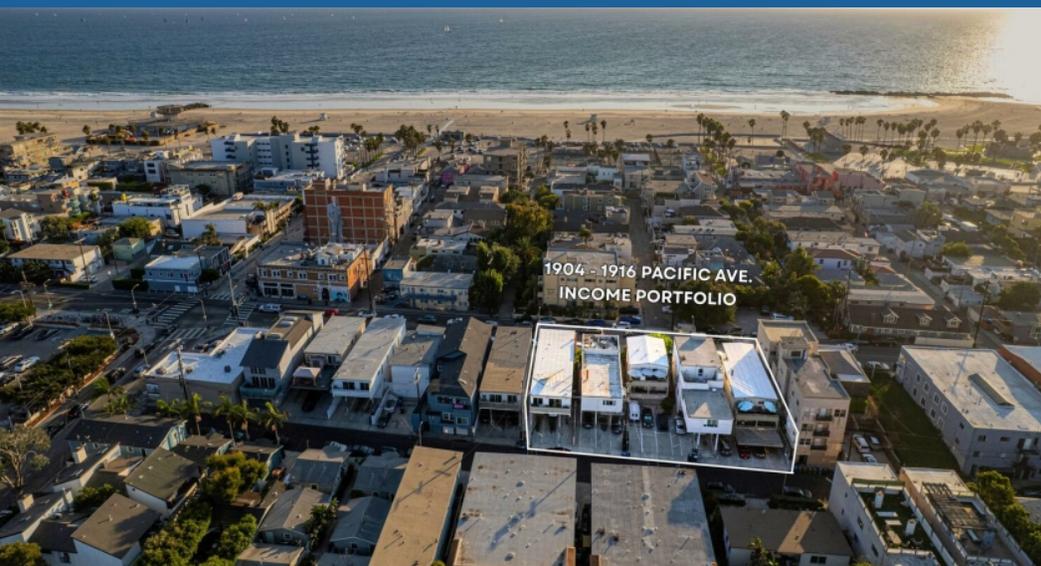




1908/1910 PACIFIC

1908 PACIFIC AVE
VENICE, CA 90291
OFFERING MEMORANDUM



1904 - 1916 PACIFIC AVE.
INCOME PORTFOLIO



EXCLUSIVELY PRESENTED BY:



Donald Heller
Principal
Mobile: 3104667809
don@donhellergroup.com
License #: 01198240



Penny Muck
Realtor
Direct: 3102669946
penny@pardeeproperties.com
License #: 01820065

1908/1910 PACIFIC

1908 PACIFIC AVE
VENICE, CA 90291



Don Heller Group
11911 San Vicente Blvd., Suite 330
Los Angeles, CA 90049
Office: 3104667809
donhellergroup.com

Built By: www.crebuilder.com

PROPERTY SUMMARY

Offering Price	\$2,850,000.00
Building SqFt	2,832 SqFt
Lot Size (SF)	2,725.00 SqFt
Units	2.00
Zoning	LAR3
Year Built	1980
Parcel ID / APN	4238-022-011
Total Bathrooms	5.00
Bedrooms	6.00

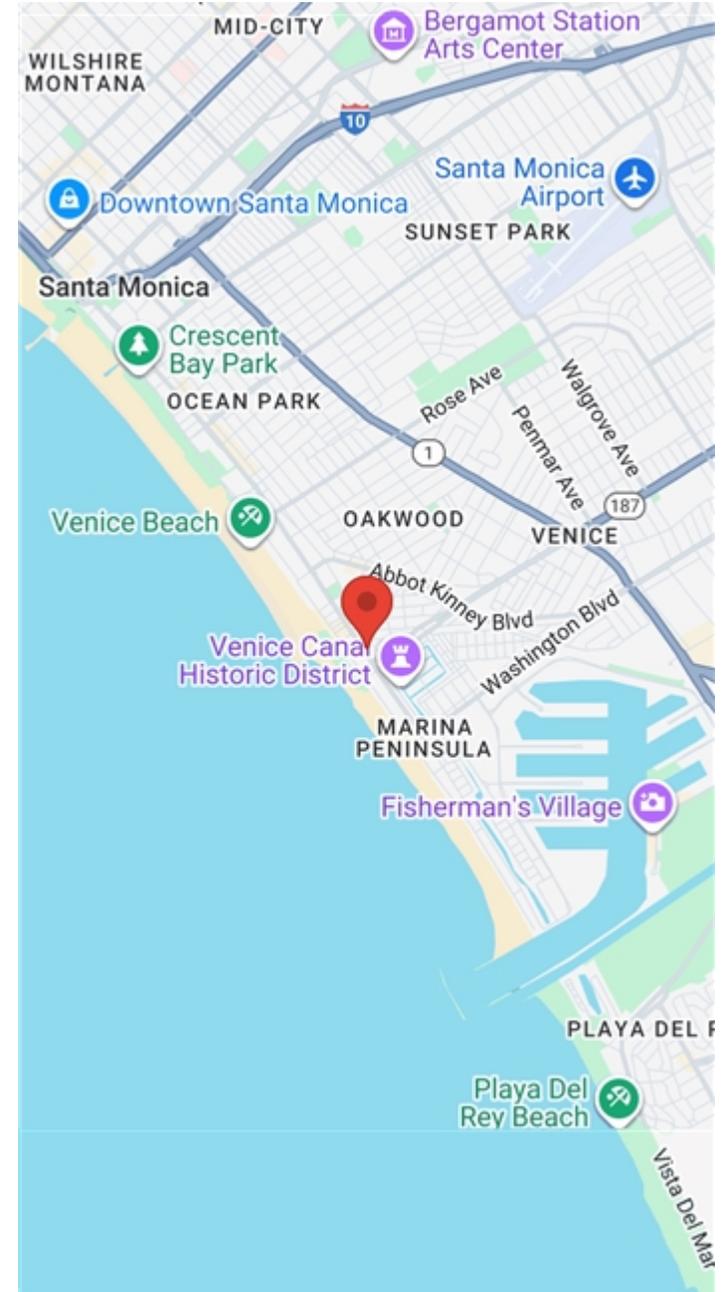
INVESTMENT SUMMARY

1908 and 1910 Pacific Avenue present a 2-unit multifamily property just one block from the beach in the heart of Venice. The unit mix includes a 2-bed/1-bath and a 3-bed/2-bath residence, both fully occupied and generating immediate income. With greater rent growth flexibility under Los Angeles regulations, investors can pursue ADU additions, redevelopment, or repositioning to unlock long-term upside. Steps from the Boardwalk, Abbot Kinney, and some of Venice's most popular dining and nightlife, this property ensures consistent demand and lasting value. Available individually or as part of a rare 17-unit, 5-parcel portfolio on Pacific Avenue.



INVESTMENT HIGHLIGHTS

- 2-unit multifamily property in the heart of Venice, just one block from the beach.
- Unit mix: One 2BD/1 BA + One 3 BD/ 2BA
- Fully occupied, providing immediate income with strong tenant demand.
- Exceptional potential for redevelopment, repositioning, or long-term hold.
- Governed by the City of Los Angeles (not Santa Monica), allowing greater flexibility for rent growth.
- Opportunity to pursue ADU additions, redevelopment, or repositioning strategies.
- Steps from the sand and the iconic Venice Boardwalk.
- Walkable access to Abbot Kinney, Rose Avenue, and top dining including Ospi, Kassi Rooftop, Si! Mon, Great White, Ggiata, and Belles Beach House.
- Available individually or as part of a 17-unit, 5-parcel Pacific Avenue portfolio.
- Showings available only with an accepted LOI or offer. Do not disturb tenants.



1908/1910 PACIFIC AVE.
VENICE, CA

1914 PACIFIC AVE.
VENICE, CA

1904 PACIFIC AVE.
VENICE, CA

1912 PACIFIC AVE.
VENICE, CA

1916 PACIFIC AVE.
VENICE, CA



LOCATION HIGHLIGHTS

- One block from the beach and the iconic Venice Boardwalk (less than a 1-minute walk).
- 3-minute drive or under 10-minute walk to premier shopping, dining, and cafés along Abbot Kinney Boulevard.
- 4-minute walk to world-famous Muscle Beach.
- 5-minute stroll to top restaurants and nightlife including Kassi Rooftop, Belles Beach House, Gran Blanco, Townhouse Venice, and Great White.
- 7-minute walk to the picturesque Venice Canals.

RENT ROLL

Unit#	Tenant Name	Square Footage	Annual Rent/ SF	Annual Base Rent	Expense Reimbursements	Lease Type	Lease Start	Lease End	Notes
1908	EW	0	\$0.00	\$45,552.00		TBD	-		Lease Increase 2/1/26
1910	MC/BP/BP	0	\$0.00	\$80,496.00		TBD	-		Lease Increase 12/1/25
	Total Occupied	0	\$126,048.00						
	Total	0	\$126,048.00		\$0.00				

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$2,850,000.00
In Place NOI	\$78,450.80
In Place Cap Rate	2.75%
Year 1 NOI	\$78,217.74
Year 1 Cap Rate	2.74%
Year 1 Leveraged Cash / Cash Return	2.74%

General Information

Analysis Period	1
Analysis Start Date	09/16/2025
Income Growth Rate	3.30%
Turnover / Lease Up Growth Rate	2.50%
General Vacancy / Absorption Growth Rate	2.50%
Property Insurance Growth Rate	3.00%
General Expenses / Expense Growth Rate	3.00%
Property Tax Growth Rate	0.25%
Management Fee Growth Rate	3.00%
Market Rent/SF	\$0.00

Expense Breakdown

General Expenses	
Commissions	\$38.00
Repairs	\$26,629.00
Supplies & Misc	\$1,035.00
Utilities	\$2,940.00
Total General Expenses	\$30,642.00
Property Insurance	\$3,822.00
Property Tax	\$4,260.00
Management Fee	\$5,722.00
Total Expenses	\$44,446.00

1904 Pacific Ave, Venice CA | Current Rent Roll

4 Units			
CURRENT RENT ROLL			
Unit 1	\$1,750	First Level	Studio / 1 Bath
Unit 2	\$1,707	First Level	2 Beds/ 1 Bath
Unit 3	\$1,850	Second Level	Studio / 1 Bath
Unit 4	\$3,032	Second Level	2 Beds/1 Bath
Total	\$8,339/month		

1908 & 1910 Pacific Ave, Venice CA | Current Rent Roll

2 Units			
CURRENT RENT ROLL			
1908	\$3,796	First Level	2 Beds / 1 Bath
1910	\$6,708	First Level	3 Beds / 2 Baths
Total	\$10,504/month		

1912 Pacific Ave, Venice CA | Current Rent Roll

2 Units			
CURRENT RENT ROLL			
Unit 1	\$3,785	First Level	2 Beds / 1 Bath
Unit 2	\$2,595	First Level	2 Beds / 1 Bath
Total	\$6,380/month		

1914 Pacific Ave, Venice CA | Current Rent Roll

4 Units			
CURRENT RENT ROLL			
Unit 1	\$2,516	First Level	Studio / 1 Bath
Unit 2	\$3,191	First Level	2 Beds / 1 Bath
Unit 3	\$1,924	Second Level	Studio / 1 Bath
Unit 4	\$4,430	Second Level	3 Beds / 2 Baths
Total	\$11,701/month		

1916 Pacific Ave, Venice CA | Current Rent Roll

3 Unira			
CURRENT RENT ROLL			
Unit 1	\$4,108	First Level	2 Beds / 2 Baths
Unit 2	\$2,055	Second Level	Studio / 1 Bath
Unit 3	\$4,542	Second Level	3 Beds / 2 Baths
Total	\$10,705/month		

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$126,048.00	\$130,207.58
ABSORPTION & TURNOVER VACANCY		\$(3,072.42)
SCHEDULED BASE RENTAL REVENUE	\$126,048.00	\$127,135.16
TOTAL POTENTIAL GROSS REVENUE	\$126,048.00	\$127,135.16
GENERAL VACANCY FACTOR	\$(3,151.20)	\$(3,255.19)
EFFECTIVE GROSS REVENUE	\$122,896.80	\$123,879.97
OPERATING EXPENSES		
PROPERTY TAX	\$4,260.00	\$4,270.65
INSURANCE	\$3,822.00	\$3,936.66
MANAGEMENT FEE	\$5,722.00	\$5,893.66
GENERAL EXPENSES	\$30,642.00	\$31,561.26
TOTAL OPERATING EXPENSES	\$44,446.00	\$45,662.23
NET OPERATING INCOME	\$78,450.80	\$78,217.74
CAP RATE	2.75%	2.74%



VENICE RECREATION CENTER

MUSCLE BEACH

VENICE SKATE PARK

VENICE BEACH BOARDWALK

BELLE'S BEACH HOUSE

KASSI ROOFTOP

MARKET

VENICE SIGN

GRAN BLANCO

GREAT WHITE

3-MINUTE WALK

4-MINUTE WALK



SALES COMPARABLES

36 Rose Avenue

36 Rose Avenue

Venice, California 90291

38 Rose Avenue

38 Rose Avenue

Venice, California 902941

Price	\$2,800,000.00
Sale Date	01/29/2025
Building Size	1,898 Sqft
Lot Size	3,264 Sqft
Number of Units	4.00

Price	\$2,800,000.00
Sale Date	01/29/2025
Building Size	4,258 Sqft
Lot Size	3,219 Sqft
Number of Units	6.00

SALES COMPARABLES

134 Park Place

134 Park Place

Venice, California 90291

Price	\$1,325,000.00
Sale Date	03/06/2025
Building Size	2,042 Sqft
Lot Size	3,177 Sqft
Number of Units	3.00

23 18th Avenue

23 18th Avenue

Venice, California 90291

Price	\$2,500,000.00
Sale Date	01/31/2025
Building Size	1,872 Sqft
Lot Size	2,641 Sqft
Number of Units	2.00

SALES COMPARABLES

20 19th Avenue

20 19th Avenue

Venice, California 90291

11 19th Avenue

11 19th Avenue

Venice, California 90291

Price	\$1,625,000.00
Sale Date	08/29/2025
Building Size	2,328 Sqft
Lot Size	2,640 Sqft
Number of Units	4.00

Price	\$2,600,000.00
Sale Date	08/29/2025
Building Size	2,724 Sqft
Lot Size	2,640 Sqft
Number of Units	3.00



1916 PACIFIC AVE.
VENICE, CA

1914 PACIFIC AVE.
VENICE, CA

1912 PACIFIC AVE.
VENICE, CA

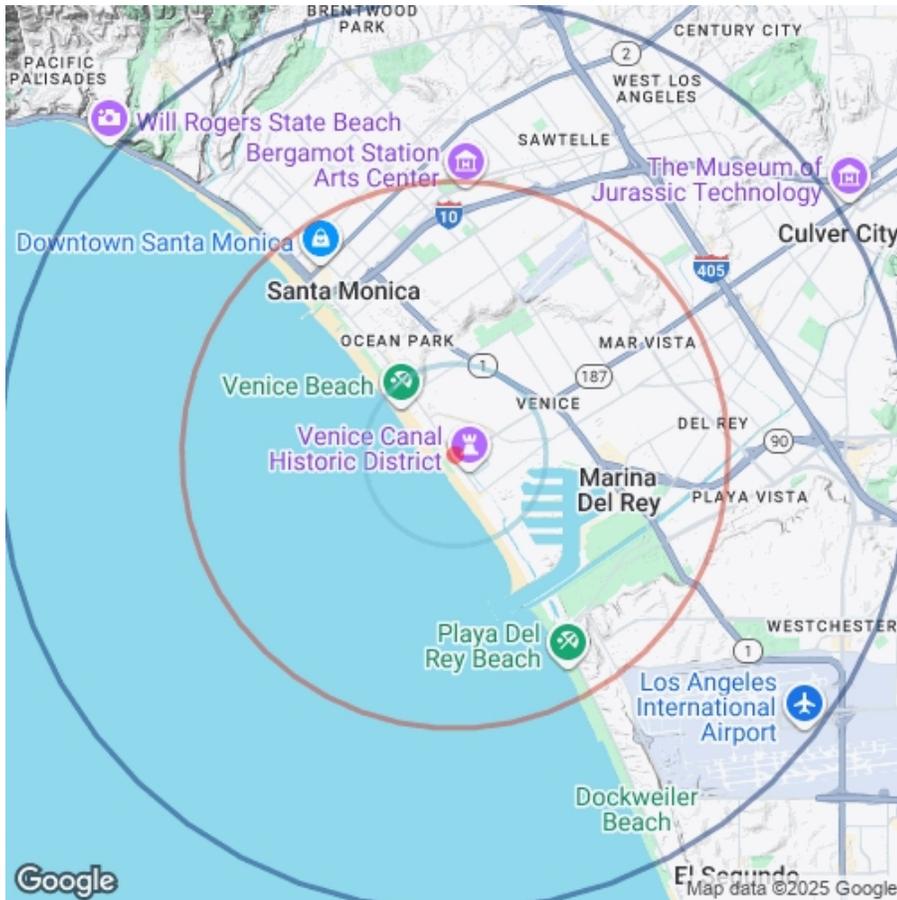
1908/1910 PACIFIC AVE.
VENICE, CA

1904 PACIFIC AVE.
VENICE, CA

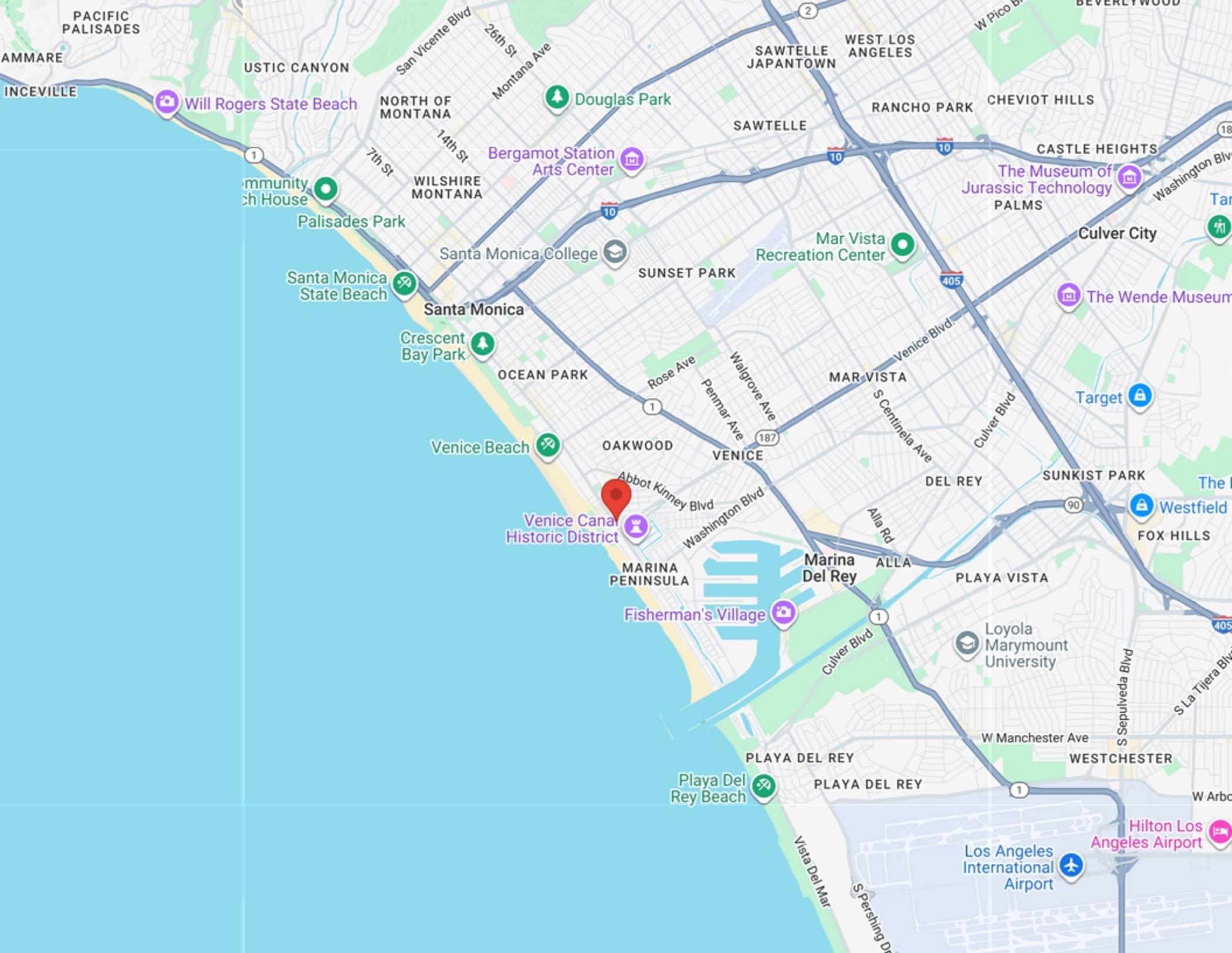
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,757	144,693	379,621
2010 Population	26,930	154,782	397,226
2025 Population	26,526	162,868	417,288
2030 Population	26,009	162,403	417,646
2025-2030 Growth Rate	-0.39 %	-0.06 %	0.02 %
2025 Daytime Population	26,911	209,375	525,700

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,119	6,770	14,833
\$15000-24999	700	3,741	8,435
\$25000-34999	550	3,385	7,991
\$35000-49999	634	4,565	11,315
\$50000-74999	1,411	8,507	21,257
\$75000-99999	1,266	7,833	20,062
\$100000-149999	2,217	13,395	32,794
\$150000-199999	1,596	10,058	25,746
\$200000 or greater	5,429	27,171	62,737
Median HH Income	\$ 138,551	\$ 126,190	\$ 124,942
Average HH Income	\$ 197,863	\$ 184,281	\$ 184,959



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,092	73,121	182,973
2010 Total Households	14,792	79,076	190,207
2025 Total Households	14,923	85,426	205,172
2030 Total Households	14,958	87,147	209,864
2025 Average Household Size	1.73	1.87	1.97
2025 Owner Occupied Housing	4,159	25,806	66,460
2030 Owner Occupied Housing	4,252	26,634	68,320
2025 Renter Occupied Housing	10,764	59,620	138,712
2030 Renter Occupied Housing	10,705	60,513	141,544
2025 Vacant Housing	2,177	8,993	19,448
2025 Total Housing	17,100	94,419	224,620



PACIFIC PALISADES

Will Rogers State Beach

Community Center

Santa Monica State Beach

Crescent Bay Park

Venice Beach

Venice Canal Historic District

MARINA PENINSULA

Fisherman's Village

Playa Del Rey Beach

Los Angeles International Airport

Hilton Los Angeles Airport

Douglas Park

Bergamot Station Arts Center

Mar Vista Recreation Center

The Museum of Jurassic Technology

The Wende Museum

Target

Westfield

Loyola Marymount University

SAWTELLE JAPANTOWN

WEST LOS ANGELES

RANCHO PARK

CHEVIOT HILLS

SAWTELLE

CASTLE HEIGHTS

NORTH OF MONTANA

WILSHIRE MONTANA

Santa Monica College

SUNSET PARK

Santa Monica

OCEAN PARK

OAKWOOD

VENICE

MAR VISTA

DEL REY

SUNKIST PARK

FOX HILLS

Marina Del Rey

ALLA

PLAYA VISTA

PLAYA DEL REY

PLAYA DEL REY

WESTCHESTER

W Arbo

San Vicente Blvd

26th St

Montana Ave

SAWTELLE

WEST LOS ANGELES

W Pico Blvd

RANCHO PARK

CHEVIOT HILLS

SAWTELLE

CASTLE HEIGHTS

NORTH OF MONTANA

WILSHIRE MONTANA

Santa Monica College

SUNSET PARK

Santa Monica

OCEAN PARK

OAKWOOD

VENICE

MAR VISTA

DEL REY

SUNKIST PARK

FOX HILLS

Marina Del Rey

ALLA

PLAYA VISTA

PLAYA DEL REY

PLAYA DEL REY

WESTCHESTER

W Arbo

7th St

14th St

Palisades Park

Rose Ave

Walgrove Ave

Penmar Ave

Abbot Kinney Blvd

Washington Blvd

S Centinela Ave

Culver Blvd

1

W Manchester Ave

S Sepulveda Blvd

S La Tijera Blvd

Vista Del Mar

S Pershing Dr

INCEVILLE

Community Center

Santa Monica State Beach

Crescent Bay Park

Venice Beach

Venice Canal Historic District

MARINA PENINSULA

Fisherman's Village

Playa Del Rey Beach

Los Angeles International Airport

Hilton Los Angeles Airport

Douglas Park

Bergamot Station Arts Center

Mar Vista Recreation Center

The Museum of Jurassic Technology

The Wende Museum

Target

Westfield

Loyola Marymount University

SAWTELLE JAPANTOWN

WEST LOS ANGELES

RANCHO PARK

CHEVIOT HILLS

SAWTELLE

CASTLE HEIGHTS

NORTH OF MONTANA

WILSHIRE MONTANA

Santa Monica College

SUNSET PARK

Santa Monica

OCEAN PARK

OAKWOOD

VENICE

MAR VISTA

DEL REY

SUNKIST PARK

FOX HILLS

Marina Del Rey

ALLA

PLAYA VISTA

PLAYA DEL REY

PLAYA DEL REY

WESTCHESTER

W Arbo

7th St

14th St

Palisades Park

Rose Ave

Walgrove Ave

Penmar Ave

Abbot Kinney Blvd

Washington Blvd

S Centinela Ave

Culver Blvd

1

W Manchester Ave

S Sepulveda Blvd

S La Tijera Blvd

Vista Del Mar

S Pershing Dr

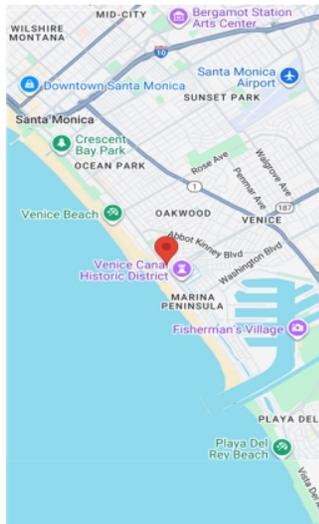


**1904 - 1916 PACIFIC AVE.
INCOME PORTFOLIO**



ABOUT VENICE

Venice, California, is one of Los Angeles' most vibrant and evolving neighborhoods, where creativity, tech, and culture converge to create both lifestyle appeal and investment strength. Constantly attracting new restaurants, boutiques, and innovative businesses, Venice remains a magnet for tenants seeking walkability, character, and proximity to Silicon Beach employers. Unlike neighboring Santa Monica, where restrictive rent control limits long-term potential, Venice is governed by the City of Los Angeles, providing greater flexibility for rent growth. Just steps from the sand and the iconic Boardwalk, tenants enjoy access to Abbot Kinney, Rose Avenue, and acclaimed dining destinations such as Ospi, Kassi Rooftop, Si! Mon, Great White, Ggiata, and Belles Beach House—ensuring consistent demand and long-term appreciation.



CITY OF VENICE

AREA

City 160.1 sq mi

Elevation 3 ft

POPULATION

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DON HELLER GROUP and it should not be made available to any other person or entity without the written consent of DON HELLER GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DON HELLER GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DON HELLER GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DON HELLER GROUP has not verified, and will not verify, any of the information contained herein, nor has DON HELLER GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE DON HELLER GROUP ADVISOR FOR
MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

Donald Heller

Principal

Mobile: 3104667809

don@donhellergroup.com

License #: 01198240

Penny Muck

Realtor

Direct: 3102669946

penny@pardeeproperties.com

License #: 01820065



Built By:
www.crebuilder.com

Don Heller Group
11911 San Vicente Blvd., Suite 330
Los Angeles, CA 90049
Office: 3104667809
donhellergroup.com