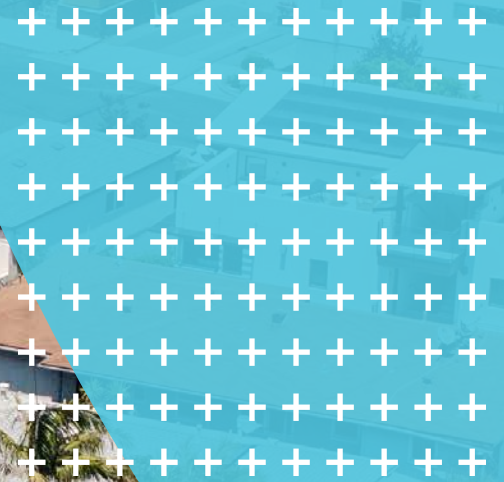
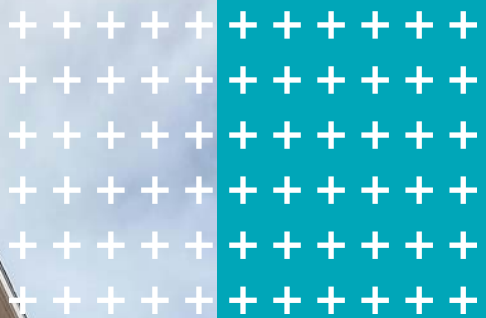


For Sale



**305 Rose Avenue**  
Venice, CA 90291

CBRE



## Property Overview

Introducing an exceptional real estate opportunity at the visible corner of Rose Ave/Hampton Dr, just steps from the beach and Abbot Kinney. This remarkable property, boasting unique architecture and stained glass windows, is surrounded by walkable amenities with a 95/100 Walkscore. With its extra high ceilings featuring exposed wood beams, a fully equipped kitchen, and a variety of adaptive uses possible, this property also enjoys alley access. Don't miss your chance to own a piece of prime real estate in a vibrant neighborhood.

### Property Highlights

**±6,465**  
Building RSF

**6,534**  
Land SF

**\$4,595,000**  
Asking Price

**RD 1.5**  
Zoning

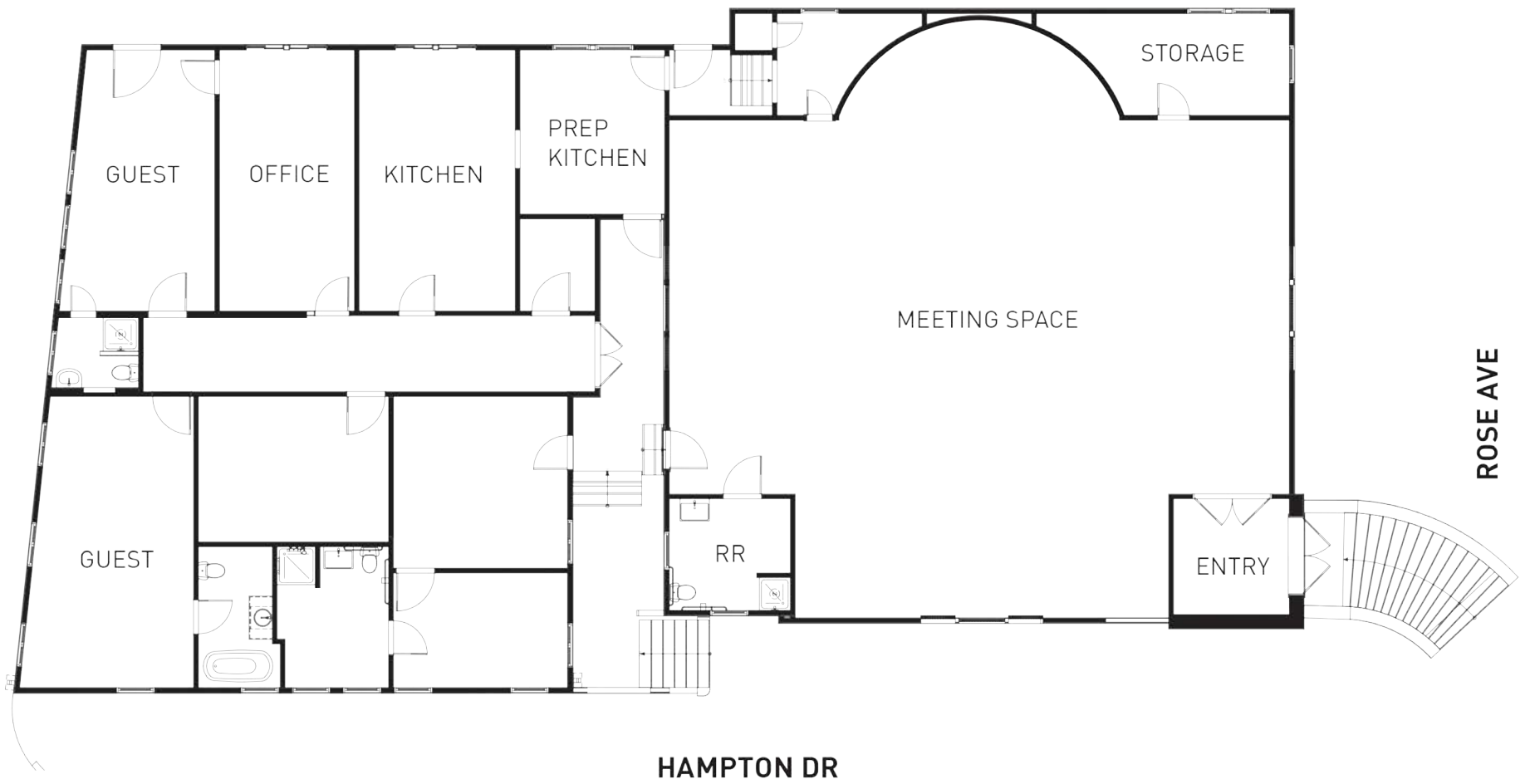
**4286-002-010**  
APN





# First Floor

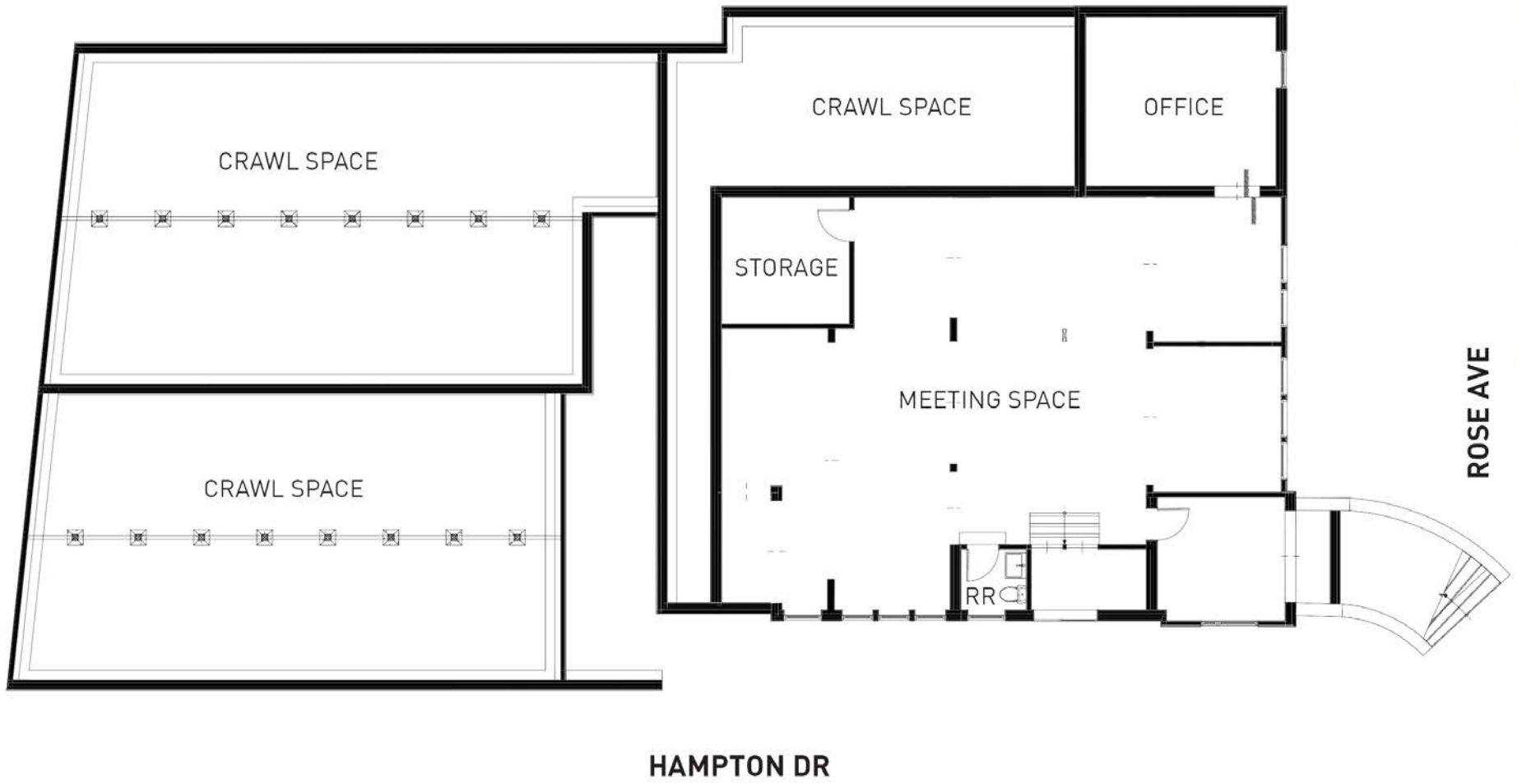
Floor Plan



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# Basement

Floor Plan



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

# Neighborhood Aerial

**FIG TREE**  
VENICE, CA

*Venice Beach*  
BAR & KITCHEN

**V**  
VENICE ALE HOUSE

*the Waterfront*  
VENICE BOARDWALK

Venice Boardwalk

**CVS**  
pharmacy

**THE FIREHOUSE**  
RESTAURANT & BAR

**SUBWAY**

**ROSE**

7 Minute walk to the Beach

**305 Rose Ave**



# Neighborhood Map



FORMA



ROSE



FIG TREE  
VENICE, CA





# 305 Rose Avenue

Venice, CA 90291



**For Sale**

## Contacts

### Jeff Pion

Vice Chairman  
+1 310 550 2566  
jeff.pion@cbre.com  
Lic. 00840278

### Michelle Esquivel-Hall

Executive Vice President  
+1 310 550 2525  
michelle.esquivel@cbre.com  
Lic. 01290582

### Drew Pion

Associate  
+1 310 550 2566  
drew.pion@cbre.com  
Lic. 02085229



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