

# VENICE LEASE

860 BROOKS AVE  
Architectural Firm | AD AGENCY | TECH



## PROPERTY DESCRIPTION

Introducing 860 Brooks Ave in vibrant Venice, an extraordinary standalone live/work building designed for innovation and success offering both a professional setting and a relaxed coastal vibe.

This exceptional space features a generous outside patio, ideal for fostering creativity and collaboration, making it the perfect fit for a small architectural firm, tech venture, or professional services.

Seize the opportunity to elevate your work environment and make a significant impact with this unique and versatile property at 860 Brooks Ave.

## PROPERTY HIGHLIGHTS

- Standalone live/work building designed for innovation and success.
- Strategically located with easy access to key hubs such as Lincoln Blvd, Abbot Kinney, and the Beach.
- Professionally managed to ensure a seamless and efficient work environment, allowing you to focus on what truly matters – your business.
- Ample (gated) Parking & Large Front Space Patio

## OFFERING SUMMARY

Lease Rate:	\$5,000/month Modified Gross
Available SF:	584 SF
Lot Size:	5,879 SF
Building Size:	584 SF
Zoning:	RD1.5
APN:	4239014027

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	970	4,008	19,832
Total Population	1,784	7,809	34,642
Average HH Income	\$170,633	\$157,509	\$138,361

### David Maldonado

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### David Thind

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CalDRE # 00402966

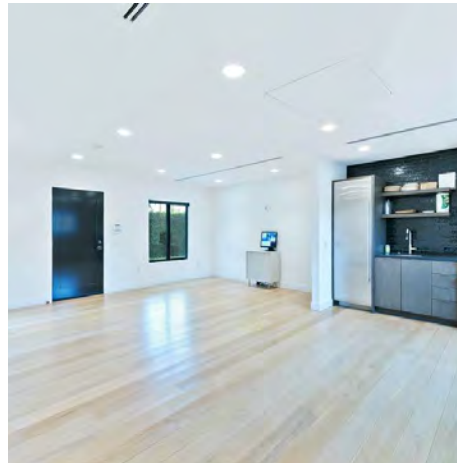


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REALTY

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860 Brooks Avenue Los Angeles, CA 90291



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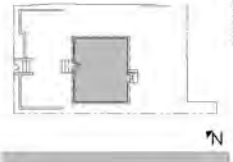
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### Suite Calculation

Floor: 1  
Suite: 860  
Name: VACANT  
Gross Area 1: 584  
Calc ID: 1.01



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Gross Area 1: 584

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,784	7,809	34,642
Average Age	39.4	38.8	39.8
Average Age (Male)	38.4	39.2	40.4
Average Age (Female)	42.4	39.4	39.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	970	4,008	19,832
# of Persons per HH	1.8	1.9	1.7
Average HH Income	\$170,633	\$157,509	\$138,361
Average House Value	\$1,804,714	\$1,825,399	\$1,614,700

\* Demographic data derived from 2020 ACS - US Census

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