

**For Sale**

**613-619 ROSE AVE**  
**VENICE CA 90291**



**±7,093 SF New-Build Commercial Retail, Restaurant and Residential**

## VENICE VIBRANCY

613-619 Rose Ave sits at the heart of Venice's most walkable and dynamic corridor, surrounded by a rich mix of restaurants, cafés, retail, and creative industry. The property offers immediate connectivity to both Rose Avenue and nearby Abbot Kinney Boulevard, two of the Westside's most influential lifestyle streets. Its location places tenants steps from day-to-night amenities and within minutes of a growing cluster of tech, media, and design firms. With strong neighborhood character and an established creative energy, the site provides a compelling address for modern users. 613-619 Rose Ave delivers a rare blend of convenience, authenticity, and Venice vibrancy.



## PROPERTY DETAILS

Asking Price \$11,495,000	Building Size / Land Size ±7,093 SF / ±7,009 SF	Stories Basement + 2 Stories	Year Completed 2025
Architect John Reed	Construction Type Type III-B Commercial: Steel, Concrete, Wood	Zoning C4-1 (City of LA)	Uses  SUBTERRANEAN 25 Striped Parking Spaces



## PROPERTY HIGHLIGHTS

### Connected to Light and Air

Fleetwood sliders and operable openings draw natural light and coastal air deep into the building. Most spaces open directly outdoors, offering an easy, effortless indoor–outdoor flow.



### Ready for F&B Program

Suite 613 comes equipped with the infrastructure needed for a food and beverage program, along with dedicated outdoor seating along Rose Ave.



### Subterreanean Parking

A rear-alley driveway leads to a 25-stall underground parking garage, complete with striped spaces and direct internal access to the upper floors.



## PROPERTY HIGHLIGHTS

### High Ceilings + Wood Trusses

High ceilings run throughout the building, while upper-level residential suites feature exposed wood trusses that bring character and warmth. Large windows amplify the volume, filling each space with light.



### Premium Finishes & Appliances

Upstairs residential suites are outfitted with earthy countertop materials, modern fixtures, and high-quality appliances, including wine fridges, for a clean, contemporary finish.



### On Rose Avenue

Positioned on one of Venice's most active neighborhood streets, the property benefits from steady foot traffic, eclectic retail and dining, and a distinct local vibe that draws both residents and visitors.



**SUITES**  
**613 & 619**

**Lots of retail frontage on Rose Ave**



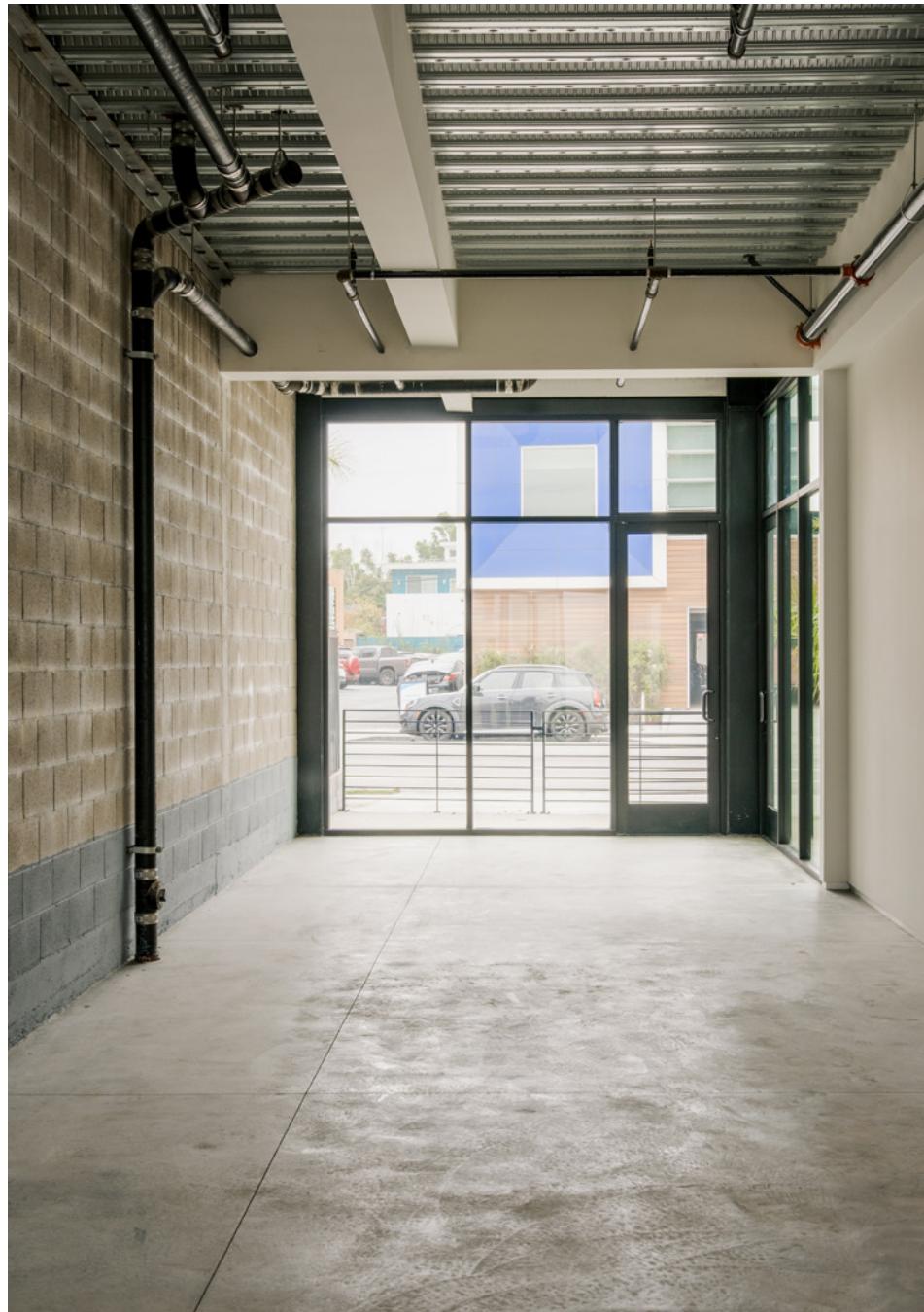
**SUITE 613**

The space extends into an outdoor patio on Rose Ave



**SUITE 619**

Tenant build-out ready, the space features a front patio area and a terraced back patio



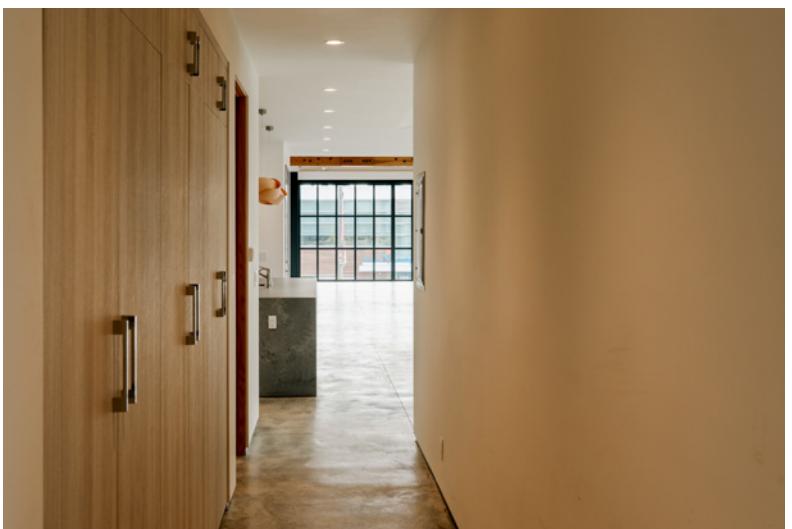
**2ND FLOOR  
SUITE 615**

**A stunning bow truss ceiling and lots of natural light**

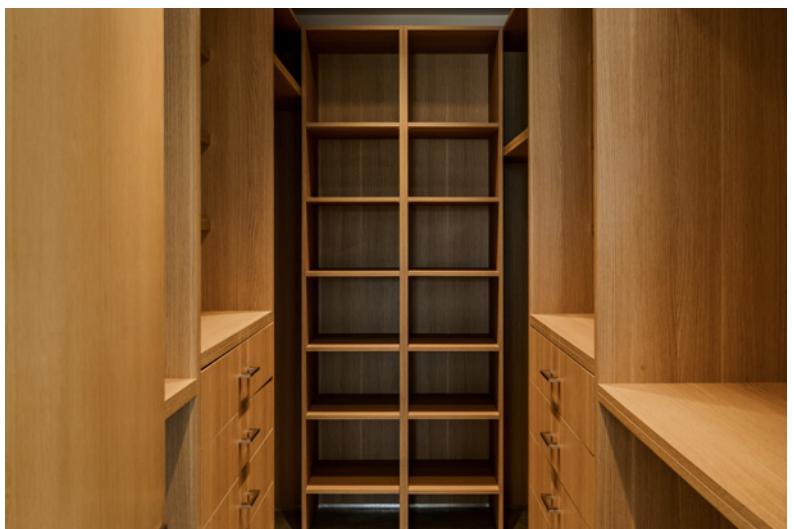


**The suite features a private outdoor patio with a fireplace**





**The primary bedroom features a walk-in closet**



**2ND FLOOR  
SUITE 617**

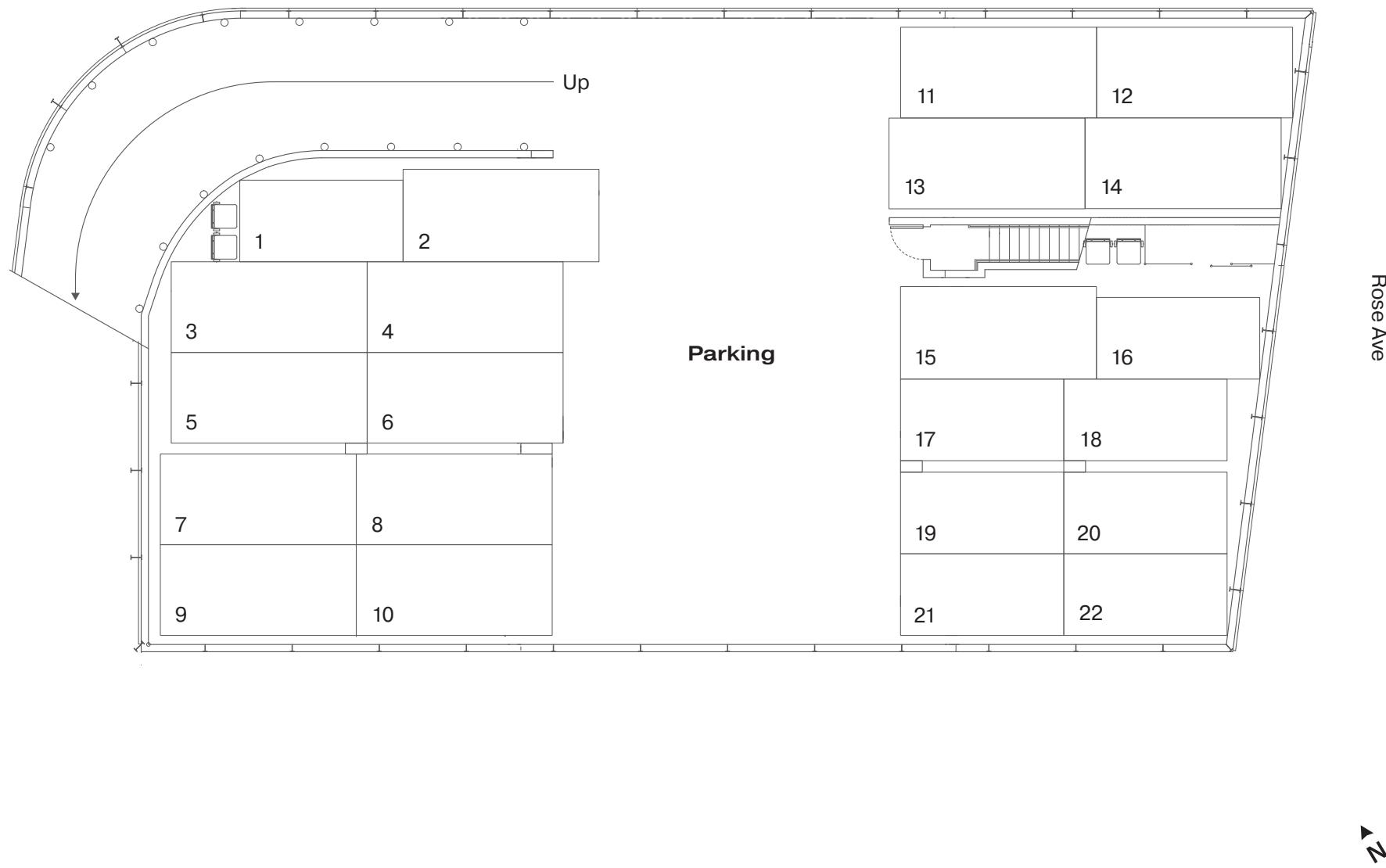
**High wood ceilings, lots of natural light, and a deck facing Rose Ave**



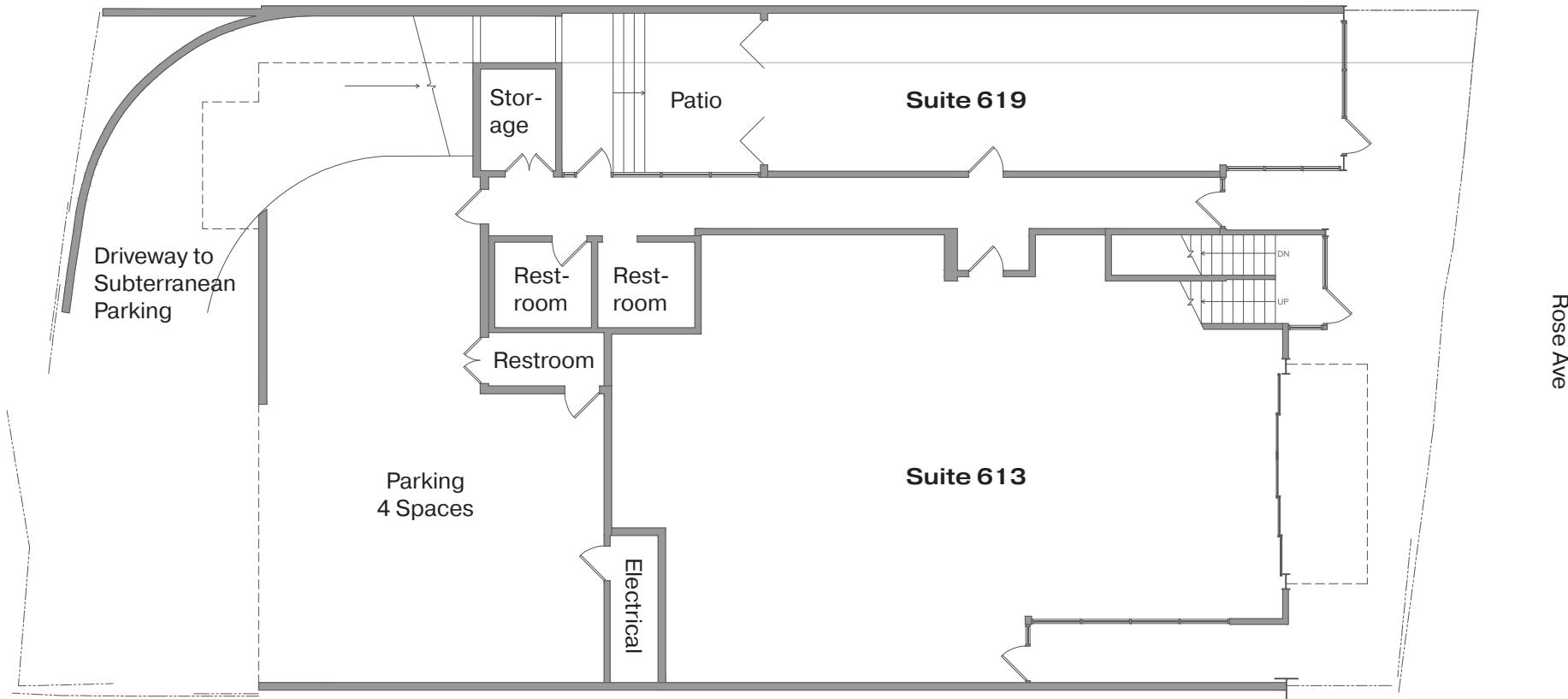
**The one bedroom features a built-in closet and a balcony**



**SUBTERRANEAN  
FLOOR PLAN**

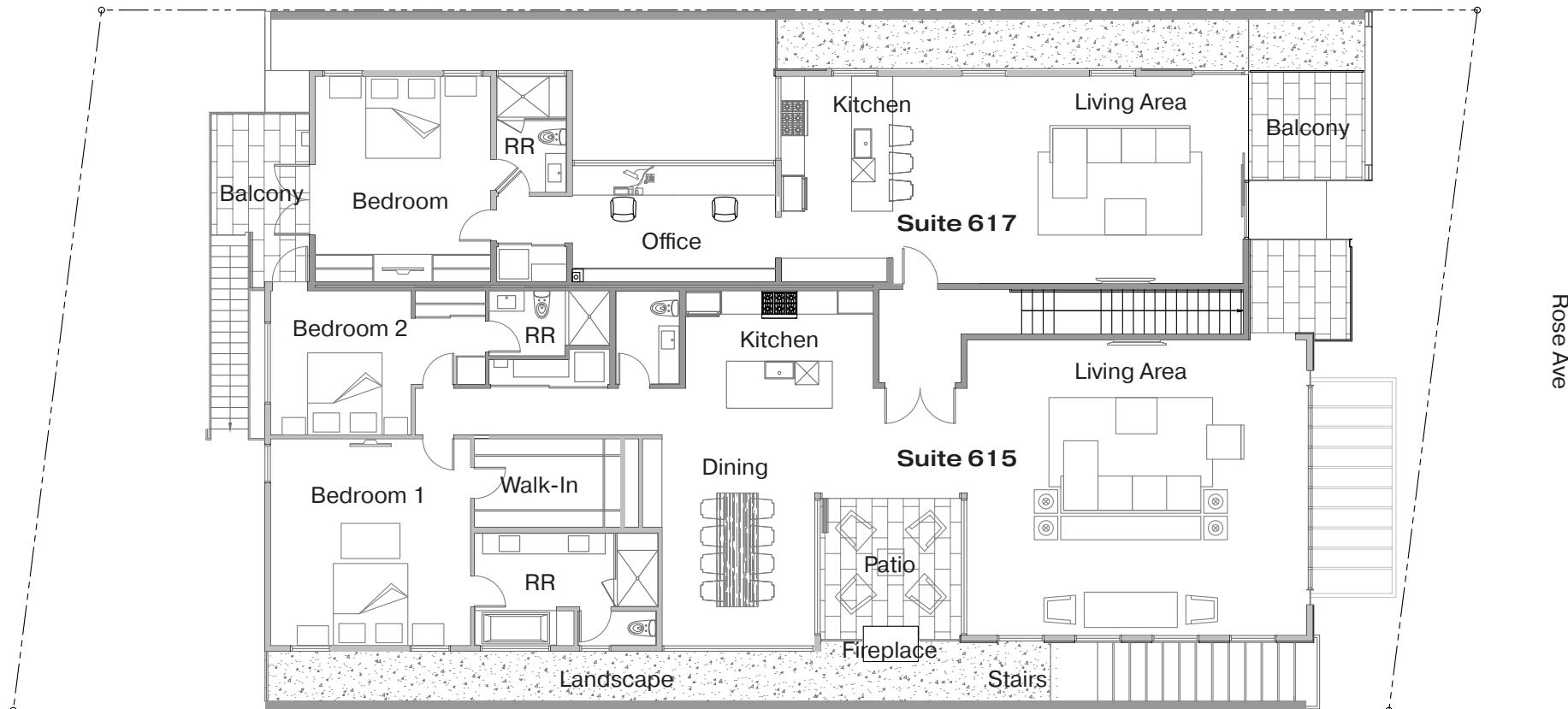


**FIRST  
FLOOR PLAN**



*Plans shown are for reference purposes only. Detailed information available upon request.*

**SECOND  
FLOOR PLAN**



*Plans shown are for reference purposes only. Detailed information available upon request.*

## THE NEIGHBORHOOD

Rose Ave delivers an unusually dense mix of food, retail, and culture in a walkable, neighborhood-scale setting. It blends beloved local institutions with fresh, design-forward concepts, creating a street that feels both lived-in and constantly evolving. Cafés, restaurants, independent shops, and creative studios line the corridor, generating steady activity from morning through night. Together, they give Rose Ave an energy and character that meaningfully elevates the experience of 613-619 Rose Ave.

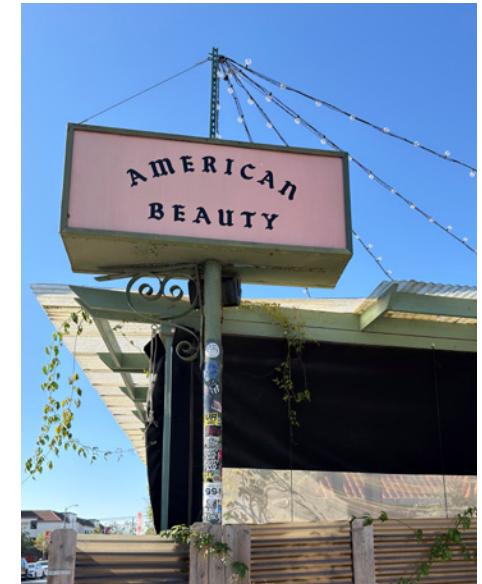




Quietly refined, eco-focused design at **Olderbrother**



Acclaimed restaurant **Wallflower** next door to 613-619 Rose Ave



Casual Venice steakhouse and bar, **American Beauty**



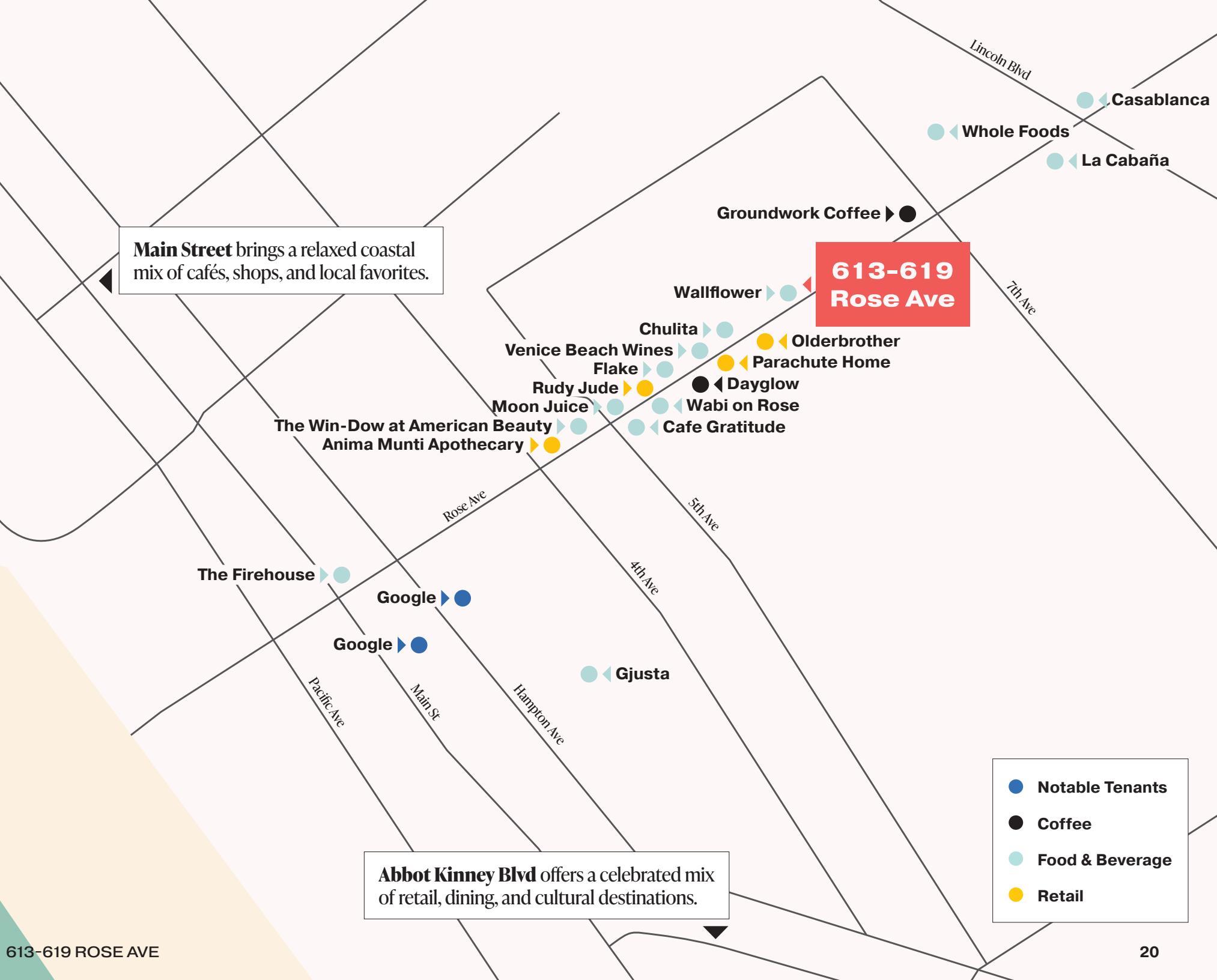
**Parachute Home** and **Dayglow** on Rose Ave



Vibrant coastal-Mexican spot, **Chulita**



Superfood drinks and holistic goods at **Moon Juice**



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