

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 C41 (City of LA)	Uses SUBTERRANEAN 25 Striped Parking Spaces



GROUND FLOOR

Suite 613 : 2,499 SF of Food & Beverage + Outdoor Seating Area

Suite 619: 1,153 RSF of Retail / Office + Outdoor Seating Area

SECOND FLOOR

Suite 615 1: 2,306 SF—
2 Bed / 3 Bath +
150 SF Outdoor Patio

Suite 617: 1,260 SF —
1 Bed / 1 Bath +
Outdoor Balconies

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.



Subterranean 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



**2ND FLOOR
SUITE 615**

The suite features a private outdoor patio with a fireplace



**2ND FLOOR
SUITE 615**

Premium finishes and appliances



**2ND FLOOR
SUITE 615**

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

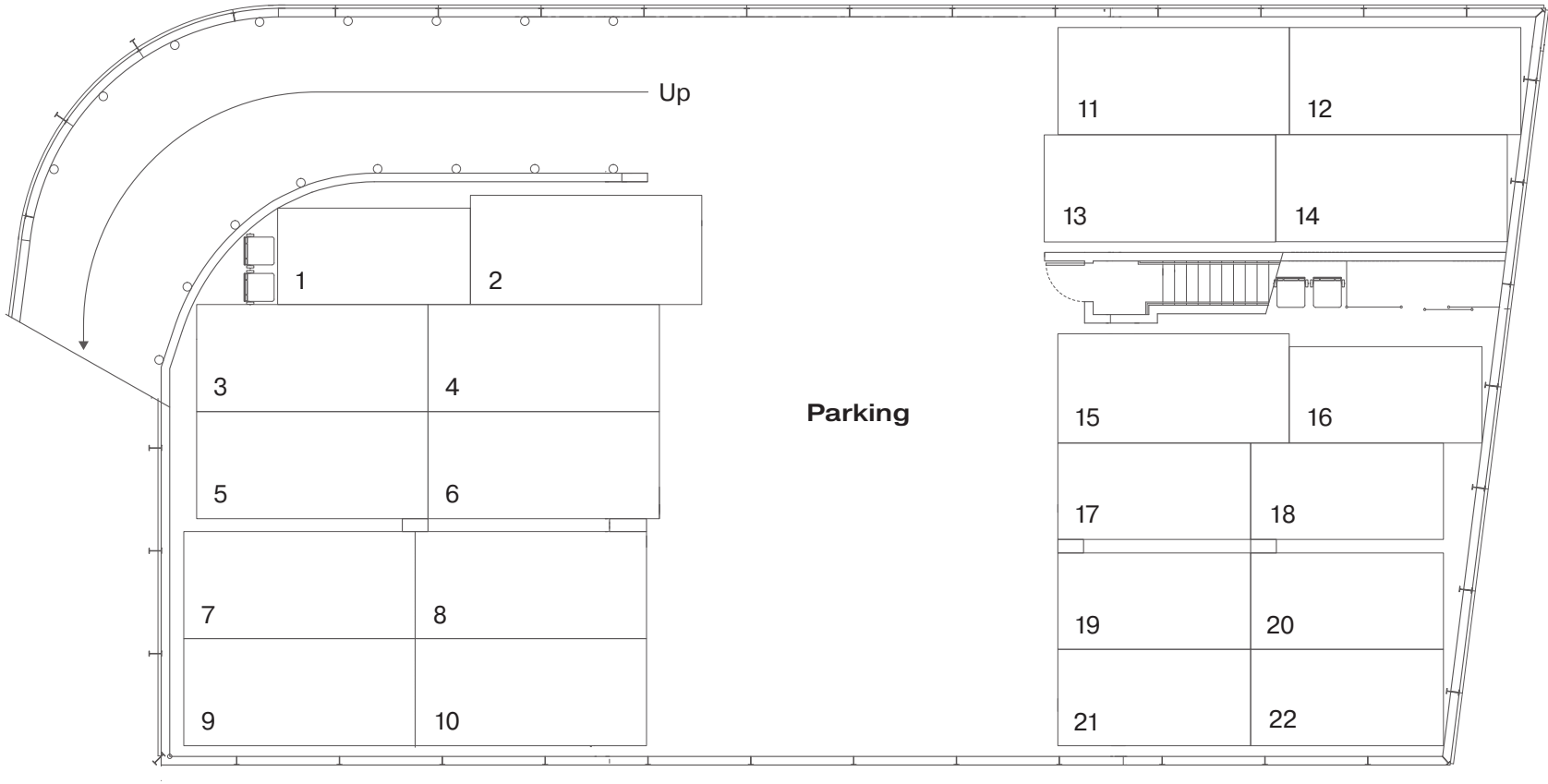


**2ND FLOOR
SUITE 617**

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

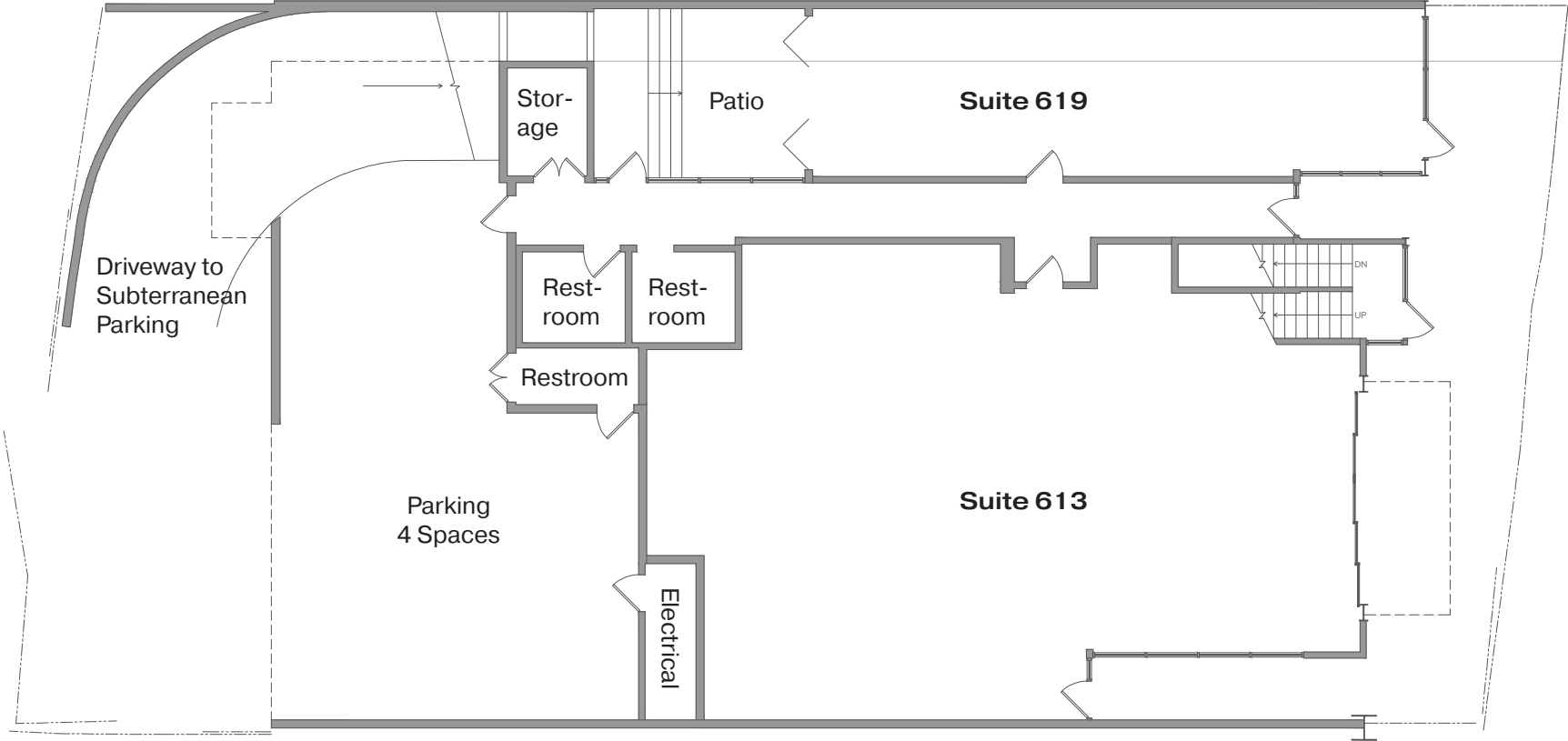


SUBTERRANEAN
FLOOR PLAN



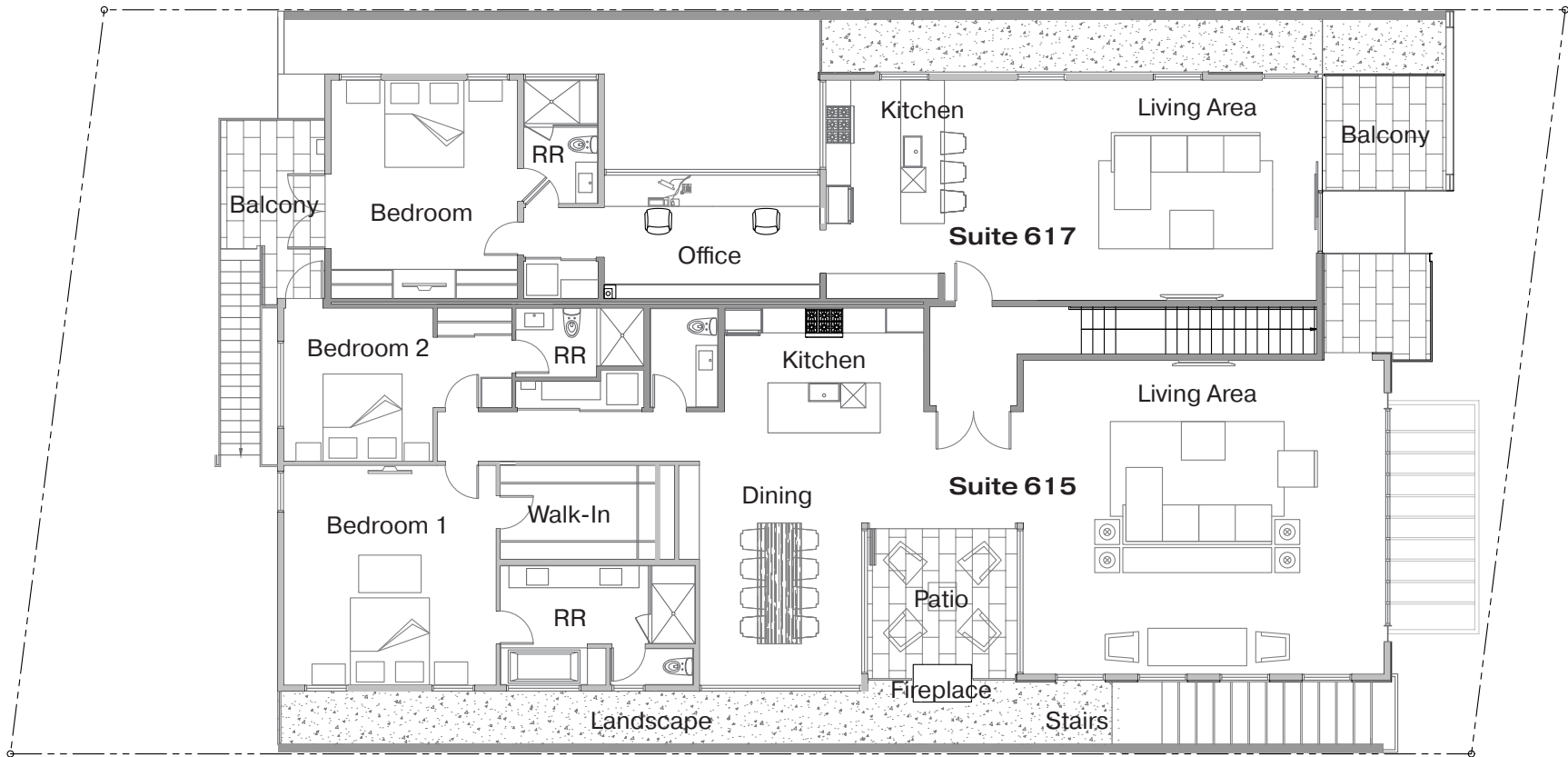
Rose Ave

**FIRST
FLOOR PLAN**



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

**SECOND
FLOOR PLAN**



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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**

Main Street brings a relaxed coastal mix of cafés, shops, and local favorites.

The Win-Dow at American Beauty
Anima Munti Apothecary

The Firehouse

Google

Google

Abbot Kinney Blvd offers a celebrated mix of retail, dining, and cultural destinations.

**613-619
Rose Ave**

Groundwork Coffee

Wallflower

Chulita

Venice Beach Wines

Flake

Rudy Jude

Moon Juice

Olderbrother

Parachute Home

Dayglow

Wabi on Rose

Cafe Gratitude

Gjusta

Whole Foods

La Cabaña

Casablanca

- Notable Tenants
- Coffee
- Food & Beverage
- Retail

Daniel Pickart

Senior Managing Director

t 310-407-6515

daniel.pickart@nrmk.com

CA RE License #01914551

Andrew Jennison

Vice Chairman

t 310-407-6518

andrew.jennison@nrmk.com

CA RE License #01275687

Renee Nelson

Transaction Manager

t 310-407-6517

renee.nelson@nrmk.com

CA RE License #01991249

Corporate License #01355491

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