

FOR LEASE / SALE

402 ROSE AVENUE

VENICE, CALIFORNIA

PROPERTY ANCHORING THE FAMED "ROSE AVENUE"

OWNER USER OR INVESTOR OR DEVELOPMENT OPPORTUNITY!



THIS IS ROSE AVE



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CBRE

HARD CORNER (TREMENDOUS EXPOSURE)



GENERATIONAL LEASE/SALE OPPORTUNITY

One of a kind corner property in Venice in the heart of the famed Rose Avenue. This is a unique opportunity to join a great walkable neighborhood with excellent co-tenants. Neighboring tenants include: Gold's Gym, Google, Cafe Gratitude, Wabi on Rose, Dayglow Coffee, Chulita, Cinque Terre West, American Beauty, Wallflower, Whole Foods Market, Gjusta, and many others. Furthermore, this property centrally located and walking distance to the Beach, Main St. in Santa Monica, Abbot Kinney, and more!



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HIGHLIGHTS



PROPERTY SIZE: ±2,219 SF BUILDING
±6,015 SF LAND

DIVISIBLE: ±700 - 2,219 SF
(SUBJECT TO CITY AND LANDLORD APPROVAL)

LEASE RATE: \$6.75/SF/MO NNN

SALE PRICE: \$3,500,000

ZONING: C4-1*

*Buyer/Tenant to confirm zoning and particular uses allowable by the City at the Site.



Existing tenant on month-to-month lease. Potentially can be extended as needed.



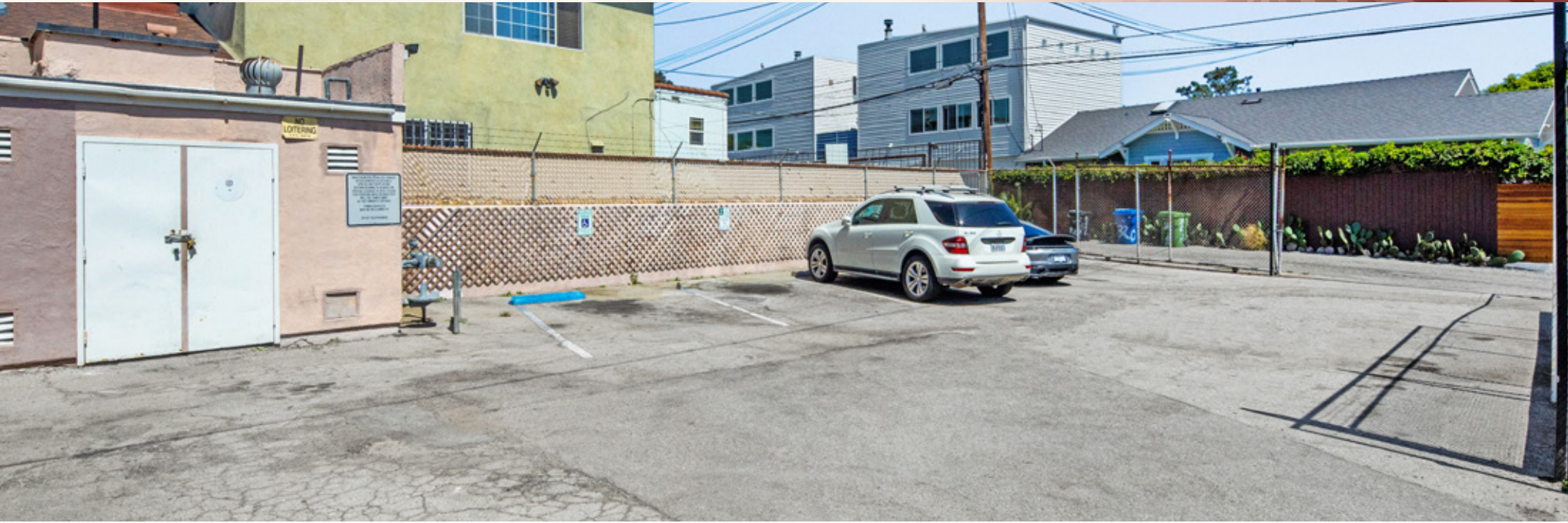
Large outdoor area for potential Restaurant patio



Fabulous neighbors include Gold's Gym and Google (±1 block away) and extremely high volume Whole Foods Market (a few blocks down) Wabi, Café Gratitude, American Beauty, The Firehouse, Venice Beach Wines, Cinque Terre West, Wallflower, Chulita, Dayglow Coffee and much more!



REAR PARKING



ROSE AVENUE TENANTS



WHOLE FOODS MARKET

WALLFLOWER

CHULITA

VENICE BEACH WINES

CINQUE TERRE WEST

FLAKE VENICE

VIN ON ROSE

AMERICAN BEAUTY

YANAPUMA SHOP

GOLDISH JEWELRY

LA CABANA

PARACHUTE

DAYGLOW COFFEE

WABI ON ROSE

SUGARED & BRONZED

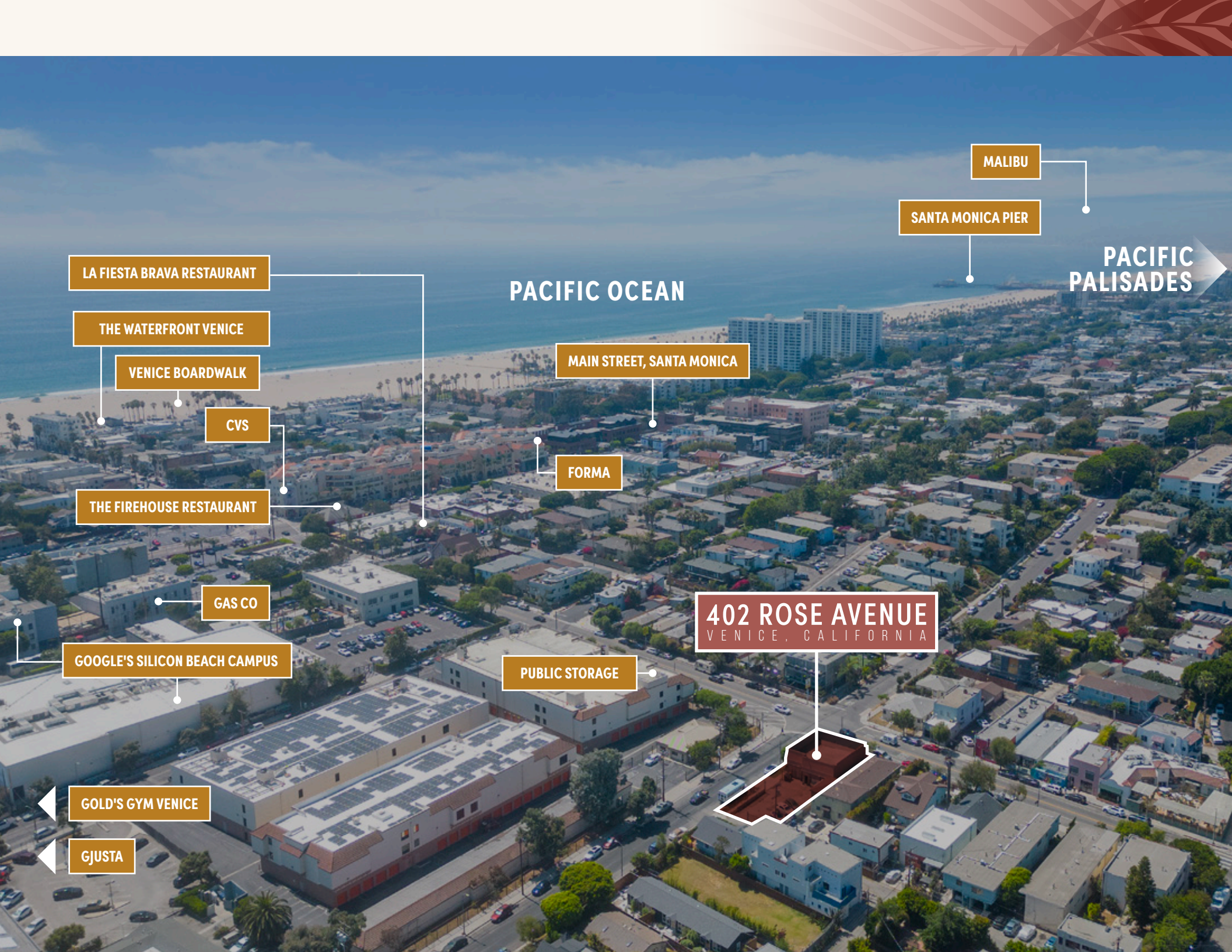
STRETCH LAB

CAFE GRATITUDE

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GJUSTA





MALIBU

SANTA MONICA PIER

PACIFIC PALISADES

PACIFIC OCEAN

LA FIESTA BRAVA RESTAURANT

THE WATERFRONT VENICE

VENICE BOARDWALK

CVS

MAIN STREET, SANTA MONICA

FORMA

THE FIREHOUSE RESTAURANT

GAS CO

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PUBLIC STORAGE

GOOGLE'S SILICON BEACH CAMPUS

GOLD'S GYM VENICE

GJUSTA

ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



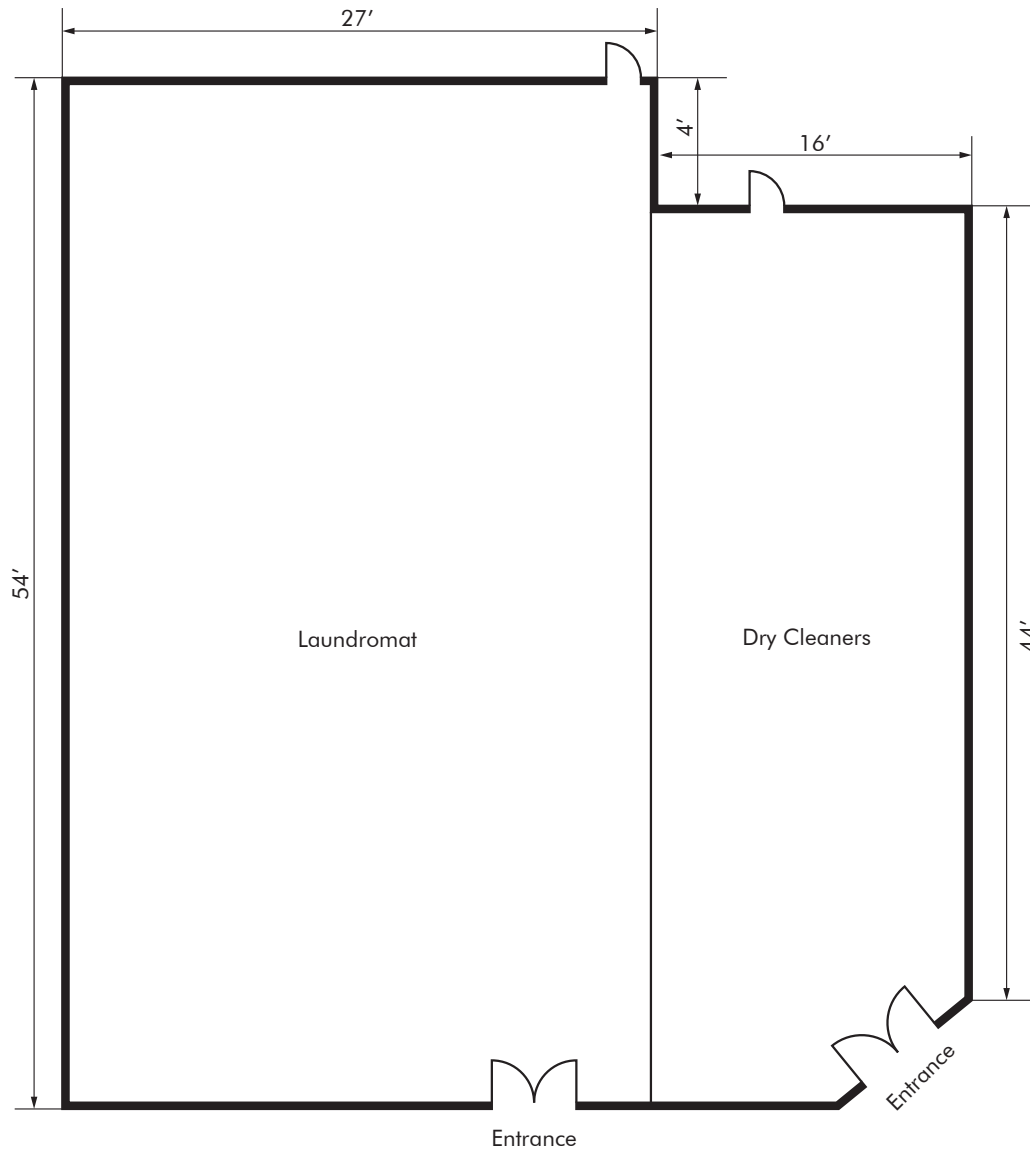
ROSE AVENUE TENANTS



ROSE AVENUE TENANTS



FLOOR PLAN



402 ROSE AVE - FLOOR PLAN
APPROXIMATELY 2,219 SF

DISCLAIMER: THE FLOOR PLAN IS ROUGH MEASUREMENTS AND DIMENSIONS AND NOT DRAWN TO SCALE NOR A COMPLETELY ACCURATE LAYOUT OF THE EXISTING PROPERTY. BUYER/LESSEE TO CONFIRM. SELLER/LESSOR/BROKER MAKE NO REPRESENTATION AS TO ITS ACCURACY.

PARCEL MAP

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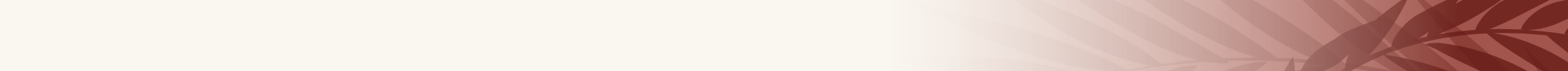
WORLD RENOWNED GOLD'S GYM VENICE; GOOGLE



402 ROSE AVENUE
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GOOGLE

GOLD'S GYM VENICE



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DEMOGRAPHICS

DEMOGRAPHIC BRIEF	1 MILE		3 MILES		5 MILES	
POPULATION						
2025 Population - Current Year Estimate	31,128		188,146		445,954	
2030 Population - Five Year Projection	30,486		187,886		445,498	
2020 Population - Census	32,747		190,708		459,721	
2010 Population - Census	32,605		180,925		431,499	
2020-2025 Annual Population Growth Rate	-0.96%		-0.26%		-0.58%	
2025-2030 Annual Population Growth Rate	-0.42%		-0.03%		-0.02%	
HOUSEHOLDS						
2025 Households - Current Year Estimate	17,184		98,371		217,713	
2030 Households - Five Year Projection	17,145		100,467		222,172	
2020 Households - Census	17,210		96,019		216,044	
2010 Households - Census	17,437		92,372		206,815	
2020-2025 Compound Annual Household Growth Rate	-0.03%		0.46%		0.15%	
2025-2030 Annual Household Growth Rate	-0.05%		0.42%		0.41%	
2025 Average Household Size	1.76		1.87		1.97	
HOUSEHOLD INCOME						
2025 Average Household Income	\$182,908		\$185,667		\$187,338	
2030 Average Household Income	\$201,524		\$203,998		\$205,026	
2025 Median Household Income	\$122,188		\$125,679		\$124,238	
2030 Median Household Income	\$139,658		\$145,106		\$141,594	
2025 Per Capita Income	\$101,244		\$97,089		\$91,541	
2030 Per Capita Income	\$113,626		\$109,089		\$102,329	
HOUSING UNITS						
2025 Housing Units	19,302		109,042		239,037	
2025 Vacant Housing Units	2,118	11.0%	10,671	9.8%	21,324	8.9%
2025 Occupied Housing Units	17,184	89.0%	98,371	90.2%	217,713	91.1%
2025 Owner Occupied Housing Units	4,718	24.4%	28,570	26.2%	70,541	29.5%
2025 Renter Occupied Housing Units	12,466	64.6%	69,801	64.0%	147,172	61.6%
EDUCATION						
2025 Population 25 and Over	25,676		150,884		345,546	
HS and Associates Degrees	5,804	22.6%	37,257	24.7%	80,424	23.3%
Bachelor's Degree or Higher	19,010	74.0%	107,349	71.1%	250,559	72.5%
PLACE OF WORK						
2025 Businesses	2,322		15,787		34,085	
2025 Employees	11,767		126,343		315,102	

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