

# 535 Rose Avenue

VENICE | OFFERED FOR SALE



NO PARKING  
2AM - 6AM  
EXCEPT FOR  
EMERGENCY VEHICLES  
AND TAXI CABS

Mimick Ave

535



## Building Sizes

1,295 Sq. Ft. Living

2,979 Sq. Ft. Lot

## Features

- Mixed-use property
- 2 bedrooms + 3 bathrooms total
- 2 residential + studio + office
- Enclosed outdoor space
- Corner lot

## Price Range

\$1,675,000

## Listed By

Team Pardee

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## Discover an exceptional three-unit mixed-use gem situated on a spacious corner lot in the highly sought-after Rose Corridor: An ideal investment for both owner-occupants and savvy investors!

This unique property features two residential units, an office, and a large studio/bonus room, offering endless flexibility and income potential. The front unit boasts a bright, airy office space, perfect for creative professionals, complete with a full kitchen, bathroom, loft, and outdoor patio, ideal for brainstorming sessions or client meetings. The two charming residential units, each with 1 bedroom and 1 bath, are replete with natural light, providing a cozy yet stylish living experience. The permitted bonus studio in the back unit adds even more value with additional square footage as a creative space or as an extension to the front office. Location is key, and this property delivers! Step outside to explore vibrant Rose Ave, lined with some of Los Angeles' top restaurants and trendy shops, plus a Whole Foods just moments away. Enjoy a leisurely stroll to Abbot Kinney Boulevard or the beach for the ultimate Venice lifestyle. Whether you're looking to invest or seeking a unique home with income potential, this property presents a rare opportunity to own a piece of Venice in a prime location. Don't miss your chance to capitalize on this incredible offering!

# Rental Analysis

Units	Bedrooms	Bathrooms	Current Rent	Projected Rent	
Unit 1	0 bedrooms	1 bathrooms	\$0 / mo	\$2,475 / mo	
Unit 2	1 bedrooms	1 bathrooms	\$2,375 / mo	\$2,375 / mo	
Unit 3	1 bedrooms	1 bathrooms	\$2,375 / mo	\$2,375 / mo	
<b>Totals</b>	3	2 bedrooms	3 bathrooms	\$4,750 / mo	\$7,225 / mo



~ 1,295 sq. ft. total living

~ 2,979 sq. ft. total lot

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# Location



535 Rose Avenue  
Venice, CA 90291

Rose Avenue

# Westside headquarters & production studios

- |    |   |            |   |            |    |                     |    |                    |    |               |    |                |
|----|---|------------|---|------------|----|---------------------|----|--------------------|----|---------------|----|----------------|
| 15 | 1 | Google     | 5 | HBO        | 9  | Activision Blizzard | 13 | Toms               | 18 | 72 and Sunny  | 22 | Amazon Studios |
|    | 2 | Snap, Inc. | 6 | Viacom     | 10 | Bouqs               | 14 | TWA/Chiat/Day      | 19 | Yahoo!        | 23 | Culver Studios |
|    | 3 | Vice       | 7 | RedBull    | 11 | Dollar Shave Club   | 16 | The Honest Company | 20 | TikTok        | 24 | MeUndies       |
|    | 4 | Rivian     | 8 | Riot Games | 12 | TrueCar             | 17 | Belkin             | 21 | Sony Pictures |    |                |





PARDEE  
— PROPERTIES —

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