



## **GREAT INVESTMENT OPPORTUNITY IN VENICE**

1520 Andalusia  
Venice, CA 90291



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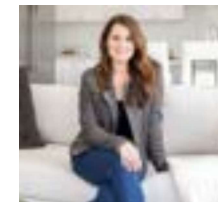
### VENICE

About Venice

## EXCLUSIVELY PRESENTED BY:



**DAVID PUTNAM**  
Commercial Associate  
Mobile: 310-890-7438  
davidputnam5@gmail.com  
License #: 01036004



**LAUREN RAVTIZ**  
Luxury Properties Director  
Direct: 310-600-4581  
lauren@laurenravtiz.com  
License #: 01352397

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

CALIFORNIA  
PROPERTIES

**Berkshire Hathaway  
HomeServices**

11677 San Vicente Blvd Suite 307  
Los Angeles, CA 90049

Office: 310-820-9395

# PROPERTY SUMMARY

Offering Price	\$3,000,000.00
Building SqFt	3,336 SqFt
Lot Size (acres)	0.12
Year Built	, 1921
County	, Los Angeles
Parcel ID / APN	, 4238-004-017

# INVESTMENT SUMMARY

- \$3,000,000
- \$375,000 PER UNIT
- \$187,992 Gross Annual Income
- 16 X Gross (GRM)
- \$122,194 Net Operating Income (using 35% expenses including new property tax)
- 4.1% CAP RATE
- Zoning LARD 1.5
- No Parking on Property

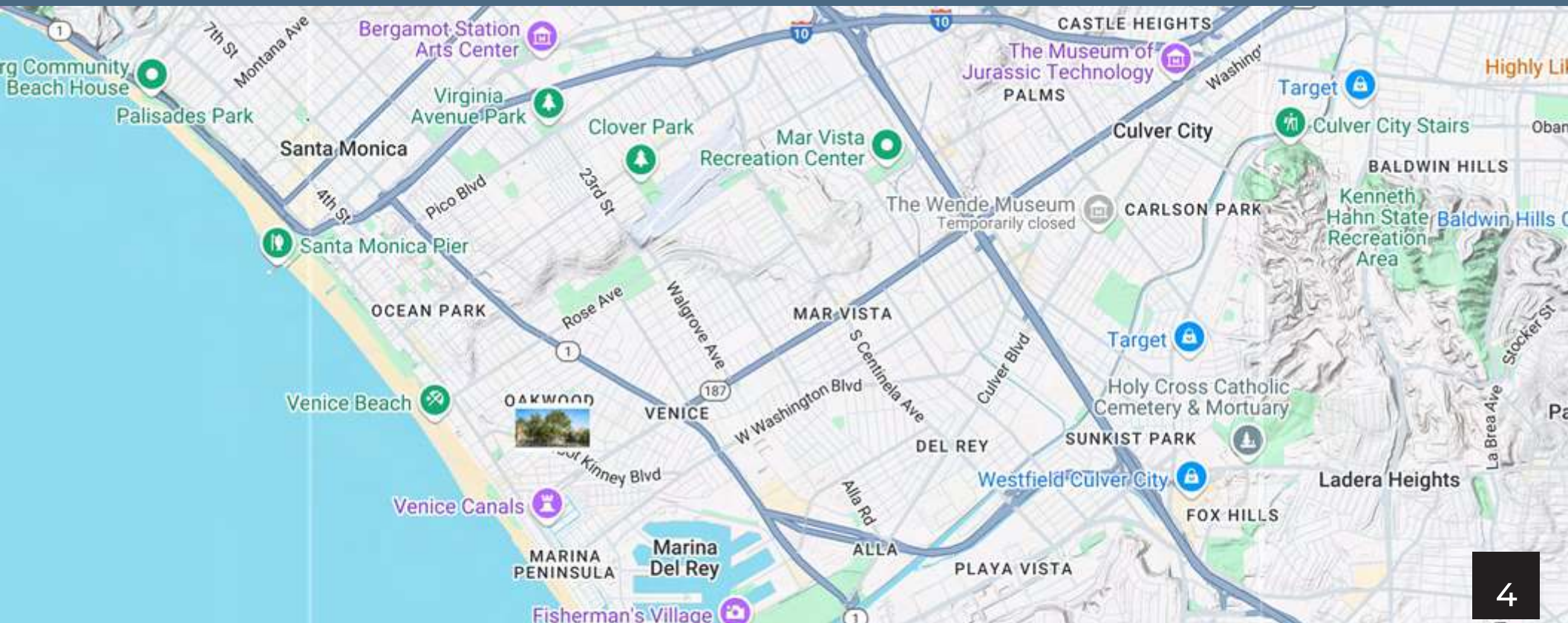
## RENT ROLL

#1	STUDIO	\$1820.00
#2	1 BEDROOM	\$1178.94
#3	STUDIO	\$2080.00
#4	STUDIO	\$1810.71
#5	STUDIO	\$2200.00
#6	STUDIO (vacant)	\$2200.00 (projected)
#7	1 BEDROOM	\$2750.00
#8	STUDIO	\$1861.00
TOTAL RENT		\$15,901.25



# INVESTMENT HIGHLIGHTS

- Located on the corner of Andalusia and Cabrillo, just south of Abbot Kinney Blvd in Venice's favorite neighborhood! Close to Venice Beach and steps to popular shops, restaurants, and galleries.
- Charming central courtyard configuration with 6 studio and 2 one bedroom apartments. One studio apartment is currently vacant and projected rent at \$2,200/ month. No parking on premises.
- Investors seeking a product and location that is irreplaceable, steps to the beach and to Abbot Kinney Blvd. .
- Heart of Silicon Beach with affluent tenant base and high demand location.



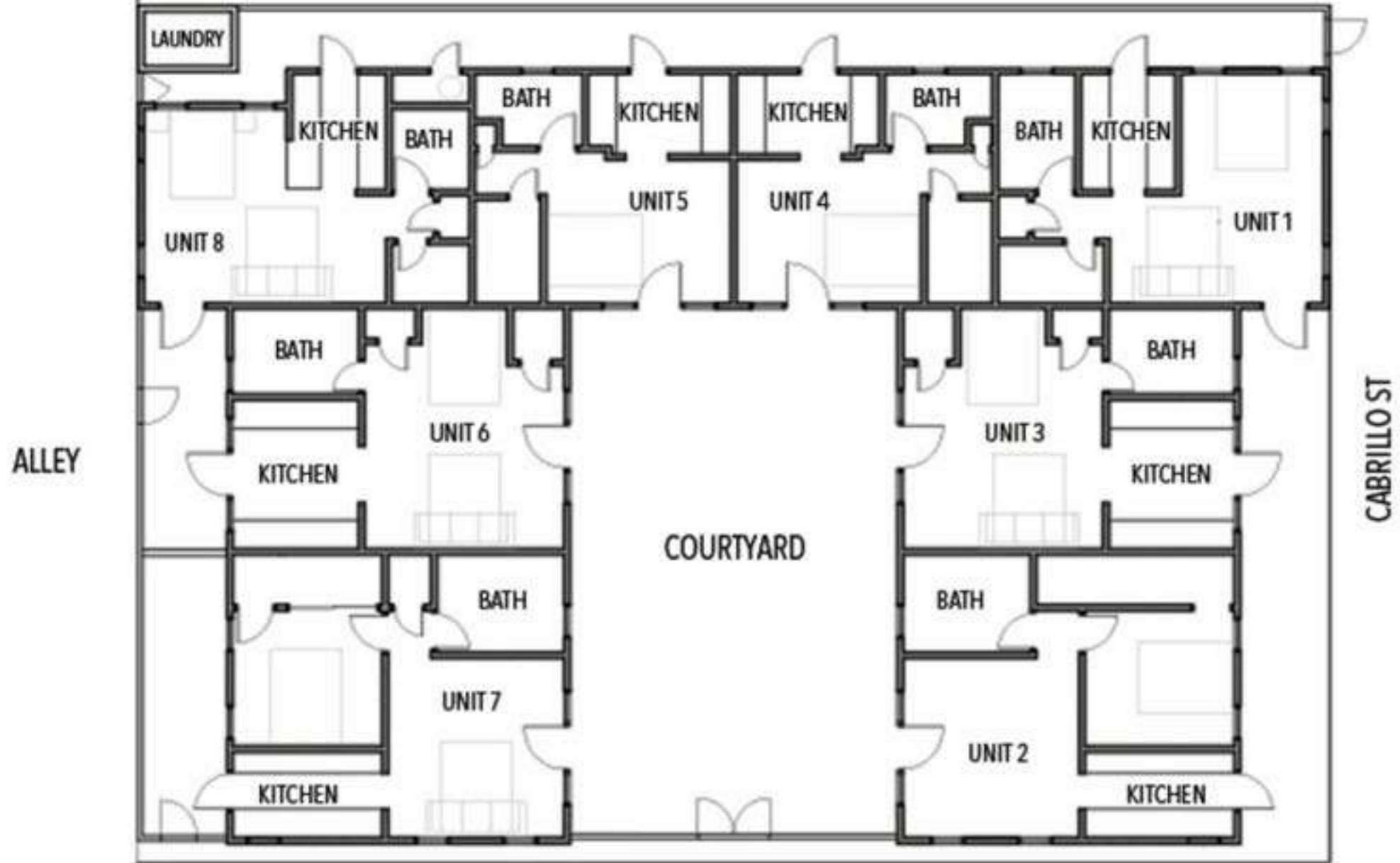


# LOCATION HIGHLIGHTS

- This 8 -unit property is just steps from trendy Abbot Kinney Blvd , known for its cultural, shopping, and culinary hotspots such as The Butcher's Daughter, Blue Bottle Coffee, Lululemon, Erewhon, and many more.
- Close to Venice Beach and the world famous Venice Beach Boardwalk.
- Near many unique shops and restaurants on Abbot Kinney, Main Street, and Rose Avenue.
- Venice is in the heart of Silicon Beach, home to affluent technology innovators, creators and artists, Venice boasts world class amenities, all within walking distance from the subject property. Rental demand here is unsurpassed.







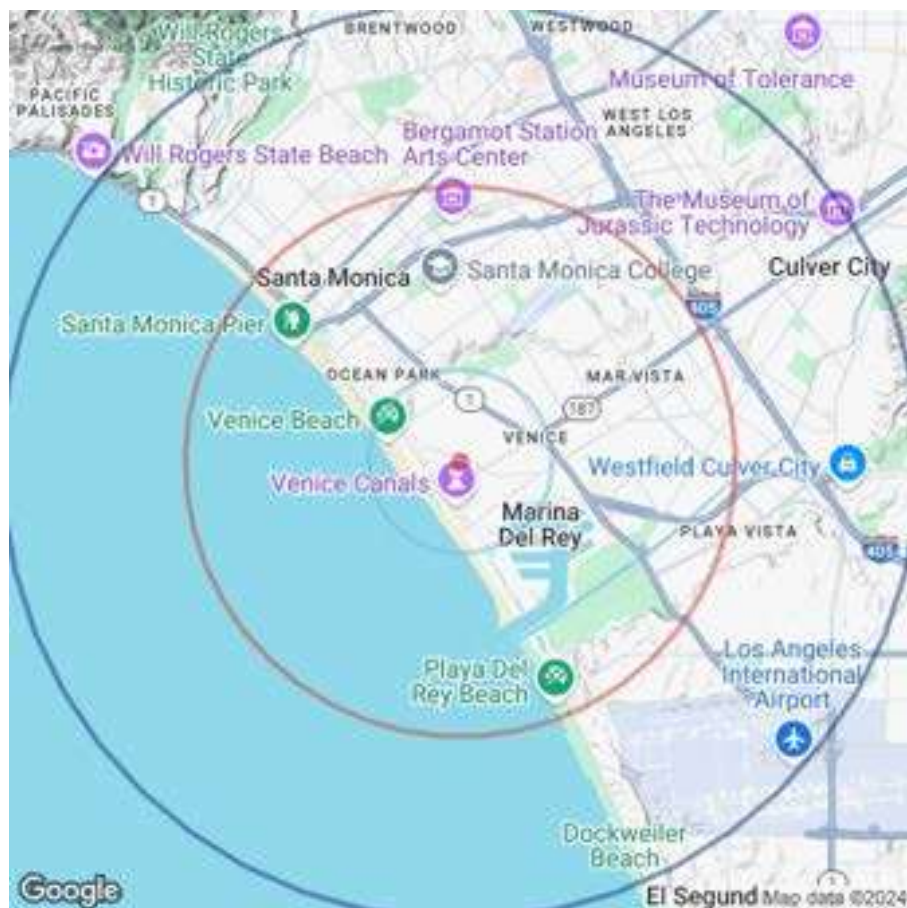
← ABBOT KINNEY

ANDALUSIA AVE



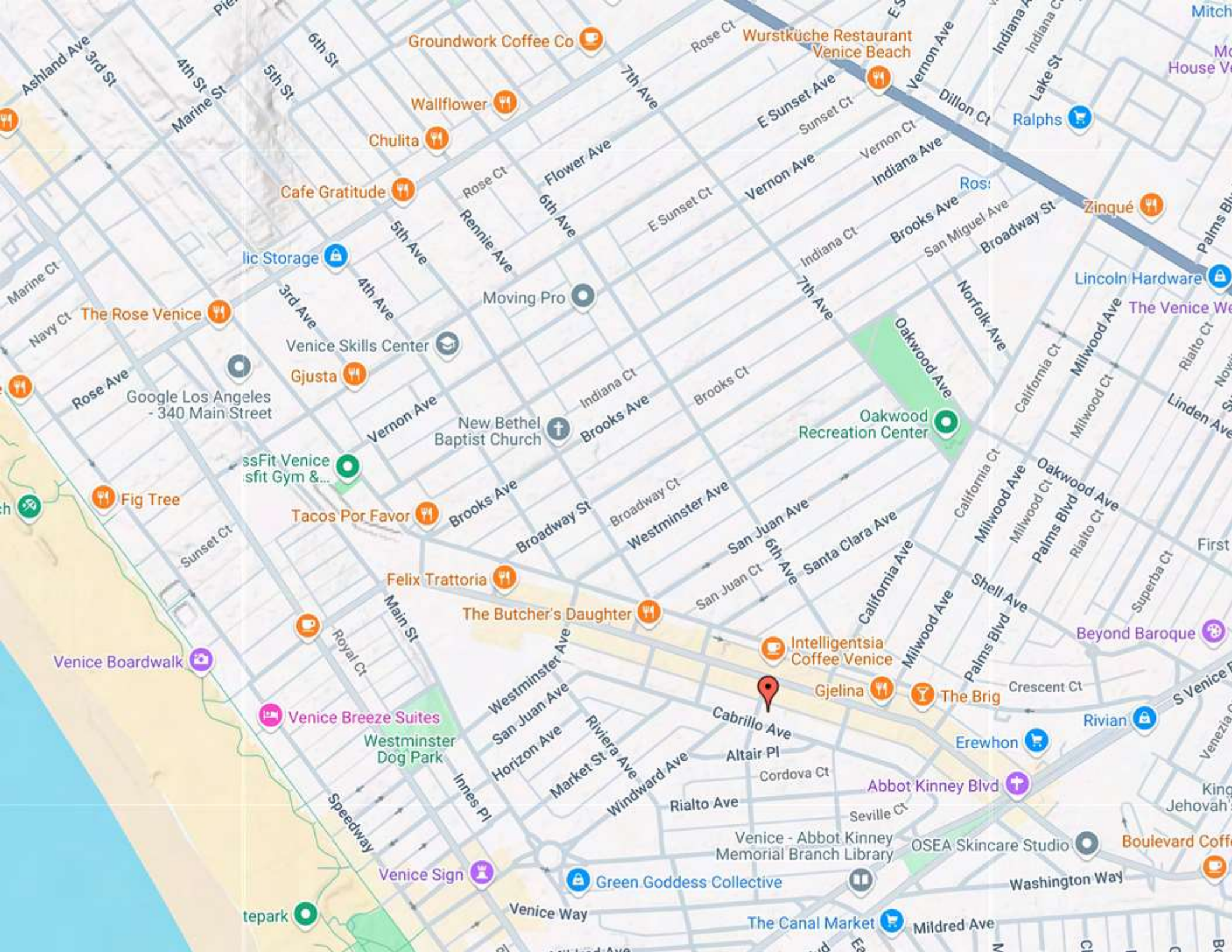
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	33,082	211,727	456,272
2010 Population	33,865	223,262	475,991
2024 Population	36,151	237,881	501,588
2029 Population	35,671	236,256	498,979
2024-2029 Growth Rate	-0.27 %	-0.14 %	-0.1 %
2024 Daytime Population	35,414	298,297	762,579



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,067	8,666	18,304
\$15000-24999	904	5,401	10,269
\$25000-34999	593	4,834	9,939
\$35000-49999	874	6,361	13,348
\$50000-74999	1,638	11,966	24,148
\$75000-99999	1,640	11,353	24,364
\$100000-149999	2,707	18,819	40,291
\$150000-199999	2,031	14,116	30,533
\$200000 or greater	6,671	33,434	70,171
Median HH Income	\$ 141,156	\$ 119,119	\$ 120,612
Average HH Income	\$ 201,472	\$ 175,140	\$ 177,057

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,481	98,836	218,297
2010 Total Households	16,199	105,413	226,946
2024 Total Households	18,124	114,949	241,369
2029 Total Households	18,356	117,298	246,569
2024 Average Household Size	1.97	1.99	2.01
2024 Owner Occupied Housing	6,819	36,313	82,581
2029 Owner Occupied Housing	7,083	37,553	84,866
2024 Renter Occupied Housing	11,305	78,636	158,788
2029 Renter Occupied Housing	11,274	79,745	161,703
2024 Vacant Housing	1,848	12,001	25,032
2024 Total Housing	19,972	126,950	266,401



Groundwork Coffee Co

Wallflower

Chulita

Cafe Gratitude

Public Storage

The Rose Venice

Google Los Angeles  
- 340 Main Street

Gjusta

ssFit Venice  
sft Gym &...

Fig Tree

Tacos Por Favor

Felix Trattoria

The Butcher's Daughter

Venice Boardwalk

Venice Breeze Suites

Westminster  
Dog Park

Intelligentsia  
Coffee Venice

Gjelina

The Brig

Beyond Baroque

Erewhon

Rivian

tepark

Venice Sign

Green Goddess Collective

The Canal Market

Mildred Ave

Wurstküche Restaurant  
Venice Beach

Ralphs

Zinqué

Lincoln Hardware

The Venice We

Oakwood  
Recreation Center

Oakwood Ave

California Ct

Milwood Ave

Oakwood Ave

Palms Blvd

Beyond Baroque

Erewhon

Rivian

Abbot Kinney Blvd

Venice - Abbot Kinney  
Memorial Branch Library

OSEA Skincare Studio

Boulevard Coff

Washington Way

The Canal Market

Mildred Ave

# ABOUT VENICE

Venice has transformed from a sleepy beach community into the heart of Silicon Beach. Silicon Beach is the thriving technology, entertainment, and media hub which includes Venice and the surrounding neighborhoods of Santa Monica, Marina del Rey and Playa Vista. Silicon Beach is home to many of the world's Tech leaders including Google, Snapchat, Facebook and many more.



## CITY OF VENICE

COUNTY      , LOS ANGELES

## AREA

CITY                      160.1 SQ MI

ELEVATION              3 FT

## POPULATION

POPULATION              258,685



# EXCLUSIVELY PRESENTED BY:



## **DAVID PUTNAM**

Commercial Associate  
Mobile: 310-890-7438  
davidputnam5@gmail.com  
License #: 01036004



## **LAUREN RAVTIZ**

Luxury Properties Director  
Direct: 310-600-4581  
lauren@laurenravtiz.com  
License #: 01352397

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