



ZACUTO GROUP

COMMERCIAL REAL ESTATE

For Sale

1317 CABRILLO AVENUE
VENICE, CALIFORNIA

FOR SALE

1317 CABRILLO AVENUE

VENICE, CALIFORNIA 90291

Rare live/work style opportunity in the heart of Venice. Walk to Abbot Kinney and the beach.

ASKING PRICE \$3,799,000

BUILDING SIZE 4,350 SF

PPSF \$873/SF

LOT SIZE 2,550 SF

LOT PPSF \$1,489/SF

APN 423-800-4007

YEAR BUILT 2023

USE SFR + ADU
*Live/Work possible
**buyer to verify*



LISTING TEAM

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WINDWARD AVE

1317 CABRILLO AVE
SUBJECT PROPERTY

ALTAIR PLACE

CABRILLO AVENUE

ABBOT KINNEY BOULEVARD

EREWHON

VINCE.

SALT & STRAW

GJELINA

VEJA

BLUE BOTTLE
COFFEE

All'Antico Vinaio

rag & bone
NEW YORK

THE GREAT.

vuori

Madewell

IRO

lululemon

THE BUTCHER'S
DAUGHTER

AV

RVR

LE LABO
GRASSE - NEW YORK

BIRKENSTOCK
MADE IN GERMANY - TRADITION SINCE 1774

aloyoga

INTELLIGENTSIA

1317 CABRILLO AVE

EXCEPTIONAL VENICE COMPOUND

1317 Cabrillo Avenue offers approximately 4,350 square feet of flexible, design-forward space along one of the best streets in Los Angeles. Walk to the beach and the best of the Westside.

Currently configured as two distinct spaces, the property combines a dramatic ground-floor creative studio/office/showroom or living set up with an expansive multi-level residence above.

The residence features 4 bedrooms, 5 bathrooms, generous open areas and a private rooftop deck with panoramic city and coastal views.

The studio (1317.5 Cabrillo Ave) offers a full kitchen, open space and private bathroom.

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CREATE A UNIQUE LIVE/WORK SET UP*

This is a blank canvas to create an incredible Venice home/office with attached two-car garage, dedicated laundry room, and additional on-site parking.

High ceilings, hardwood floors and abundant natural light fill the space perfect for living, working and entertaining.

Ideal for an owner-user, entrepreneur, artist or creative business seeking a property that works beyond the traditional residential format. Live upstairs, create downstairs, or reimagine the entire property around your own vision.



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