

THE VENICE COLLECTION

*Generational Opportunity
to Acquire a Unique
Portfolio in the Heart of
Venice Beach, CA*



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413



THE OFFERING

Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present the opportunity to acquire **The Venice Collection**, three existing creative commercial buildings and a rare development parcel located in the heart of Venice, CA. The Properties are being offered together or separately.

First Time These Properties Have Been Available in Over 50 Years

The **Venice Collection** is located beside Abbot Kinney Boulevard, one of Los Angeles' premier retail corridors featuring independent boutiques, chef-driven restaurants, direct-to-consumer and luxury flagship stores in a walkable, low-rise environment. Adjacent side streets contain creative office tenants that include advertising agencies, DTC brand headquarters, production companies, and small tech firms that benefit from the area's vibrant retail atmosphere.

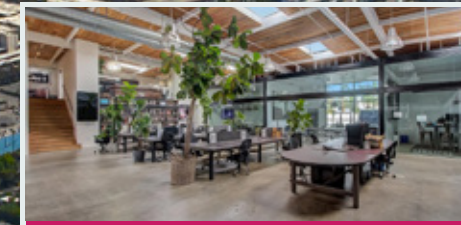
Portfolio Overview

The portfolio includes three creative office properties totaling approximately 50,257 SF and a 0.88 SF development parcel. These assets comprise a mix of single-tenant and multi-tenant buildings adapted from industrial structures, featuring high ceilings, open floor plans, excess power, and modern amenities that attract media, tech, and creative tenants.

- **589 Venice Boulevard:** Two-story industrial building converted to creative office space, built in 1961 and substantially renovated in 2013. The Property was leased to Vice Media with the tenant investing approximately \$1.5M in interior improvements.
- **1627-1639 Electric Avenue Studios:** Multi-tenant creative campus with 10 studio units averaging 1,485 SF, constructed in 1994 and fully renovated in 2023-2024 with \$2.5M+ in exterior and interior upgrades.
- **1625 Electric Avenue:** Single-story industrial building with office loft/mezzanine (~5,000 SF), built in 1958 and renovated in 2021-2022. Leased to confidential tenant for autonomous vehicle testing.
- **595 Venice Blvd (Development Parcel):** 0.88-acre site entitled for office & commercial uses. The site is approved for a mixed-use project combining creative office space (suitable for tech, music, and media production) with ground-floor retail. Current entitlements expire in September 2026.

The Properties are being offered as a portfolio or individually

MARINA DEL REY



589 Venice Blvd

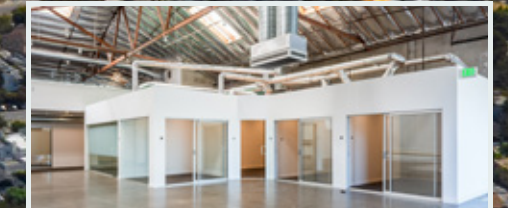
Size (SF)	19,342
Land SF:	27,878
Year Built/Renov.	1961/2013
Occupancy	Vacant
Zoning	M1-1-0
Parking Stalls	40 Spaces (2.06/1,000 SF)



1627-1639 Electric Ave

Size (SF)	15,558
Land SF:	24,925
Year Built/Renov.	1994/2023
Occupancy	88.90%
WALT	1.3
Zoning	M1-1-0
NOI	-
Parking Stalls	38 Surface Spaces (2.56/1,000 SF)

VENICE BEACH



1625 Electric Ave

Size (SF)	16,061
Land SF:	22,220
Year Built/Renov.	1958
Occupancy	100%
WALT	3.5
Zoning	M1-1-0
NOI	-
Parking Stalls	25-30+ Spaces Including Tandem (1.86/1,000 SF)

595 Venice - Development Parcel

Lot AC	±0.88
Lot SF	38,126
Zone	M1-1-0
Status	Entitled for Office and Commercial

EREWHON

ABBOT KINNEY BLVD

VENICE BLVD

ELECTRIC AVE

INVESTMENT HIGHLIGHTS



Generational Opportunity:

Rare opportunity to purchase a collection of Venice Beach Properties untouched by the market for over half a century.



Development Optionality:

This 1.52-acre, four-parcel site provides multiple paths to value creation.



Embedded Rent Growth:

Immediate upside is available through both lease-up of vacant space and a mark-to-market adjustment toward the commanding \$6.00 NNN market rent.



Highly Amenitized:

Boasting a 94 Walk Score, the Property is adjacent to the renowned Abbot Kinney Boulevard in Venice, CA. which is home to over one hundred restaurants, shops, and other amenities.



Coastal Location:

Generational opportunity to develop land less than a mile from the Pacific Ocean in Venice with commercial properties achieving the highest rents in Los Angeles.



Excellent Proximity to Top Talent:

Situated near highly affluent neighborhoods including Santa Monica and Brentwood, The Venice Collection is strategically located to attract and retain top talent from the region's highly educated workforce. The property's desirable location provides convenient access for executives and professionals residing in Los Angeles's Westside communities.



595 Venice Land Rendering



1627-1639 Electric Ave Office



589 Venice Blvd Office



1625 Electric Ave Office

595 VENICE DEVELOPMENT OPTIONALITY

Potential for Abbot Kinney's Premier Creative Hub

The proposed plans for 595 Venice envision a mixed-use project featuring creative office space for software, music, film, and video production, complemented by retail. The renderings and construction drawings were provided by Reed Architectural Group.

The project has been designed to meet the ongoing demand of creative and "high touch" tenancy that is synonymous with the Venice-Silicon Beach market. Each floor will have high ceiling volume providing exceptional light and large floor to ceiling windows. The rooftop provides an oasis environment allowing tenants to enjoy the year-round temperate weather.

Venice stands out as one of Los Angeles's hottest real estate markets, commanding some of the highest retail and office rents in Southern California. This vibrant coastal neighborhood, renowned for its eclectic charm and bustling energy, offers a prime opportunity for development. The area's dynamic atmosphere and premium location set the stage for a brand conscious owner to plant their flag in a cutting-edge new building.

**Entitlements set to expire by September 2026*

Project Summary	
Creative Space	25,150 SF
Retail Space	5,028 SF
Parking Stalls	135
Floors	3 (1 subterranean parking, two levels of commercial)



Architect
Reed Architectural Group
657 Rose Ave.
Venice, CA. 90291
(310) 393-9128

ZONING OVERVIEW

All Properties fall under the same zoning and specific plan.

Los Angeles Coastal Transportation Corridor (LACTC)

The LACTC has established a transportation mitigation plan that applies to The Venice Collection Boulevard.

Venice Coastal Zone (VCZ)

The Venice Coastal Zone has established additional development and design requirements, including height limitations.

Zoning Summary	
Zone	M1-1-O
Notable Allowed Uses	Limited industrial, office, and enclosed commercial uses.
Specific Plans	Los Angeles Coastal Transportation Corridor, Venice Coastal Zone
General Plan Land Use	Limited Manufacturing
Maximum (Base) FAR	1:1
Height	Flat Roof: Max 30' Varied Roof: Max 35'



595 Venice - Alternative Uses
The flexible zoning permits retail uses on the development parcel, offering the potential to extend the Abbot Kinney corridor with additional shopping.



VENICE

One of the World's Most Recognizable Beaches

Venice is a distinctive neighborhood on Los Angeles's coast, featuring charming Venetian-inspired canals and architecture that pay homage to its Italian namesake. The famous Ocean Front Walk boardwalk showcases colorful buildings housing art galleries and beachside restaurants, while the iconic Muscle Beach outdoor gym and popular basketball courts serve as gathering spots for both participants and spectators. Neighborhood commercial areas like Abbot Kinney Boulevard and Rose Avenue have evolved into destination shopping and dining districts that attract young professionals seeking an artistic atmosphere.

Venice embodies the Southern California lifestyle where skateboard culture, beach volleyball, entrepreneurial innovation, and creative expression converge in a walkable beachfront that remains one of Los Angeles's most recognizable and sought-after neighborhoods.



ABBOT KINNEY BLVD

adidas	Aēsop	allbirds	AV	A Y R
BIRKENSTOCK	FAHERTY	frampton	THE GREAT.	GJELINA
JAMES PERSE LOS ANGELES	LE LABO GRASSE - NEW YORK	lululemon	Miansai	rag & bone NEW YORK
SCOTCH & SODA AMSTERDAM	VINCE.	EREWHON FRESH BAKED BREADS & COFFEE	THE BUTCHER'S DAUGHTER	
PICCOLO RISTORANTE	SALT & STRAW	ALFRED	INTELLIGENTIA	660 GARRETT LEIGHT CALIFORNIA OPTICAL

MARKET

GRAN GLANCO

belles BEACH HOUSE

OSPI

Si! MON

CHARCOAL VENICE

Sushi Enya

VENICE

SCOPA ITALIAN ROOTS

Marina del Rey

VILLA MARINA MARKETPLACE

BOARDWALK MDR

WATERSIDE AT MARINA DEL REY

FISHERMAN'S VILLAGE

The Venice Collection

SILICON BEACH'S COASTAL ANCHOR

Marina del Rey and Venice form the creative-office spine of Los Angeles' Westside — a 2.1M-SF submarket defined by waterfront amenity, lower-rise creative product, and a tenant base concentrated in tech, media, and entertainment.



Walk-to-Beach Amenity

Abbot Kinney, the boardwalk, and Marina harbor amenities anchor a lifestyle profile that no other LA office submarket replicates.

Creative Office DNA

Low-rise creative and converted-industrial product offers a premium to traditional office.



Talent Hub

Concentrates 500+ tech and creative firms across a 5-mile stretch, drawing from UCLA, USC, and LMU graduates to create one of LA's deepest pools of engineering, design, and media talent.

Absorption Turn

Net absorption in the Marina del Rey/Venice Submarket in 2025 reached a six-year high of 225,000 SF.



PREMIER LOCATION & AMENITIES

The Venice Collection Boulevard is located directly adjacent to Abbot Kinney, the jewel of Los Angeles.

Abbot Kinney

Abbot Kinney Boulevard is a mile-long stretch of retail stores, bars, art galleries, and restaurants known for its creative atmosphere. The corridor showcases an eclectic mix of independent businesses, design-centric boutiques, and known national brands, commanding some of Los Angeles's highest retail rents.

Its namesake, Abbot Kinney was the real estate developer who helped shape Venice's distinct Venetian style and waterways. Demographically, the area exhibits remarkable diversity, attracting affluent creative professionals, tech industry executives, and longstanding Venice residents, creating a unique social space that contributes to the boulevard's appeal.



The Butcher's Daughter



Gjelina



Ōwa



Levain Bakery



Felix Trattoria

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