

## OFFERING MEMORANDUM



**2709 STRONGS DRIVE**  
VENICE, CA 90291

Lee & Associates West Los Angeles Inc.

A DIVISION OF  
**LEE & ASSOCIATES**





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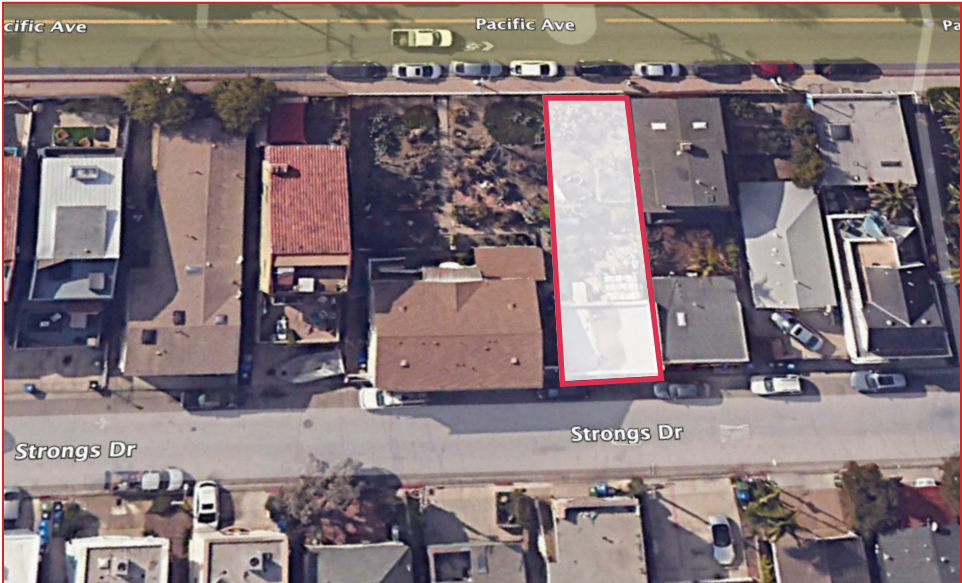
**LOCATION  
OVERVIEW**

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*FLEXIBLE*  
REDEVELOPMENT  
OPPORTUNITY  
IN VENICE

2709 Strongs Drive presents a unique opportunity to acquire a well-located parcel in Venice Beach, positioned just a short walk from the beach, the Venice Canals, and Abbot Kinney Boulevard. Zoned RD 1.5-1, the site qualifies for a Small Lot Subdivision, making it ideal for developers, architects, or end- users seeking to build custom modern homes in one of Los Angeles’ most supply-constrained neighborhoods.

The property is currently improved with a 590 SF single-family residence built in 1926, offering low existing site coverage and a clean slate for redevelopment. Its strong positioning within a highly walkable pocket of Venice—surrounded by lifestyle amenities, beach access, and architectural precedent—makes this a versatile investment for end-users and developers alike.



ADDRESS	2709 Strongs Drive, Venice, CA 90291
APN	?
PRICE	\$1,500,000
OCCUPANCY	VACANT
BUILDING SIZE	590 SF
LOT SIZE	2,657 SF
UNITS	1
ZONING	RD 1.5
PARKING	STREET PARKING



## EXECUTIVE SUMMARY

# INVESTMENT HIGHLIGHTS

Zoned RD1.5 with potential for Small Lot Subdivision (SLS)

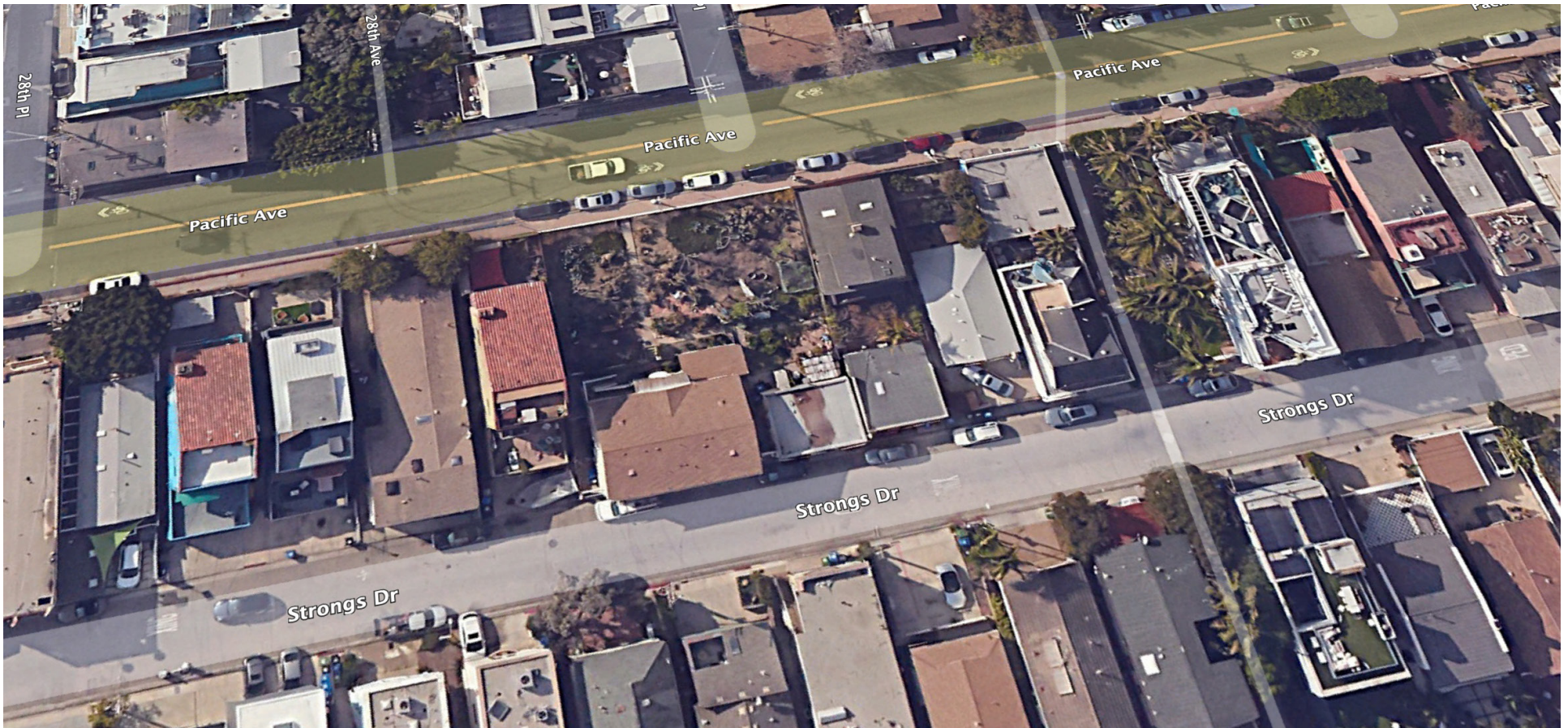
Rare single-lot ownership opportunity in a high-demand submarket

Prime location near the scenic Venice Grand Canal

Low existing site coverage offers flexible redevelopment options

Ideal for custom residential or boutique multi-unit development

Situated minutes from Abbot Kinney, Venice Beach, and local retail





PROPERTY PHOTOS





PROPERTY PHOTOS





## SALE COMPARABLES



### 2618 Pacific Ave

**Sale Date:** September 1, 2023  
**Sale Price:** \$1,615,000  
**Price PSF:** \$1,468  
**Land PSF:** \$592  
**Building SF:** 1,100 SF  
**Lot SF:** 2,728 SF  
**Units:** 1  
**Price/Unit:** \$1,615,000



### 2511 Pacific Ave

**Sale Date:** September 1, 2023  
**Sale Price:** \$1,615,000  
**Price PSF:** \$1,468  
**Land PSF:** \$592  
**Building SF:** 1,100 SF  
**Lot SF:** 2,728 SF  
**Units:** 1  
**Price/Unit:** \$1,615,000



### 24 25th Ave

**Sale Date:** September 1, 2023  
**Sale Price:** \$1,615,000  
**Price PSF:** \$1,468  
**Land PSF:** \$592  
**Building SF:** 1,100 SF  
**Lot SF:** 2,728 SF  
**Units:** 1  
**Price/Unit:** \$1,615,000







## *PREMIER —* OFFERING IN THE HEART OF VENICE BEACH

2709 Strongs Drive offers a unique opportunity to redevelop a charming residential parcel in the heart of Venice Beach, just minutes from the sand, canals, and Abbot Kinney.

Venice offers a dynamic coastal lifestyle defined by its creative energy, walkability, and mix of old-school charm and modern design. Locals and visitors alike are drawn to its iconic canals, palm-lined beaches, and the free-spirited vibe of Ocean Front Walk—a bustling pedestrian path filled with artists, musicians, and performers. The architecture is equally eclectic, ranging from classic beach cottages to sleek, design-forward residences. Just inland, Abbot Kinney Boulevard serves as the neighborhood's cultural anchor, packed with trendsetting restaurants, curated boutiques, and buzzing cafés that reflect Venice's distinct blend of surf culture and artistic flair.

*2ND*

BIGGEST TOURIST  
ATTRACTION IN CA

*\$140K*

AVG HOUSEHOLD  
INCOME (3 MI RADIUS)

*177K*

2023 POPULATION  
(3 MI RADIUS)



# NEARBY HIGHLIGHTS

### Live Along the Venice Grand Canal

2709 Strongs Drive is uniquely positioned along the historic Venice Grand Canal, offering a rare blend of tranquility and character in the heart of the city. Enjoy peaceful walks, charming bridges, and stunning architecture in one of Venice's most picturesque residential settings.

### Explore Abbot Kinney Boulevard

A short stroll from the property leads to the vibrant Abbot Kinney Boulevard, Venice's premier destination for shopping, dining, and design. With locally owned boutiques, art galleries, and culinary staples like Gjellina and The Butcher's Daughter, this stretch perfectly captures the spirit of the neighborhood.

### Unwind at Venice Beach

Just minutes away, Venice Beach offers a dynamic blend of recreation and culture. From bike rides along the boardwalk to sunbathing on wide, sandy shores, the beachfront is a magnet for locals and tourists alike. Watch skaters at the park, catch a sunset, or explore the lively Ocean Front Walk.





# INVESTMENT SALE CONTACTS

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