

OFFERING MEMORANDUM



2712 PACIFIC AVENUE

VENICE, CA 90291

Lee & Associates West Los Angeles Inc.

A DIVISION OF
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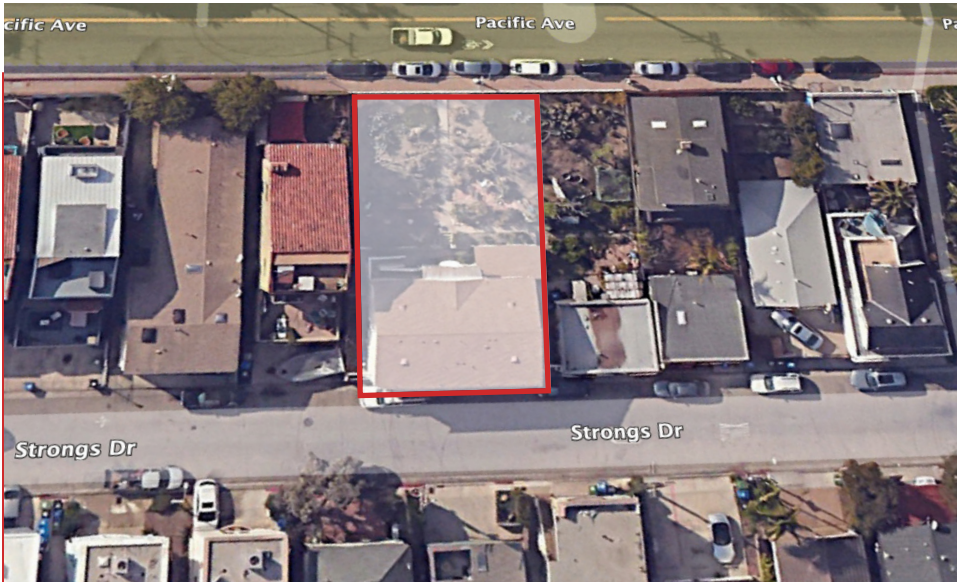
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PRIME
VENICE BEACH
INVESTMENT
OPPORTUNITY

2712 Pacific Avenue presents a rare opportunity to acquire a 4-unit multifamily property in one of Venice Beach’s most coveted locations—just steps from the sand, Abbot Kinney Boulevard, and the historic Venice Canals.

Situated on an expansive 5,319 SF lot with exceptionally low site coverage, the property offers in-place income and compelling value-add or redevelopment potential under RD1.5 zoning, which may allow for a Small Lot Subdivision or higher-end multifamily use.

Recent upgrades include new electrical systems, new dual-pane windows, and fresh exterior paint, providing a clean canvas for repositioning. With functional unit layouts, covered parking, and beach proximity, 2712 Pacific is uniquely positioned for investors seeking immediate upside, luxury renovation potential, or long- term ground-up development in a high-demand coastal enclave.



ADDRESS	2712 Pacific Avenue, Venice, CA 90291
PRICE	\$3,000,000
APN	?
GROSS INCOME	\$44,388
GROSS ANNUAL INCOME	????
PRICE PER UNIT	\$750,000
BUILDING SIZE	2,892 SF
LOT SIZE	5,319 SF
UNIT MIX	(2) 1 bed/1 bath, (2) Studios
ZONING	RD 1.5
PARKING	4 Garage Stalls

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

Four (4) income-generating residential units with efficient floorplans

RD 1.5 zoning with long-term potential for redevelopment

Substantial 5,319 SF lot with low site coverage and private parking

Minimal capital improvements required to reach market rents

Located steps from Abbot Kinney, Venice Beach, and Grand Canal

Positioned in a high-demand coastal submarket with strong upside



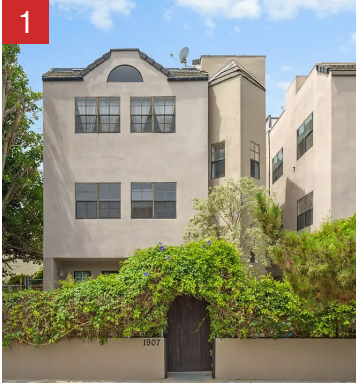
PROPERTY PHOTOS



PROPERTY PHOTOS

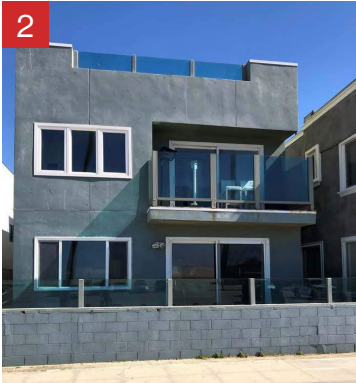


SALE COMPARABLES



1907 Canal St Apt.

Sale Date: December 16, 2022
Sale Price: \$3,250,000
Price PSF: \$632
Land PSF: \$1,088
Building SF: 5,145 SF
Lot SF: 2,988 SF
Units: 3
Price/Unit: \$1,083,333



2207 Ocean Front Walk

Sale Date: April 25, 2024
Sale Price: \$3,775,000
Price PSF: \$1,280.53
Land PSF: \$681
Building SF: 2,948 SF
Lot SF: 5,541 SF
Units: 4
Price/Unit: \$943,750



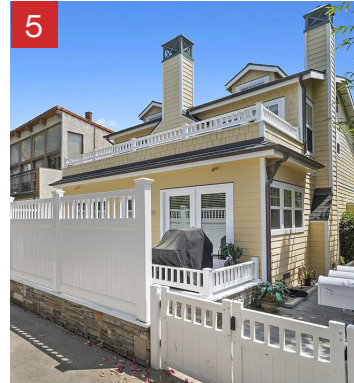
10 27th Ave

Sale Date: October 19, 2022
Sale Price: \$3,076,000
Price PSF: \$1,168.69
Land PSF: \$1,135
Building SF: 2,632 SF
Lot SF: 2,710 SF
Units: 4
Price/Unit: \$769,000



2814 Grand Canal

Sale Date: February 24, 2022
Sale Price: \$3,400,000
Price PSF: \$1,226.55
Land PSF: \$646
Building SF: 2,772 SF
Lot SF: 5,264 SF
Units: 4
Price/Unit: \$850,000



20 Anchorage St

Sale Date: June 10, 2025
Sale Price: \$2,900,000
Price PSF: \$883.07
Land PSF: \$941
Building SF: 3,284 SF
Lot SF: 3,082 SF
Units: 3
Price/Unit: \$966,667



1712 Washington Way

Sale Date: September 29, 2022
Sale Price: \$2,250,000
Price PSF: \$1,397.52
Land PSF: \$364
Building SF: 1,610 SF
Lot SF: 6,186 SF
Units: 3
Price/Unit: \$750,000

SALE COMPARABLES



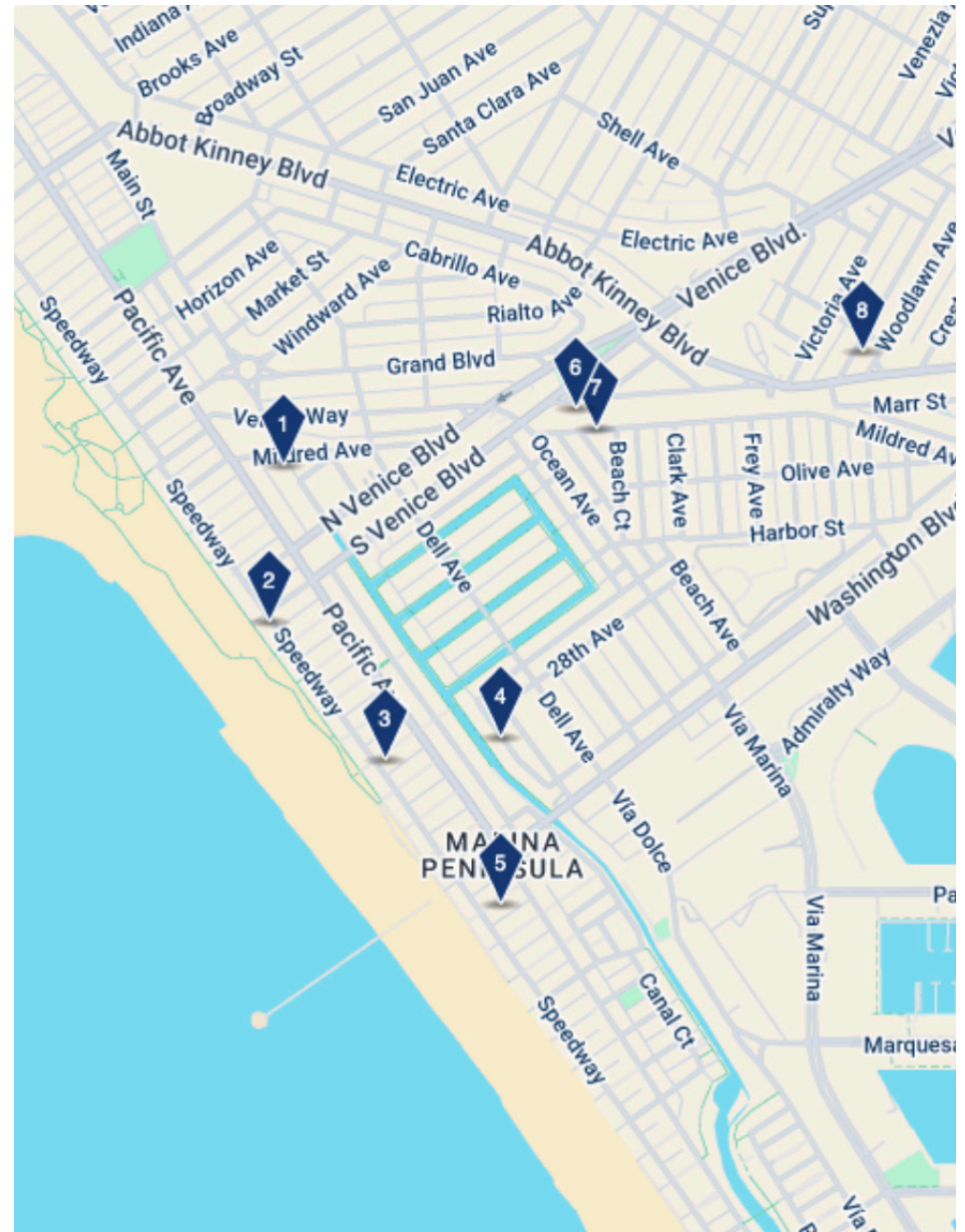
2318 Beach Ave

Sale Date: February 14, 2025
Sale Price: \$2,750,000
Price PSF: \$621.05
Land PSF: \$606
Building SF: 4,428 SF
Lot SF: 4,535 SF
Units: 3
Price/Unit: \$916,667



506 Boccaccio Ave

Sale Date: January 31, 2023
Sale Price: \$2,225,000
Price PSF: \$846.65
Land PSF: \$881
Building SF: 2,628 SF
Lot SF: 2,526 SF
Units: 3
Price/Unit: \$741,667





VENICE, CA — LUXURY LIVING MEETS LAID-BACK COASTAL VIBE

2712 Pacific Avenue sits in the heart of Venice Beach, one of Los Angeles' most iconic and dynamic coastal neighborhoods.

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

Walk the Historic Venice Canals

Just around the corner, the Venice Canals provide a serene alternative to the beach crowds, with walkable bridges, charming architecture, and calm waters—a rare and picturesque enclave in the middle of the city.

Shop and Dine on Abbot Kinney Blvd

Only a short walk from 2712 Pacific Ave, Abbot Kinney is the heart of Venice's cultural and culinary scene. From boutique fashion and art galleries to acclaimed restaurants like Gjelina and Felix, this stretch is a lifestyle hub for both locals and tourists.

Relax on the Venice Beachfront

With wide sandy stretches and a famous boardwalk lined with entertainers, artists, and iconic eateries, Venice Beach continues to draw millions of visitors each year. From surfing and skating to sunset watching, this is the heartbeat of LA's coastal culture.



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