



## Creative Live/Work in Venice Beach

LAURA ALICE (424) 404-9993 LAURAALICE@EVECAP.COM



# THE SPACE

Location	310-312 Venice Way Venice, CA, 90291
Square Feet	4765

# HIGHLIGHTS

- Creative Live/Work space located in the heart of Silicon Beach
- Bright and open workspaces with kitchenette and 2 ADA bathrooms
- Upstairs loft space with full chef's kitchen and private full bath
- Glass enclosed conference room
- Large skylights
- Polished cement floors
- Small private yard
- Access from both Venice Way and rear alley way



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,875	170,266	429,815



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$152,773	\$142,457	\$141,229



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,567	86,119	204,151

---

# PROPERTY FEATURES

---

BUILDING SF **4,765**

---

GLA (SF) **4,765**

---

YEAR BUILT **1928**

---

YEAR RENOVATED **2017**

---

NUMBER OF STORIES **2**

---

NUMBER OF BUILDINGS **1**

---

NUMBER OF UNITS **4**

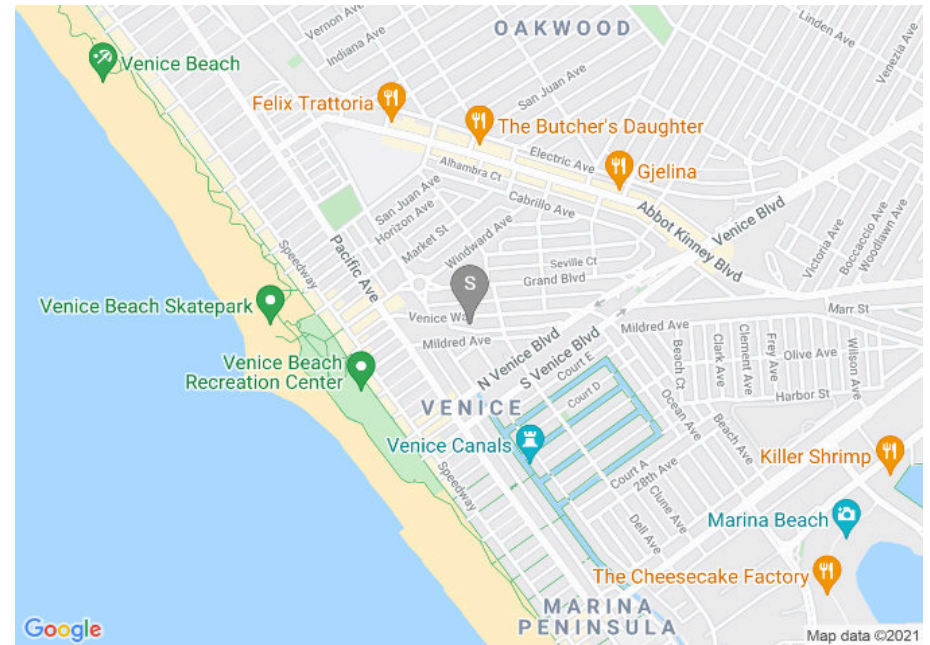
---



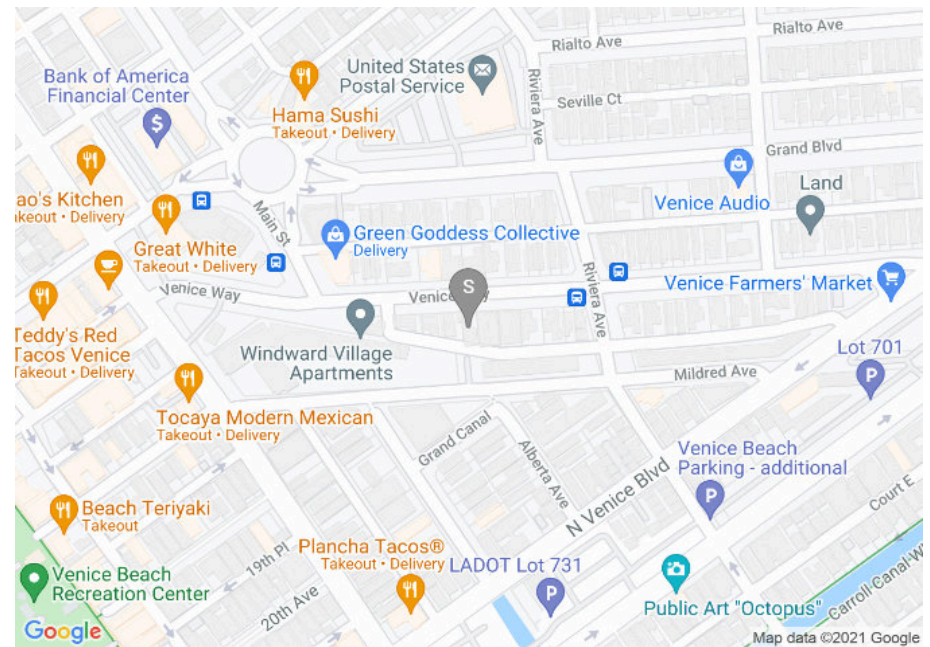
## Location Highlights

- Located in the heart of Silicon Beach near Windward Circle
- Three blocks from Venice boardwalk and four blocks from Abbot Kinney
- Walking distance to Bank of America, US Post Office, trendy restaurants and boutique retail
- New neighbors include Neuehouse and The Lighthouse
- Nearby restaurants include Belle's Beach House, Hama Sushi, Ospi, Si Mon!, Menotti's and Mao's Kitchen
- Burgeoning health and wellness businesses include Hume, Open Studio, and BOD.

Locator Map

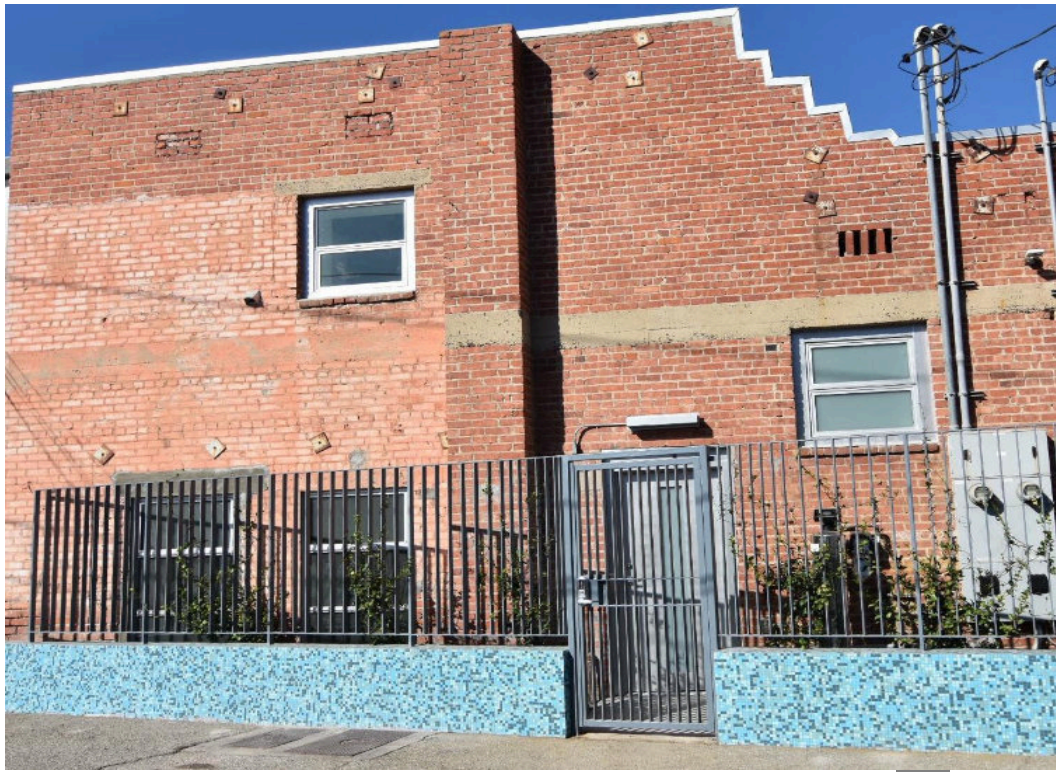


Local Map



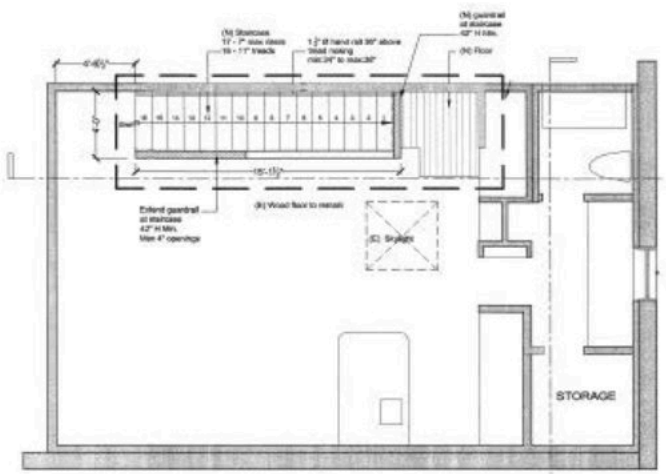
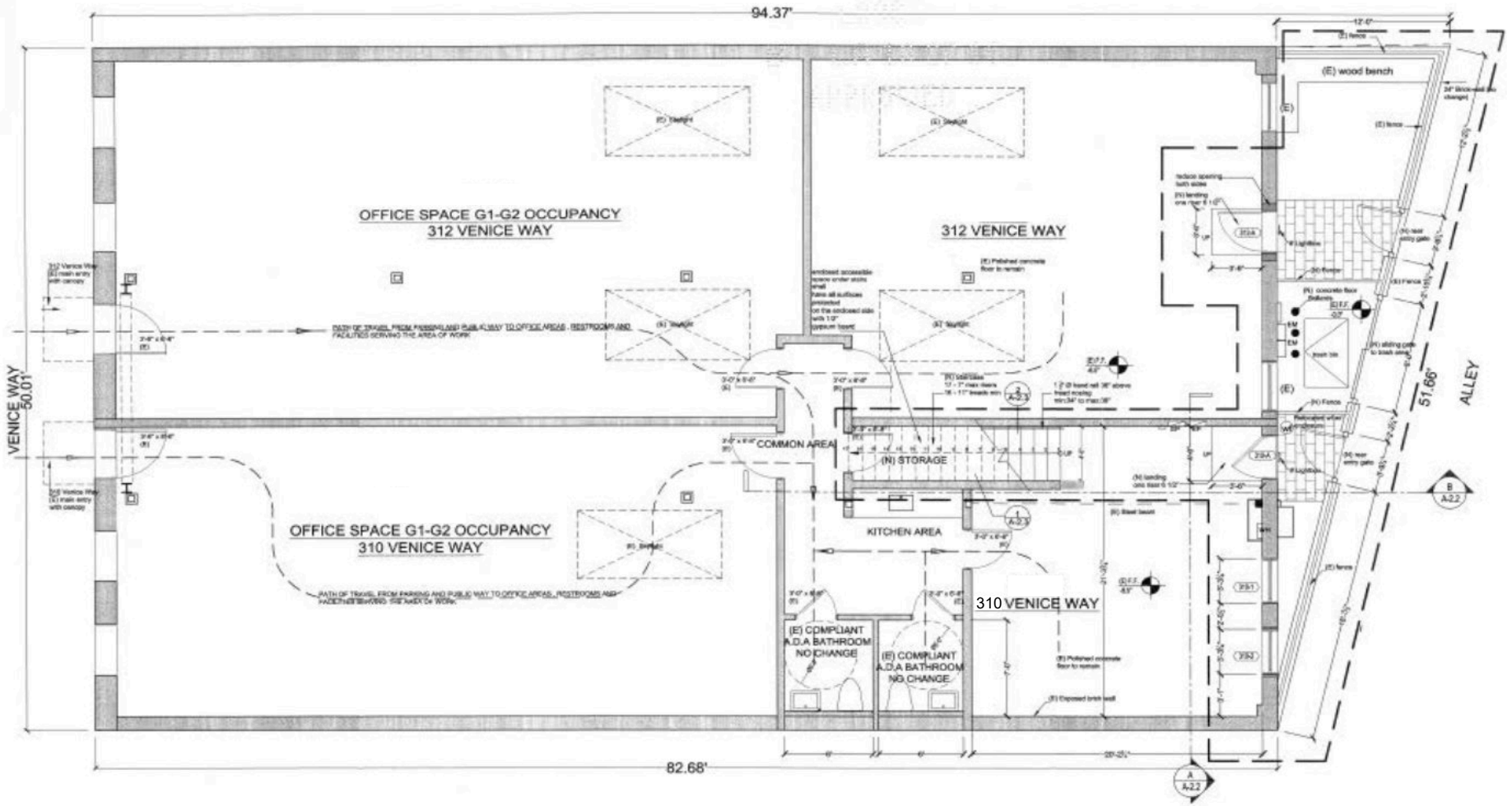












POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,677	150,528	387,826
2010 Population	27,856	161,755	406,717
2020 Population	28,875	170,266	429,815
2025 Population	29,127	176,516	443,649
2020 African American	1,634	8,334	20,712
2020 American Indian	180	899	1,983
2020 Asian	1,587	19,330	67,800
2020 Hispanic	5,292	35,294	84,510
2020 Other Race	2,095	13,416	32,757
2020 White	21,777	118,217	280,136
2020 Multiracial	1,549	9,724	25,641
2020-2025: Population: Growth Rate	0.85 %	3.60 %	3.20 %
<b>2020 HOUSEHOLD INCOME</b>			
	1 MILE	3 MILE	5 MILE
less than \$15,000	1,227	7,321	16,553
\$15,000-\$24,999	781	4,233	10,000
\$25,000-\$34,999	618	4,128	9,946
\$35,000-\$49,999	953	6,454	15,355
\$50,000-\$74,999	1,764	10,980	27,219
\$75,000-\$99,999	1,994	10,194	24,970
\$100,000-\$149,999	2,838	16,326	38,327
\$150,000-\$199,999	1,807	8,926	21,442
\$200,000 or greater	3,586	17,556	40,340
Median HH Income	\$105,501	\$99,216	\$97,518
Average HH Income	\$152,773	\$142,457	\$141,229

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,733	80,861	196,454
2010 Total Households	15,139	82,284	194,771
2020 Total Households	15,567	86,119	204,151
2025 Total Households	15,630	88,967	210,022
2020 Average Household Size	1.82	1.95	2.06
2000 Owner Occupied Housing	3,863	24,546	65,323
2000 Renter Occupied Housing	11,583	51,173	121,730
2020 Owner Occupied Housing	3,876	26,153	66,934
2020 Renter Occupied Housing	11,690	59,966	137,217
2020 Vacant Housing	1,973	8,036	17,410
2020 Total Housing	17,540	94,155	221,561
2025 Owner Occupied Housing	3,972	27,090	68,690
2025 Renter Occupied Housing	11,659	61,876	141,332
2025 Vacant Housing	2,092	8,447	18,391
2025 Total Housing	17,722	97,414	228,413
2020-2025: Households: Growth Rate	0.40 %	3.25 %	2.85 %



Source: esri

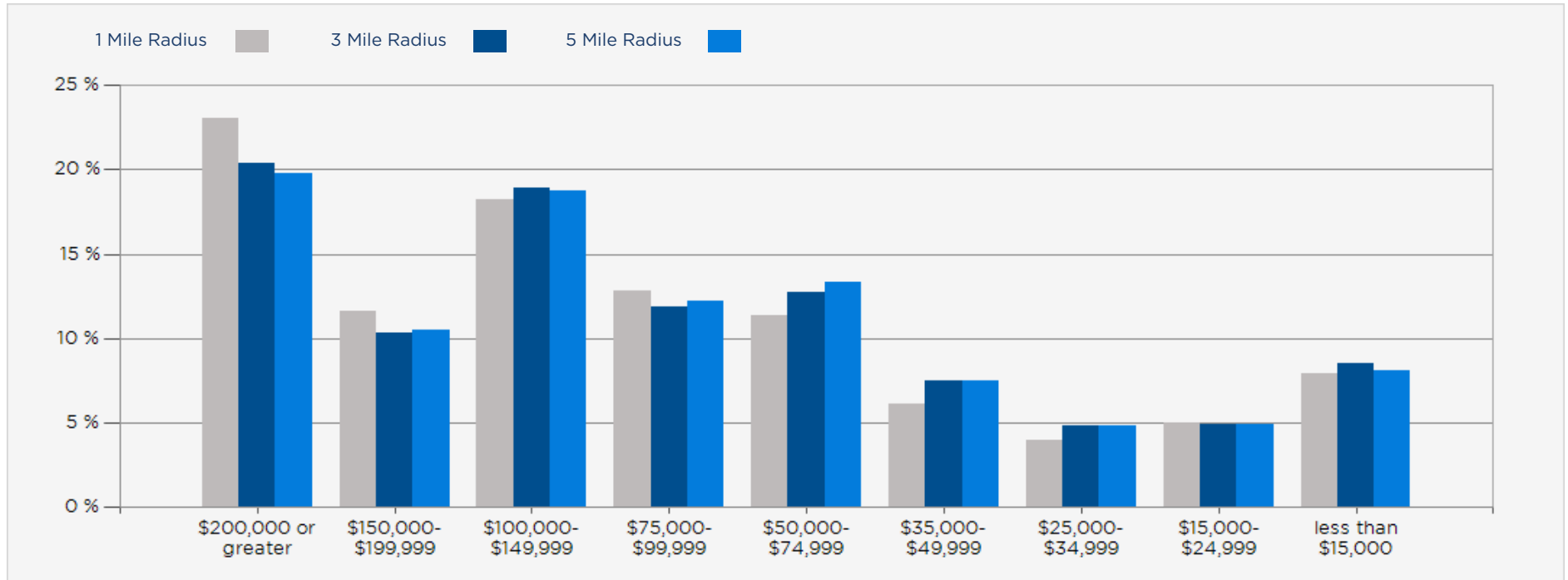
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	2,972	16,166	41,338
2020 Population Age 35-39	3,021	15,851	37,895
2020 Population Age 40-44	2,737	13,792	31,523
2020 Population Age 45-49	2,435	12,818	29,601
2020 Population Age 50-54	2,272	12,300	28,473
2020 Population Age 55-59	1,825	11,495	27,777
2020 Population Age 60-64	1,691	10,459	25,154
2020 Population Age 65-69	1,433	8,937	21,244
2020 Population Age 70-74	1,218	7,267	17,258
2020 Population Age 75-79	688	4,867	11,916
2020 Population Age 80-84	367	3,121	7,796
2020 Population Age 85+	334	3,600	9,473
2020 Population Age 18+	25,460	147,431	366,968
2020 Median Age	41	41	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$95,570	\$94,060	\$89,662
Average Household Income 25-34	\$125,427	\$119,491	\$112,769
Median Household Income 35-44	\$116,535	\$114,458	\$112,955
Average Household Income 35-44	\$164,095	\$160,834	\$159,856
Median Household Income 45-54	\$143,727	\$134,006	\$135,038
Average Household Income 45-54	\$200,502	\$190,429	\$191,562
Median Household Income 55-64	\$114,468	\$109,050	\$111,380
Average Household Income 55-64	\$166,630	\$161,983	\$166,927
Median Household Income 65-74	\$83,599	\$78,159	\$79,165
Average Household Income 65-74	\$128,708	\$117,517	\$120,080
Average Household Income 75+	\$99,557	\$79,859	\$84,133

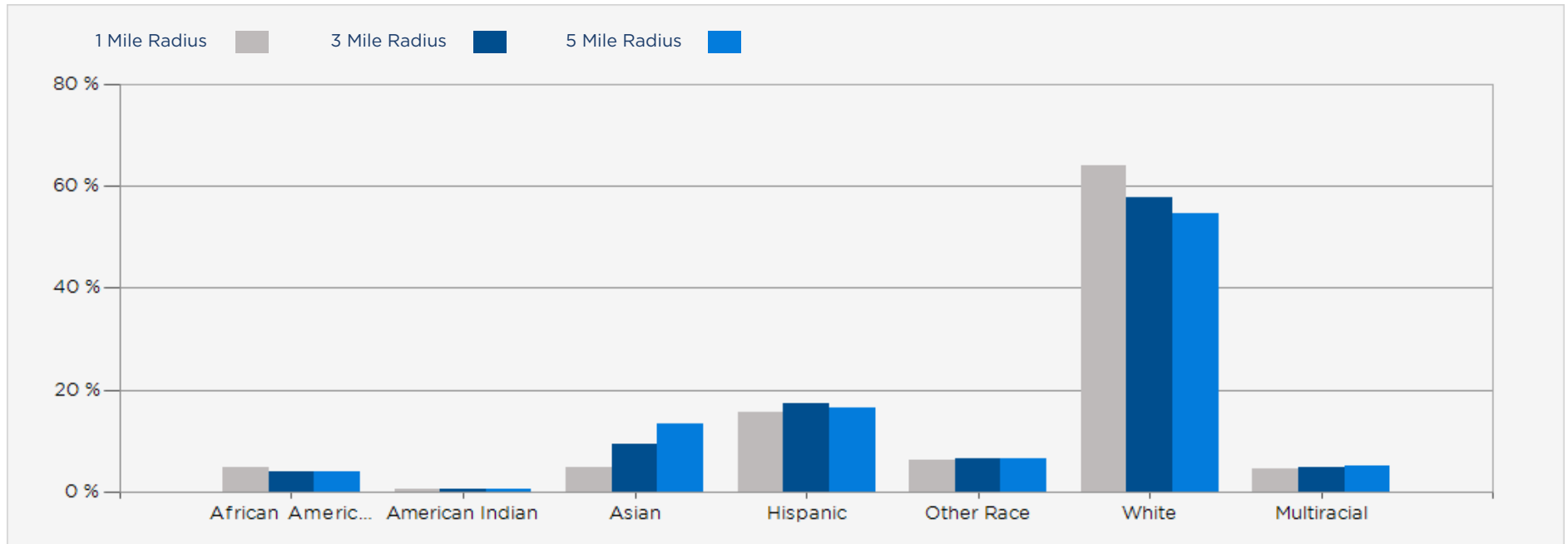
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,758	16,891	42,796
2025 Population Age 35-39	2,548	14,473	35,778
2025 Population Age 40-44	2,508	13,862	33,000
2025 Population Age 45-49	2,431	12,573	28,953
2025 Population Age 50-54	2,263	12,154	28,176
2025 Population Age 55-59	1,911	11,421	27,030
2025 Population Age 60-64	1,623	10,669	25,534
2025 Population Age 65-69	1,545	9,581	22,974
2025 Population Age 70-74	1,341	8,054	19,033
2025 Population Age 75-79	958	6,276	15,089
2025 Population Age 80-84	493	3,883	9,507
2025 Population Age 85+	372	3,825	9,900
2025 Population Age 18+	25,852	154,152	381,767
2025 Median Age	42	42	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,647	\$103,261	\$101,256
Average Household Income 25-34	\$146,921	\$136,944	\$130,449
Median Household Income 35-44	\$139,440	\$133,820	\$130,107
Average Household Income 35-44	\$190,425	\$186,060	\$183,143
Median Household Income 45-54	\$162,129	\$154,168	\$153,737
Average Household Income 45-54	\$224,763	\$217,812	\$216,754
Median Household Income 55-64	\$135,383	\$125,479	\$127,936
Average Household Income 55-64	\$196,164	\$188,165	\$191,417
Median Household Income 65-74	\$95,072	\$87,922	\$88,580
Average Household Income 65-74	\$151,527	\$137,998	\$139,580
Average Household Income 75+	\$119,673	\$97,371	\$99,437

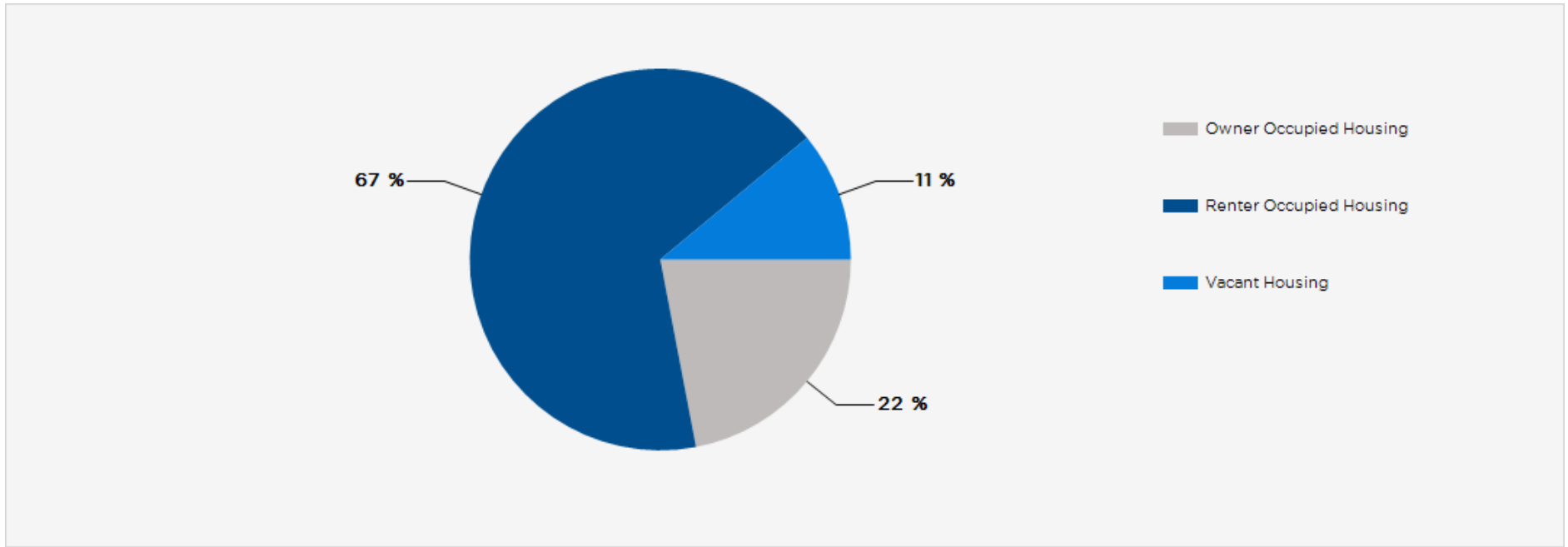
## 2020 Household Income



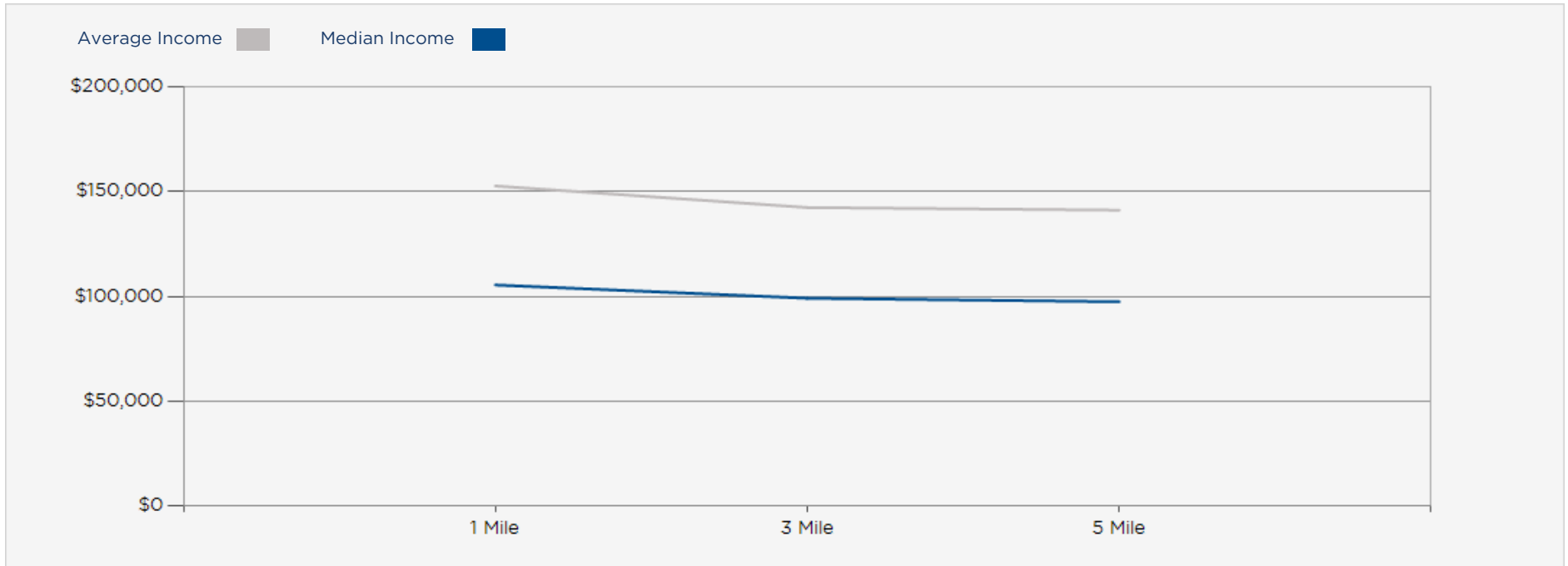
## 2020 Population by Race



## 2020 Household Occupancy - 1 Mile Radius



## 2020 Household Income Average and Median



# Creative Live/Work in Venice Beach

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Eve Capital and it should not be made available to any other person or entity without the written consent of Eve Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Eve Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Eve Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**Laura Alice Scaturro**

Eve Capital

Founder

(424) 404-9993

[lauraalice@evecap.com](mailto:lauraalice@evecap.com)

Lic: 01942167



[www.evecap.com](http://www.evecap.com)