

For Lease

Creative Office / Retail Compound On Venice Beach Boardwalk

1011
OCEAN FRONT
WALK, VENICE



EXECUTIVE SUMMARY

Fully Vacant Mixed-Use Opportunity Along Venice Beach's *Premier Pedestrian Corridor*

Lee & Associates – Los Angeles West is pleased to present 1011 Ocean Front Walk, a fully vacant mixed-use building positioned directly along the Venice Beach Boardwalk, one of Southern California's most heavily trafficked pedestrian corridors. The property consists of a ±11,025 square foot building situated on a ±8,616 square foot lot and benefits from LA-C1 zoning, allowing for storefront retail, office, and residential uses. With prominent boardwalk frontage, exceptional visibility, and flexible configuration, the offering is well suited for a range of value-driven strategies, including experiential retail, creative office, or mixed-use activation.



FEATURES



UNMATCHED PEDESTRIAN EXPOSURE

Located directly on the Venice Beach Boardwalk, the property benefits from consistent daily foot traffic from locals, tourists, and destination visitors, providing exceptional visibility for retail, experiential, and brand-driven uses.



COASTAL MIXED-USE ZONING (LA-C1)

LA-C1 zoning supports a combination of storefront retail, office, and residential uses, allowing for flexible repositioning strategies aligned with Venice's live-work-play environment.



FULLY VACANT DELIVERY

The asset will be delivered vacant, providing full control for immediate lease-up, owner-user occupancy, or redevelopment planning without in-place tenant constraints.



RARE BOARDWALK FRONTAGE

One of a limited number of properties with direct frontage on Ocean Front Walk, offering irreplaceable coastal exposure in a highly supply-constrained submarket.



ADAPTABLE BUILDING CONFIGURATION

The ±11,025 SF building on a ±8,616 SF lot allows for efficient layout reconfiguration to support retail, creative office, studio, or mixed-use concepts.

PROPERTY OVERVIEW

Property Type:	Storefront Retail / Office / Residential
Building Area:	±11,025 SF
Premises:	Retail A: ±5,325 SF Restaurant: ±734 SF Studio: ±2,100 SF Office (2nd Story): ±1,320 SF Office (2nd Story): ±1,546 SF
Rate:	Contact Broker for Details
APN:	4226-003-004
Stories:	Two Stories + 627 SF Rooftop Deck
Parking:	16 Spaces in adjacent lot - \$350/space/month
Frontage:	± 169' On Ocean Front Walk
Zoning:	LA - C1

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Key Locations:

- Venice Pier | 1.3 Miles
- Marina Del Rey | 2 Miles
- Santa Monica Pier | 2.6 Miles
- Santa Monica Airport | 3 Miles
- Los Angeles International Airport (LAX) | 8 Miles



Historical Locations:

- Original Muscle Beach
- Venice Sign
- Venice Canal Historic District
- Linnie Canal Park
- Muscle Beach Venice Hall of Fame



Main Attractions:

- The Venice Art Walls
- Venice Beach Drum Circle
- The Venice Beach Freakshow
- Boardwalk Shops
- Venice Beach Bike Rentals



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ATTRACTIONS



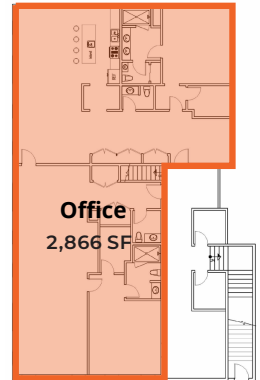
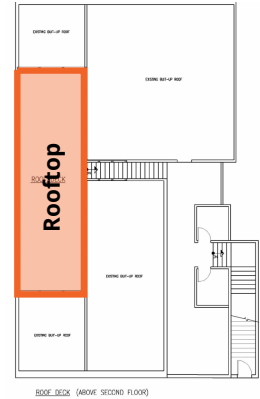
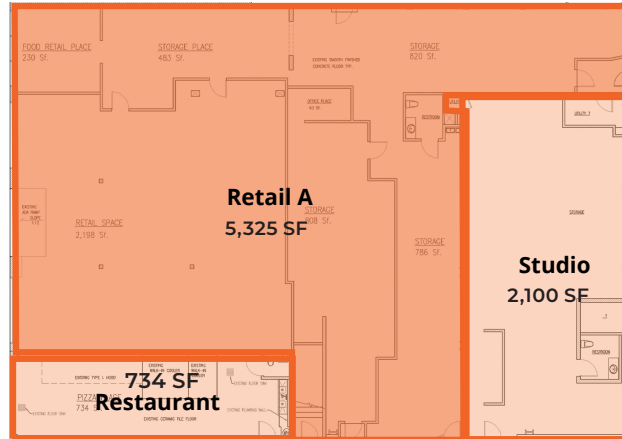
The Venice Beach Boardwalk

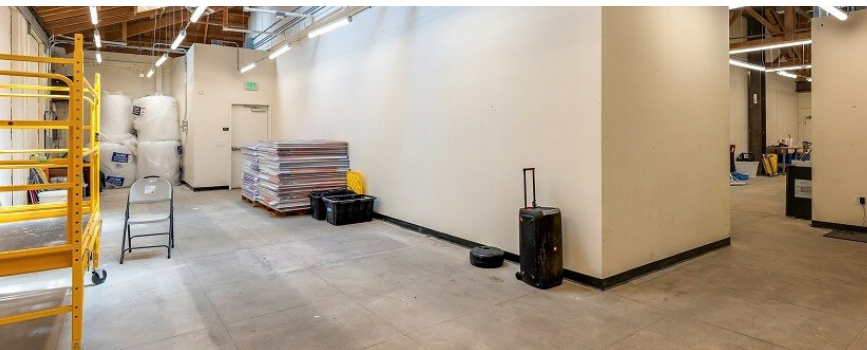
One of California's most visited destinations, attracting roughly **30,000 visitors** daily and nearly 10 million each year. It ranks as the second most visited attraction in Southern California, just behind Disneyland.

Stretching along the Pacific Ocean, the Boardwalk is known for its vibrant mix of street culture, retail, dining, and entertainment, making it both a cultural icon and a major economic driver for the Westside of Los Angeles.

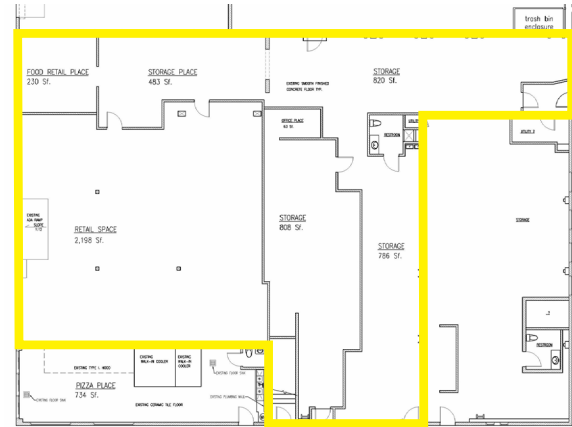


Existing Floor Plan





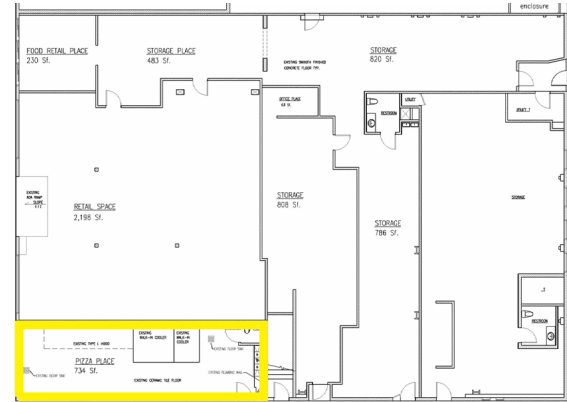
Retail Space A



- 5,325 SF of retail and showroom space
- Four expansive roll-up doors that provide direct access to the Venice Boardwalk.
- Includes food retail window
- One restroom



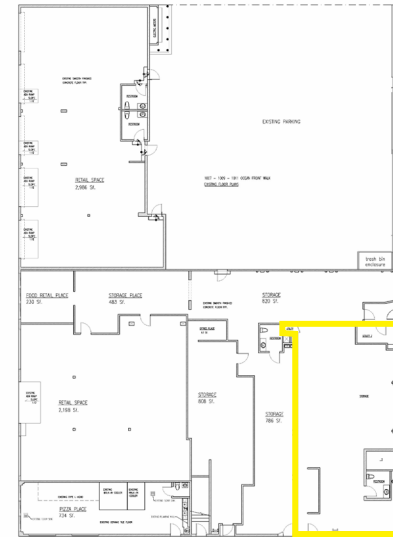
Restaurant



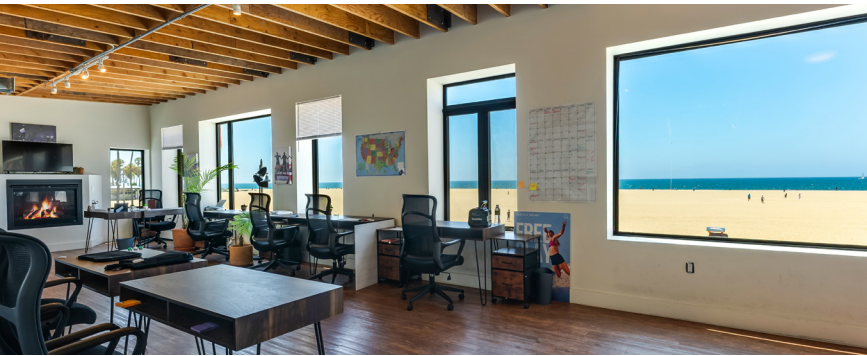
- 734 SF restaurant space
- Walk-in freezer and cooler
- New range and hood
- Corner location directly on Venice Beach Boardwalk
- Two (2) serving windows



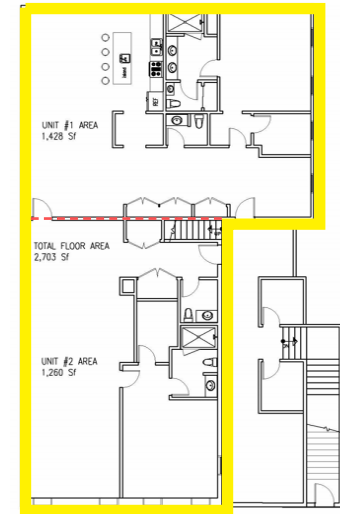
Studio Space



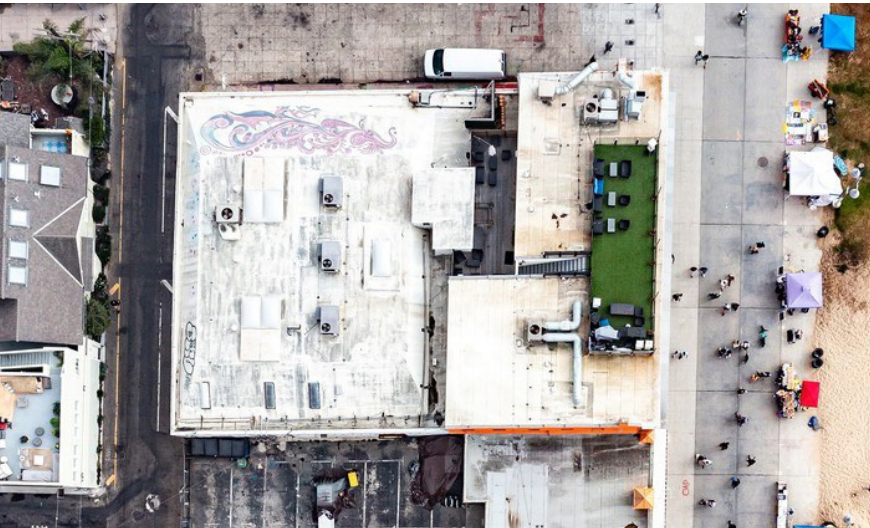
- 2,100 SF of newly renovated space
- Ideal for creative office or sound studio
- High truss roof with skylights
- Amenities include: 1 restroom, kitchen and glass conference room



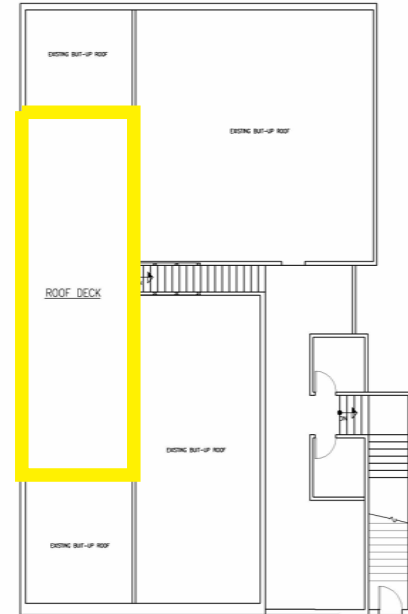
2nd Floor Office Space



- Divisible to $\pm 1,320$ SF & $\pm 1,546$ SF with private entrances
- Converted residential units each with own 1.5 baths, kitchen, and laundry hook ups
- High ceilings
- 2nd story with unobstructed ocean views
- Direct access to large rooftop balcony



Rooftop Balcony



- Large 627 SF Rooftop Balcony
- 360-degree ocean and mountain views



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