



1426 Main Street
VENICE, CA 90291 | OFFERED FOR SALE





Location

1426 Main St, Venice, CA 90291

List Price

\$6,450,000

Cap Rate

6% CAP*

Price Per Ft.

\$953

Building Profile

Type	Mixed Use	Use	Income Property, Residential, Commercial Units, Development Potential
Size	6,769 sq. ft.	APN #	4238-012-006
Lot Size	6,436 sq. ft.	Parking	13 spaces
Zoning	LAC2		

** Buyer to verify through Buyers own due diligence, square footage, unit types, and unit details as represented. All rent rolls, financials, expenses, pro-forma, lease information square footage, zoning, use codes, CofO, financials, tenants, rent control rules, lease terms, and property condition to be independently verified by Buyers through personal inspection, and due diligence with appropriate professionals. The property may have video/surveillance devices. All information deemed reliable but not guaranteed. DRE #01858429*

Financial Summary

1426 Main St

Type	Mixed Use - Residential/Commercial Units	Zoning	LAC2
Size	6,769 sq. ft.	APN #	4238-012-006
Lot Size	6,436 sq. ft.		

Tenant Name	Estimated Sq. Ft.	Base Rent	Lease Term	NNN/CAM Charges Paid by Tenant		# Of Parking Spaces
Alanda LTD/"Dummy"						
Unit #1 (F)	1,583	\$10,960.10	Expires 5/31/2024	\$5,228.91	Annually	2 Parking Spaces
Unit #3	392	\$2,283.35	Expires 5/31/2024	\$1,319	Annually	None
Unit #6 (D)	3,286 (includes patio space)	\$10,438.18	Expires 5/31/2024	\$6,704.91	Annually	5 Parking Spaces
Dr. Khoe, DDS						
Unit #2	784	\$4,132.21	Expires 10/31/2023	NONE - Tenant Pays Gas, Electric only		2 Parking Spaces
Tenant/Designer						
Unit #7 (C)	910	\$4,000.00	Month to Month	NONE - Tenant Pays Gas, Electric only		2 Parking Spaces
Unit #4 (B)	474	\$2,157.80	Expires 10/31/2023	NONE - Tenant Pays Gas, Electric only		1 Parking Space
Tenant						
Unit #A	453	\$2,157.80	Expires 4 11/30/23	\$5,137.44	Annually	1 Parking Space

Square footage represented is estimated and based on leases. Buyer to do all due diligence on square footage, permits, CofO, zoning, use codes, financials, leases terms, and pro-forma, and more. DRE #01858429

Main + Market, 1426 Main St, Venice, CA

Description

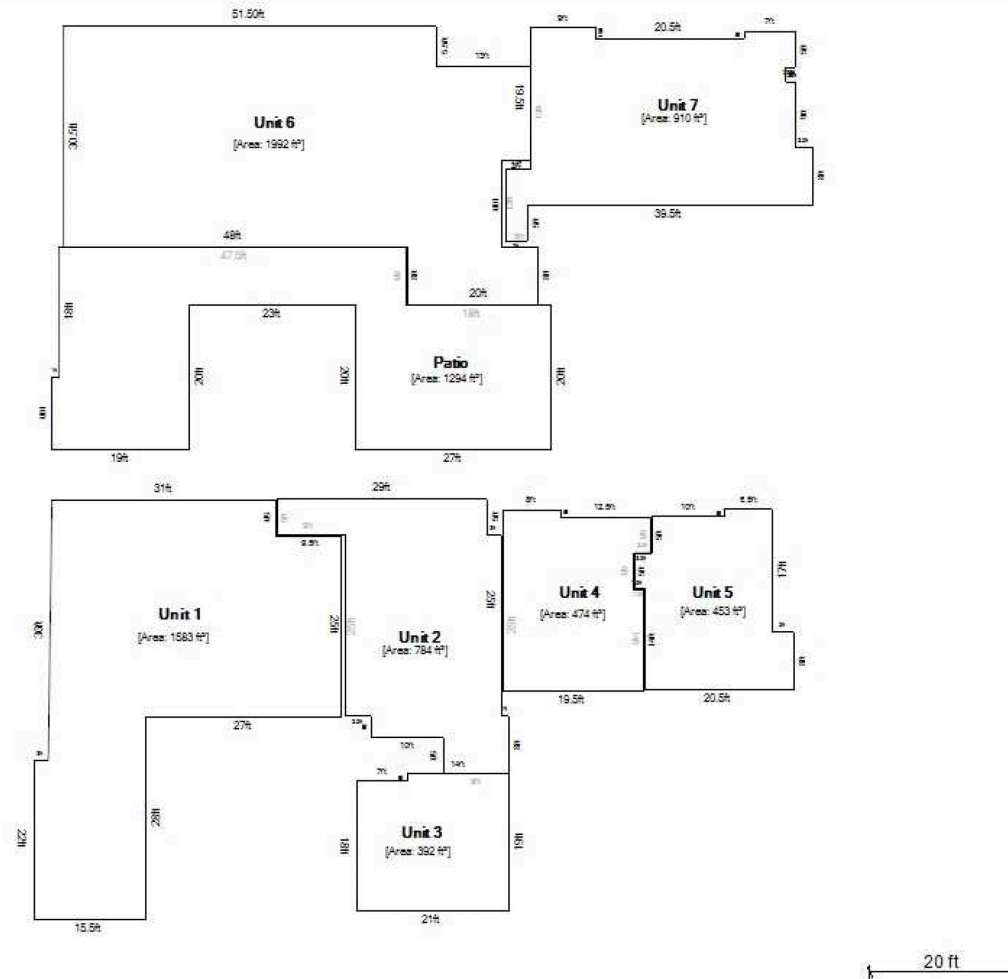
Welcome to Main & Market, one of the best opportunities in Venice! This 7-unit mixed-use income property offers immense flexibility with office, commercial, and residential use. Take advantage of future development and tons of upside potential on an expansive lot! Perfect for your 1031 exchange Buyer or passive income - park your cash for a 6% CAP! This one-of-a-kind building offers a unique combination of residential and commercial spaces. Each unit has been thoughtfully designed to cater to various needs, from music production studios and film production spaces to designer creative studios and charming residential apartments. With beautiful built-ins and renovations done over time, this building comes with long-standing and well-established tenancy - you can step in and start reaping the benefits of rental income right away. One of the upstairs units features a spacious outdoor terrace with a built-in kitchen and BBQ area. This expansive outdoor space adds an extra touch of luxury and versatility to the property. The property also boasts ample parking, providing 13 parking spaces! Situated just seconds away from the beach, Windward Circle, and in the midst of the vibrant creative hub of Venice, this location is everything! Whether it's the allure of the beach, the energetic atmosphere of the neighborhood, or the thriving creative community, this property offers an unbeatable location. Bring your developers, investors, or owners/users!

Location

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Venice, CA 90291



Floorplan



Building Details

Photos of unit #1, #3 & #6

Currently leased by dummy.



Building Details

Photos of unit #C

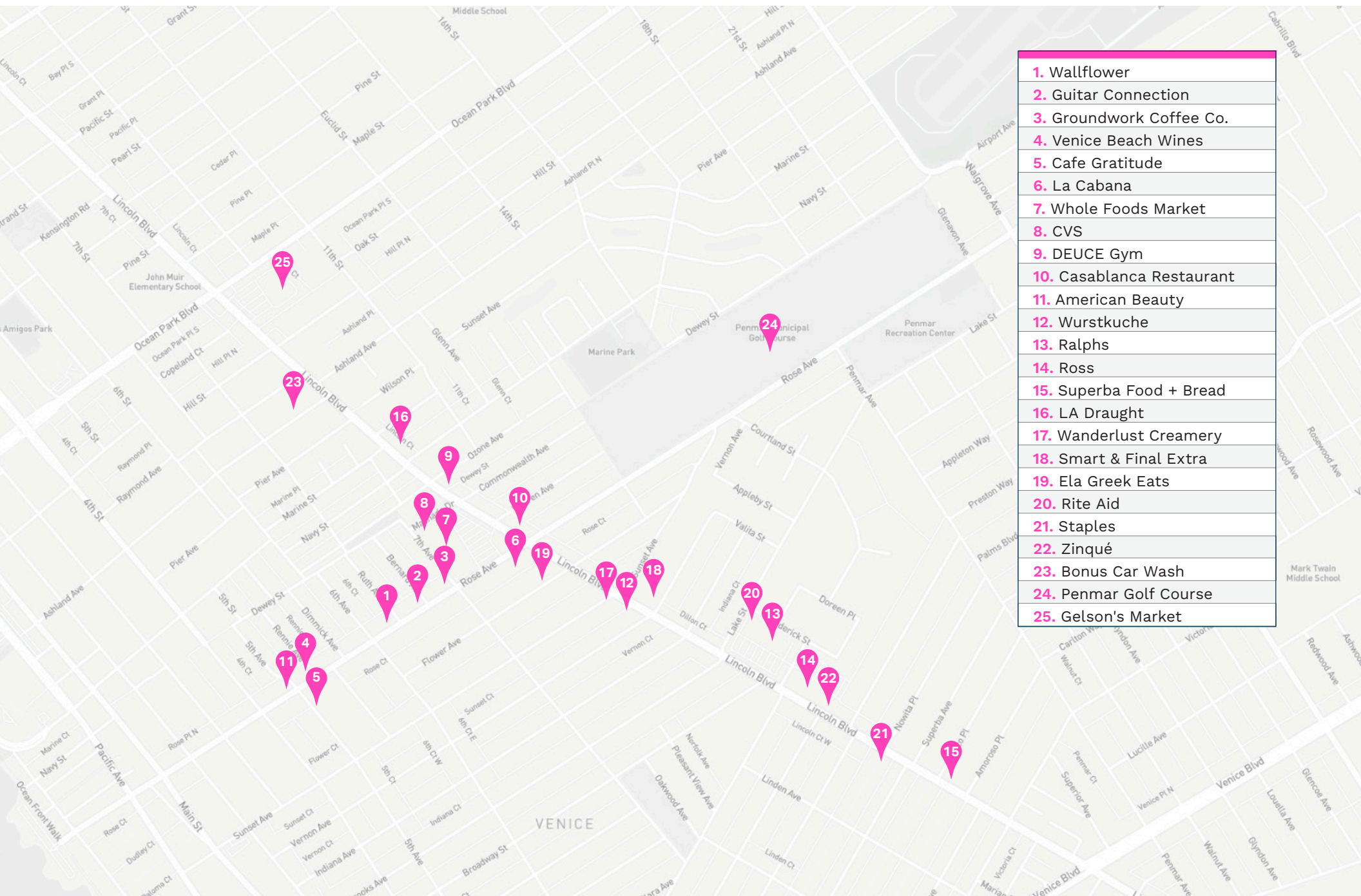
Currently leased by Tenant/Designer



Nearby headquarters & production studios

- | | | | | | | | | | | | | |
|----|---|------------|---|------------|----|---------------------|----|--------------------|----|---------------|----|----------------|
| 15 | 1 | Google | 5 | HBO | 9 | Activision Blizzard | 13 | Toms | 18 | 72 and Sunny | 22 | Amazon Studios |
| | 2 | Snap, Inc. | 6 | Viacom | 10 | Bouqs | 14 | TWA/Chiat/Day | 19 | Yahoo! | 23 | Culver Studios |
| | 3 | Vice | 7 | Red Bull | 11 | Dollar Shave Club | 16 | The Honest Company | 20 | TikTok | 24 | MeUndies |
| | 4 | Rivian | 8 | Riot Games | 12 | TrueCar | 17 | Belkin | 21 | Sony Pictures | | |

Surrounding area - Rose Avenue + The Linc



1. Wallflower
2. Guitar Connection
3. Groundwork Coffee Co.
4. Venice Beach Wines
5. Cafe Gratitude
6. La Cabana
7. Whole Foods Market
8. CVS
9. DEUCE Gym
10. Casablanca Restaurant
11. American Beauty
12. Wurstkuche
13. Ralphs
14. Ross
15. Superba Food + Bread
16. LA Draught
17. Wanderlust Creamery
18. Smart & Final Extra
19. Ela Greek Eats
20. Rite Aid
21. Staples
22. Zinqué
23. Bonus Car Wash
24. Penmar Golf Course
25. Gelson's Market



PARDEE

— PROPERTIES —

Listed for sale by Tami Pardee

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