

608 WESTMINSTER AVENUE

608 Westminster Avenue | Venice, CA
OFFERING MEMORANDUM



608 Westminster Avenue

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Exclusively Marketed by:



Brad Keyes

Keyes Real Estate
Managing Partner
(310) 367-3372
brad@keyesla.com
01857106



Wheeler Coberly

Compass
Associate Partner
(310) 351-6234
wheeler.coberly@compass.com
01396072



01

Executive Summary

Investment Summary

Unit Mix Summary

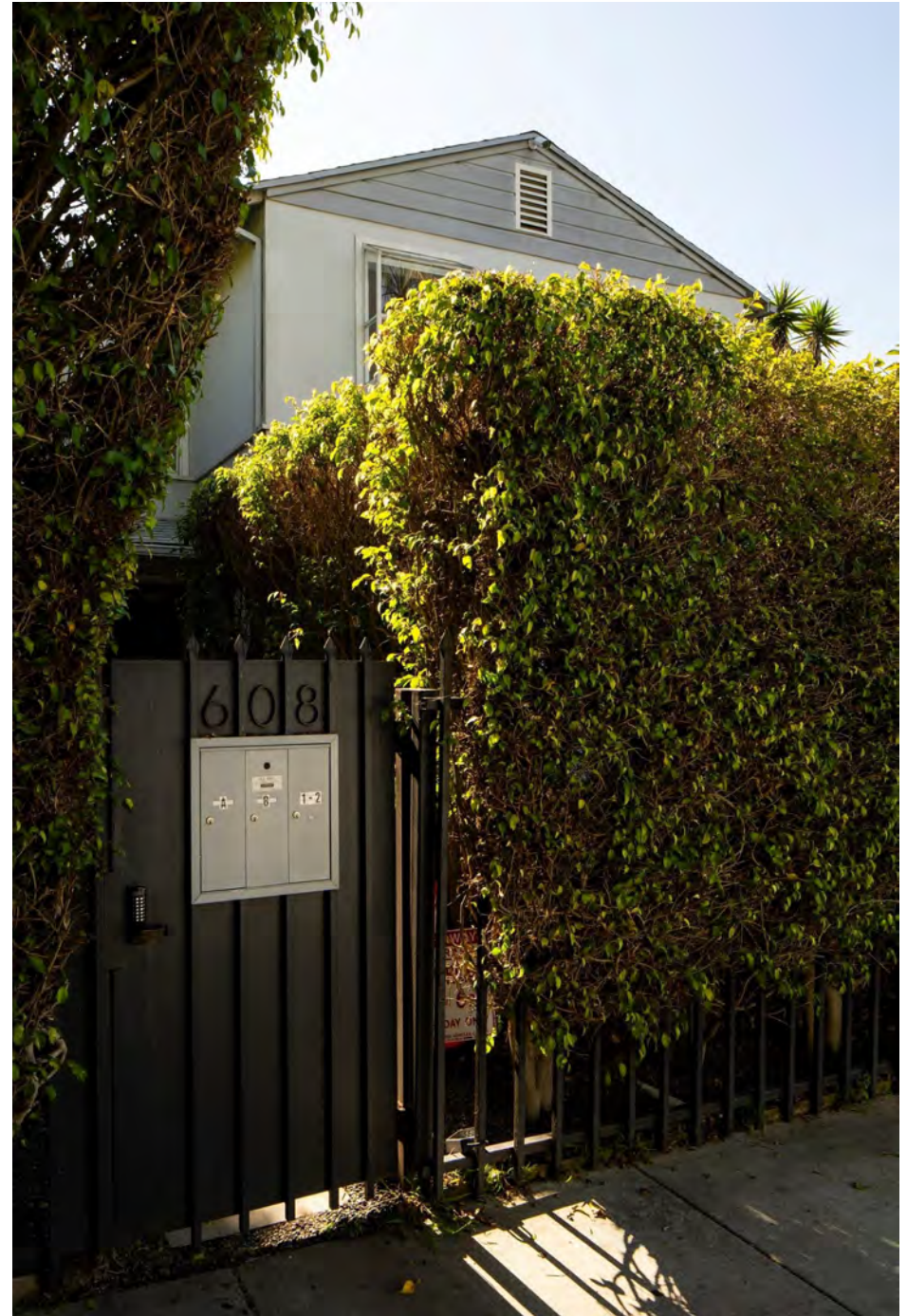
OFFERING SUMMARY

ADDRESS	608 Westminster Avenue Venice CA 90291
COUNTY	Los Angeles
BUILDING SF	3,212 SF
LAND SF	5,203 SF
LAND ACRES	.12
NUMBER OF UNITS	3
YEAR BUILT	1946
APN	4239-024-024

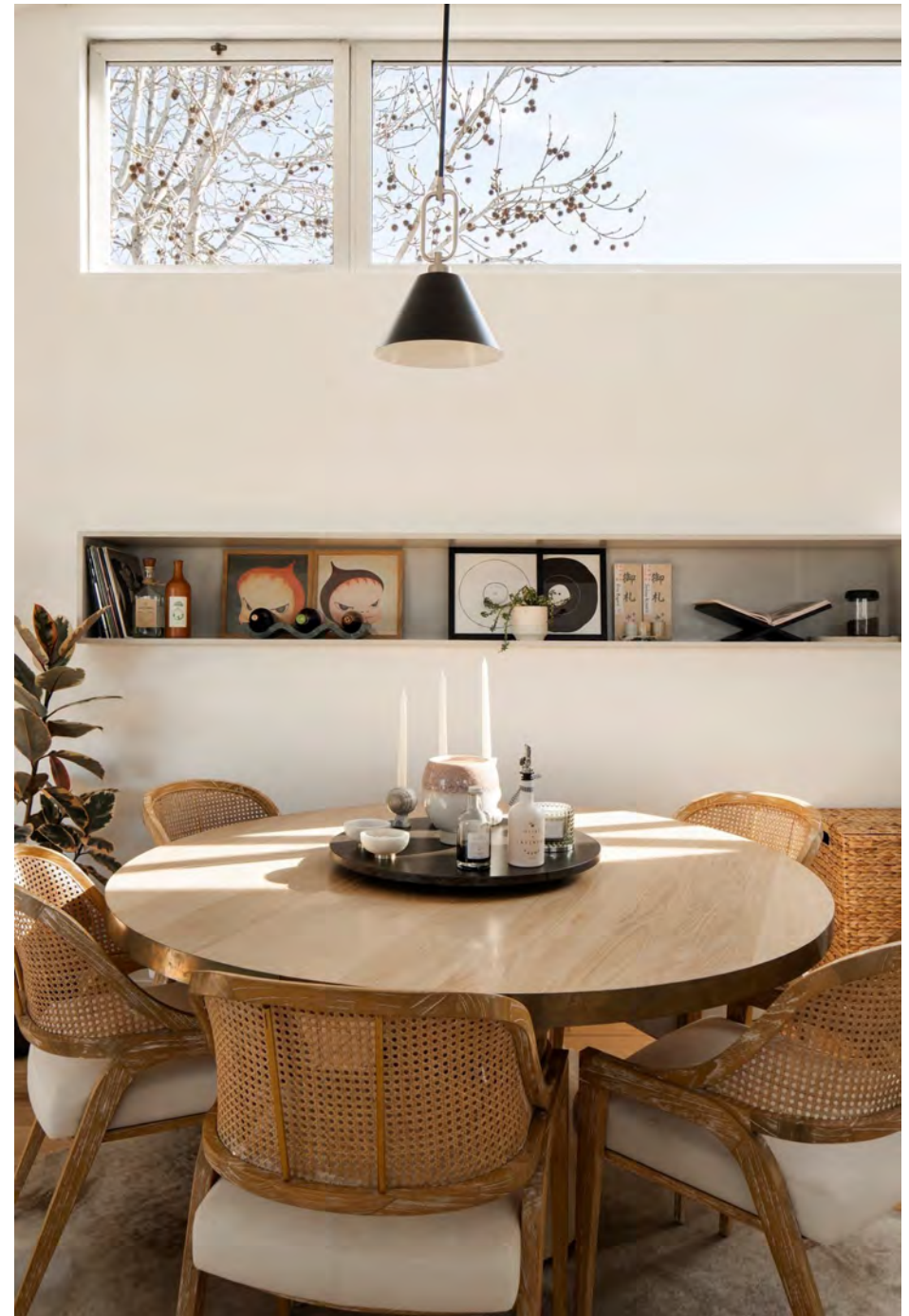
FINANCIAL SUMMARY

PRICE	\$3,400,000
PRICE PSF	\$1,058.53
PRICE PER UNIT	\$1,133,333
OCCUPANCY	100.00%
NOI (CURRENT)	\$147,739
NOI (Pro Forma)	\$153,522
CAP RATE (CURRENT)	4.35%
CAP RATE (Pro Forma)	4.52%

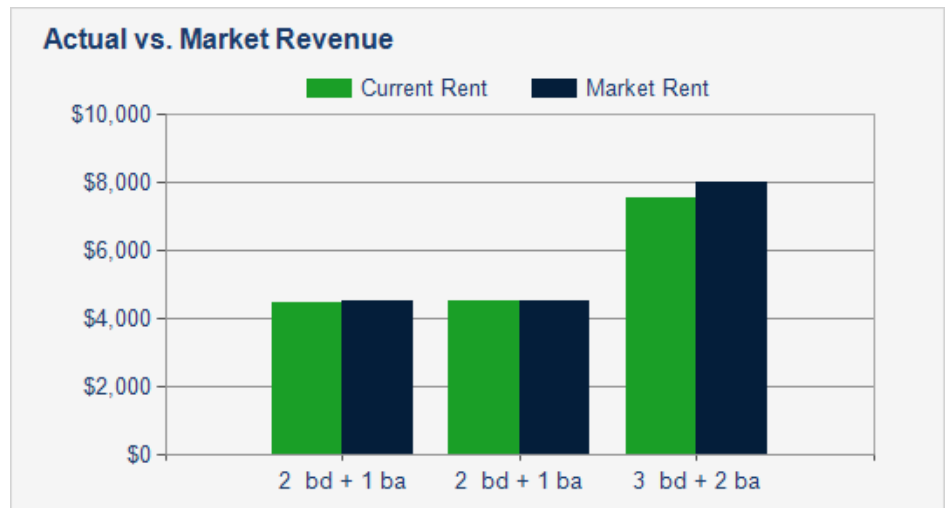
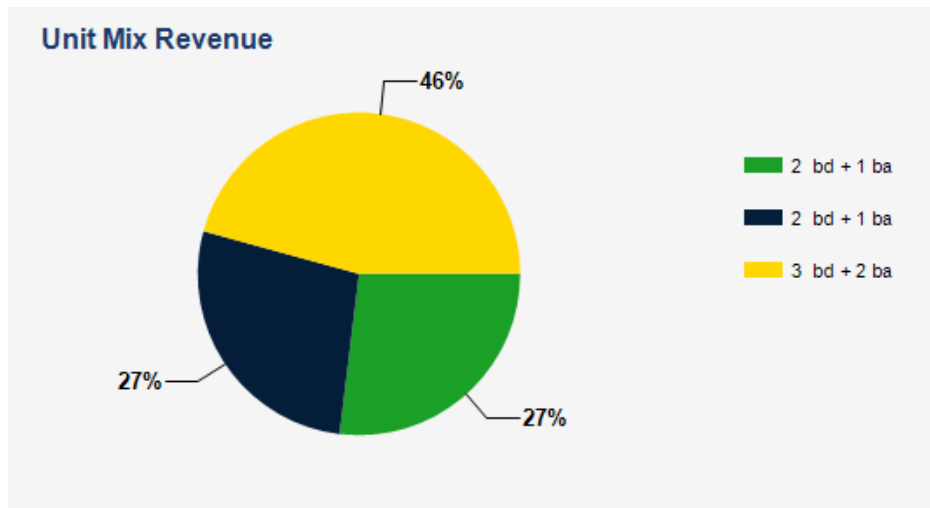
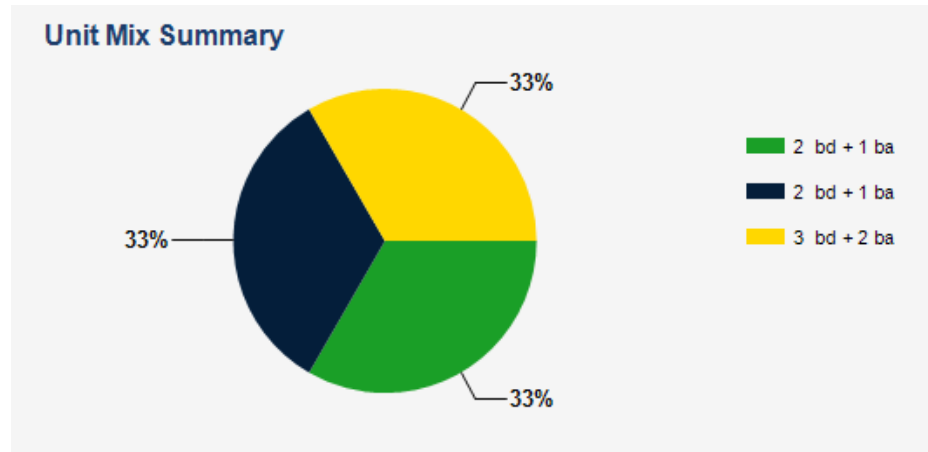
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	35,886	200,548	456,481
2026 Median HH Income	\$131,650	\$126,572	\$125,294
2026 Average HH Income	\$190,274	\$184,624	\$187,450



- A rare coastal compound just blocks from the sand and steps to iconic Abbot Kinney Boulevard, ideally located in the coveted Venice Beach Walk Streets near the Abbot Kinney Corridor. This exceptional triplex offers a compelling blend of architectural character, income potential, and lifestyle flexibility in one of the Westside's most sought-after neighborhoods.
- The front structure features a well-designed duplex comprised of two spacious two-bedroom, one-bath residences. The lower unit is grounded by warm hardwood floors and refined finishes, opening effortlessly to an expansive private deck and patio retreat a sun-drenched outdoor setting ideal for entertaining, lounging, or dining al fresco. Above, the upper residence is a bright and airy home filled with natural light, offering a peaceful, elevated coastal ambiance.
- Privately set at the rear, the three-level architectural residence lives like a standalone single-family home. Situated on its own gated portion of the lot, this striking unit offers a private entry yard and a versatile ground-level flex space ideal for a studio, creative office, gym, or potential third bedroom. The upper floors feature two bedrooms and two baths, culminating in a dramatic top-level open-concept living and kitchen space. Rich hardwood flooring, expansive windows, and a private deck create a refined, light-filled environment perfectly suited for an owner-user, creative professional, or those seeking a premier Venice compound. An attached garage with convenient alley access completes the residence.
- Whether envisioned as a high-performing income property, multi-generational living opportunity, or an owner-occupied investment in a premier coastal enclave, this is a rare chance to secure scale, flexibility, and proximity to the beach in one of Los Angeles' most dynamic neighborhoods.



Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	1	\$4,449	\$4,449	\$4,500	\$4,500
2 bd + 1 ba	1	\$4,514	\$4,514	\$4,500	\$4,500
3 bd + 2 ba	1	\$7,555	\$7,555	\$8,000	\$8,000
Totals/Averages	3	\$5,506	\$16,518	\$5,667	\$17,000





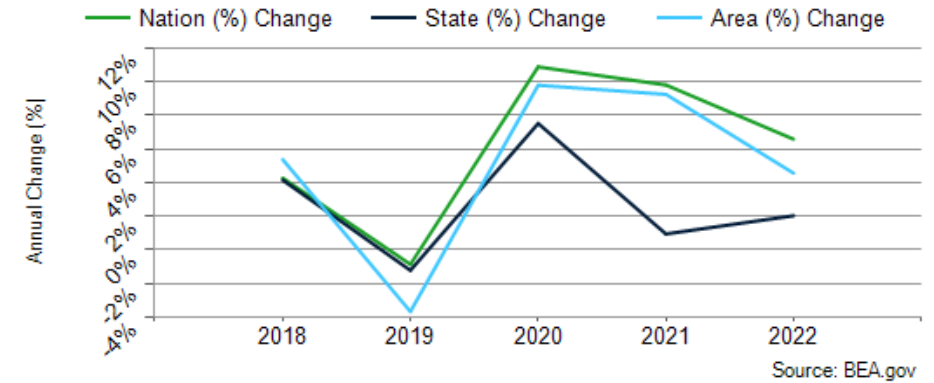
02

Location

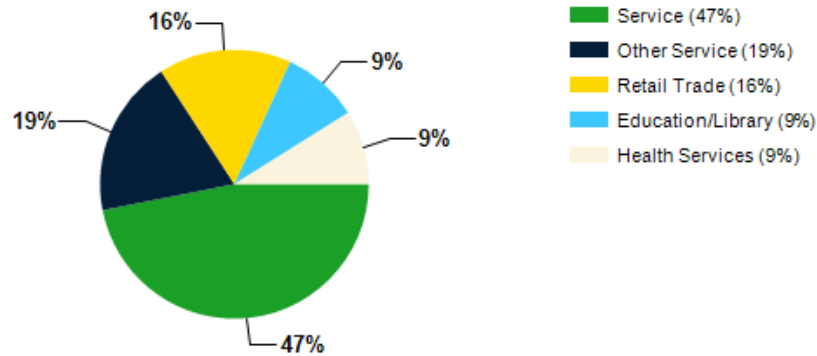
- Location Summary
- Local Business Map
- Aerial View Map

- Located at the center of Venice’s vibrant coastal lifestyle. Abbot Kinney is widely known as one of Los Angeles’ most dynamic dining and shopping corridors, lined with acclaimed restaurants, stylish boutiques, and curated design shops. Local favorites include celebrated eateries like Gjelina, known for its seasonal California cuisine, and The Butcher’s Daughter, a beloved plant-forward café and juice bar. Nearby hotspots such as Felix, Owa, and Gran Blanco offer everything from Italian trattoria dining to elevated sushi and cocktails. Mornings often begin with pastries and fresh bread at the renowned artisan bakery Gjusta, while the Venice Boardwalk and Ocean Front Walk provide an easy stroll to beachside cafés, markets, and sunset views over the Pacific.

Los Angeles County GDP Trend



Major Industries by Employee Count



Largest Employers

University of California, Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	22,400
Target Corp	20,000
Cedars-Sinai Medical Center	16,300
Walt Disney Co.	12,200
Los Angeles County Metropolitan Transportation Authority	11,700
NBCUniversal	11,000





608 WESTMINSTER AVE
VENICE, CA

Gelson's

Penmar

MARK TWAIN MIDDLE SCHOOL

zinqué

THE MOSAIC Tile House

THE MART COLLECTIVE
VINTAGE - ANTIQUE - DESIGN

THE BAKERY

Zut

COSTCO WHOLESALE

IN-N-OUT BURGER

F&B

Lily Cafe

SHOOP'S

URBAN JUNGLE

Starbucks

Clique Terre WEST

WHOLE FOODS MARKET

HEAVY HANDED

GOLDEN STATE

Ljuzata GROCER

VENICE

ARTACHE HOTEL

Ralphs

LINCOLN HARDWARE

superba FOOD + BREAD

FIG TREE
VENICE, CA

Venice Beach

little lunch

GROUNDWORK

Westminster Ave Elementary School

ABBOT KINNEY BLVD

IRO

The Brig

SPARC

SCOPA ITALIAN ROOTS

EREWHON

VIBES CO.

SUGARFISH

Cedars Sinai

THE RITZ - CARLTON

ABBOT KINNEY BLVD
lululemon
THE BUTCHER'S DAUGHTER
AHLEM
THE GREAT
vuori
MEJURI
SALT & STRAW
GUELINA
RVR

Venice Skate Park

MUSCLE BEACH VENICE GYM

Sushi Enya

WASHINGTON BLVD

NOAH'S BY BAGELS

MARRIOTT

VILLA MARINA MARKETPLACE
burgerlounge
PAVILIONS
tender greens
IRORI SUSHI
AMC
Gelson's
Yard House

Hive

VENICE

PACIFIC AVE

OCEAN PARK BLVD

ROSE AVE

PENMAR AVE

WILGROVE AVE

VENICE BLVD

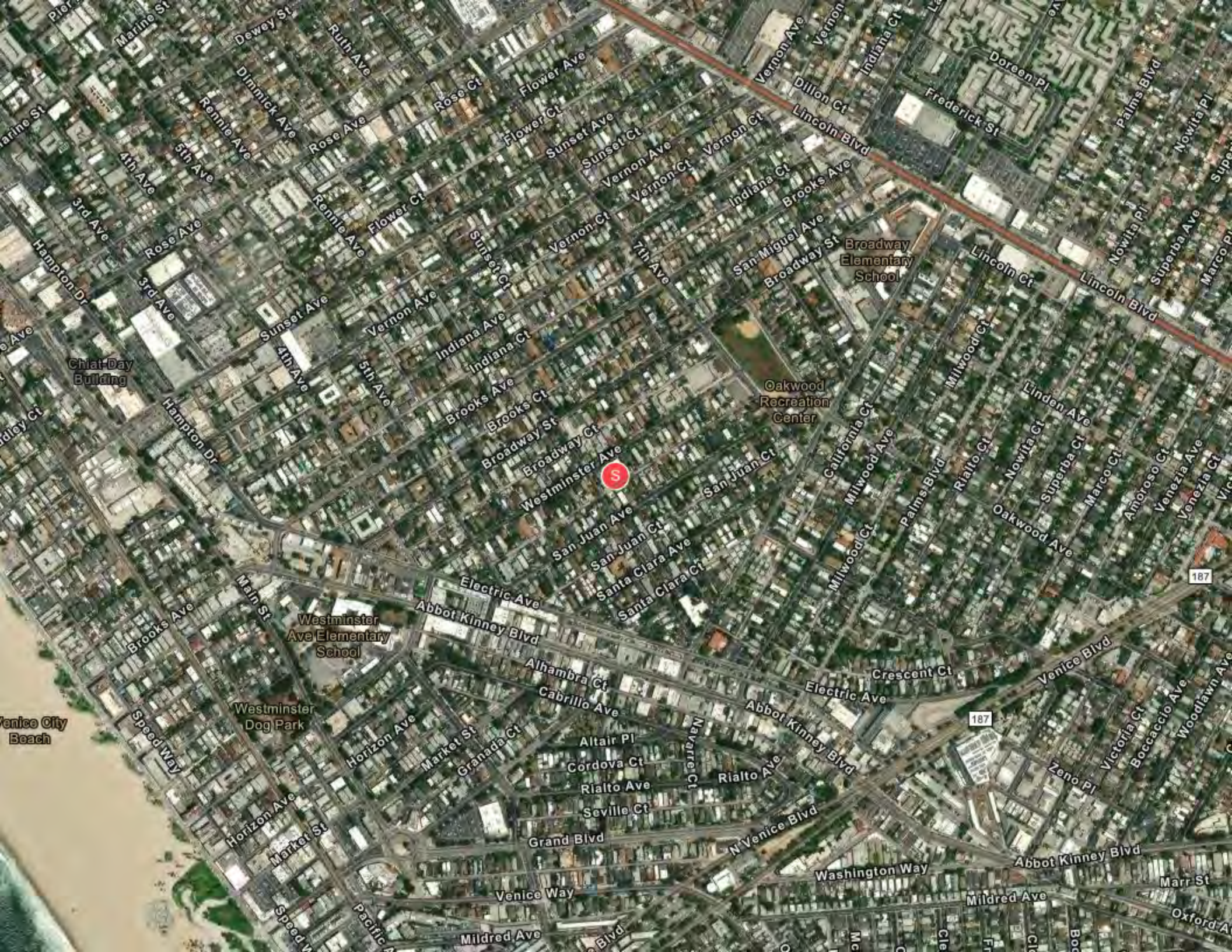
LINCOLN BLVD

187

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Chiat-Day Building

Westminister Ave Elementary School

Westminister Dog Park

Oakwood Recreation Center

Broadway Elementary School

Venice City Beach

187

187



03 **Property Description**

- Property Features
- Parcel Map
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	3
BUILDING SF	3,212
LAND SF	5,203
LAND ACRES	.12
YEAR BUILT	1946
ZONING TYPE	LARD1.5
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	4
WASHER/DRYER	In Unit



















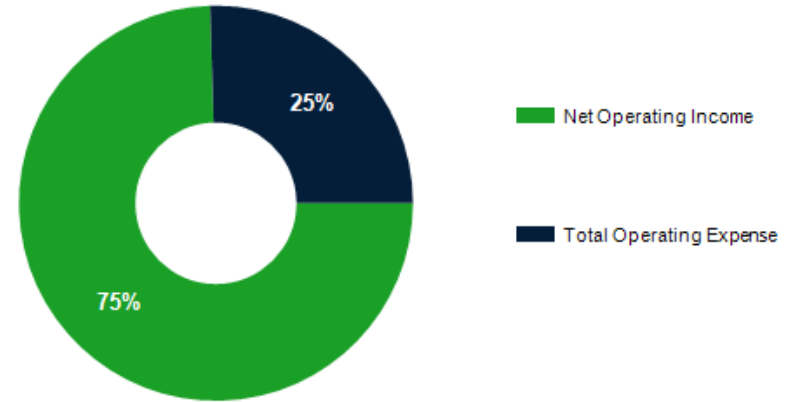
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Financial Analysis

Income & Expense Analysis

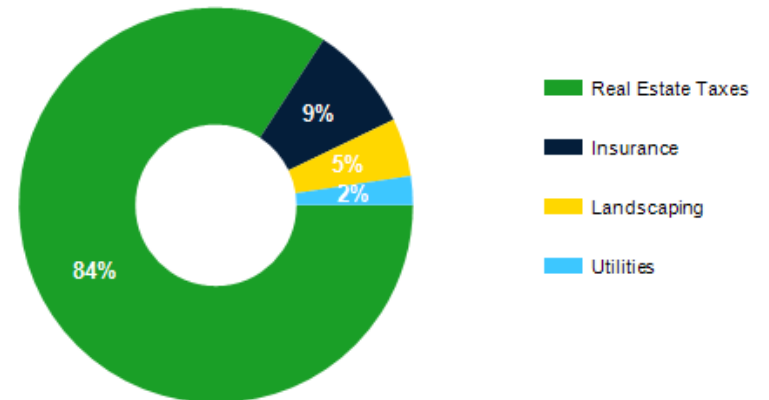
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$198,217		\$204,000	
Effective Gross Income	\$198,217		\$204,000	
Less Expenses	\$50,478	25.46%	\$50,478	24.74%
Net Operating Income	\$147,739		\$153,522	



EXPENSES	CURRENT		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Taxes	\$42,500	\$14,167	\$42,500	\$14,167
Insurance	\$4,378	\$1,459	\$4,378	\$1,459
Landscaping	\$2,400	\$800	\$2,400	\$800
Utilities	\$1,200	\$400	\$1,200	\$400
Total Operating Expense	\$50,478	\$16,826	\$50,478	\$16,826
Expense / SF	\$15.72		\$15.72	
% of EGI	25.46%		24.74%	

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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