

# SALE

## 608 MAIN

608 Main St Venice, CA 90291



### PROPERTY DESCRIPTION

Presenting 608 Main, a captivating retail/office investment opportunity in Venice, CA. This architecturally distinctive property boasts 17-foot ceilings, high-quality finishes, a fully equipped kitchen with SubZero fridge and Carrara Marble Countertops, Waterworks fixtures, and state-of-the-art lighting. The versatile layout includes bamboo floors, a conference room, and 7 reserved parking spaces. Renovated in 2024 and zoned M1-I, this 1,900 SF space is ideally suited for office, street retail and possible med spa. With modern infrastructure, prime location, and exclusive business presence, 608 Main offers a compelling proposition for discerning investors seeking a standout addition to their portfolio.

### PROPERTY HIGHLIGHTS

- Architecturally distinctive with 17-foot ceilings
- State-of-the-art lighting & Bamboo floors on the 2nd floor (Renovated in 2024)
- Conference room for versatile usage
- 7 Reserved Parking Spaces (Included in the Sale)
- M1-I zoning for retail flexibility - Single unit for exclusive business presence

### OFFERING SUMMARY

Sale Price:	\$2,500,00
Number of Units:	1
Approx. Size:	1,900 rsf

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	13,601	36,244	81,903
Total Population	24,867	70,549	157,829
Average HH Income	\$103,275	\$105,744	\$101,317

**Dave Maldonado**  
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CalDRE #01949738



## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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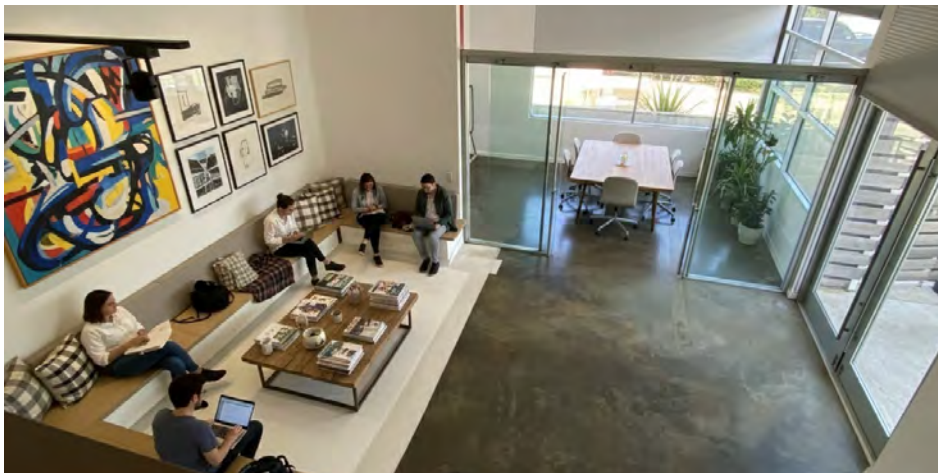


### PROPERTY DESCRIPTION

Presenting 608 Main, a captivating retail, office or showroom investment opportunity in Venice, CA. This architecturally distinctive property boasts 17-foot ceilings, high-quality finishes, a fully equipped kitchen with SubZero fridge and Carrara Marble Countertops, Waterworks fixtures, and state-of-the-art lighting. The versatile layout includes concrete and bamboo floors, a conference room, and 7 reserved parking spaces. Renovated in 2024 and zoned M1-I, this 1,900 SF space is ideally suited for an owner/user, office, street retail and possible med spa. With modern infrastructure, prime location, and exclusive business presence, 608 Main offers a compelling proposition for discerning investors seeking a standout addition to their portfolio.

### LOCATION DESCRIPTION

Located in the vibrant neighborhood of Venice, CA, 608 Main offers an exciting retail investment opportunity in the heart of the Los Angeles market. This sought-after area is renowned for its eclectic mix of unique shops, trendy eateries, and art galleries, making it a prime destination for locals and visitors alike. With its proximity to iconic attractions such as the Venice Beach Boardwalk, Abbot Kinney Boulevard, and the Venice Canals, the property enjoys high foot traffic and a dynamic consumer base. Investors seeking to capitalize on the energy and creativity of the Venice retail scene will find 608 Main an enticing prospect for their portfolio.



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### PROPERTY HIGHLIGHTS

- Commercial Loft
- Architecturally distinctive with 17-foot ceilings
- State-of-the-art lighting, Concrete & Bamboo floors on the 2nd floor (Renovated in 2024)
- Conference room for versatile usage
- 7 Reserved Parking Spaces
- M1-I zoning for retail flexibility - Single unit for exclusive business presence
- Steps to Abbot Kinney, Blvd and Main St.
- A short walk to Venice Beach

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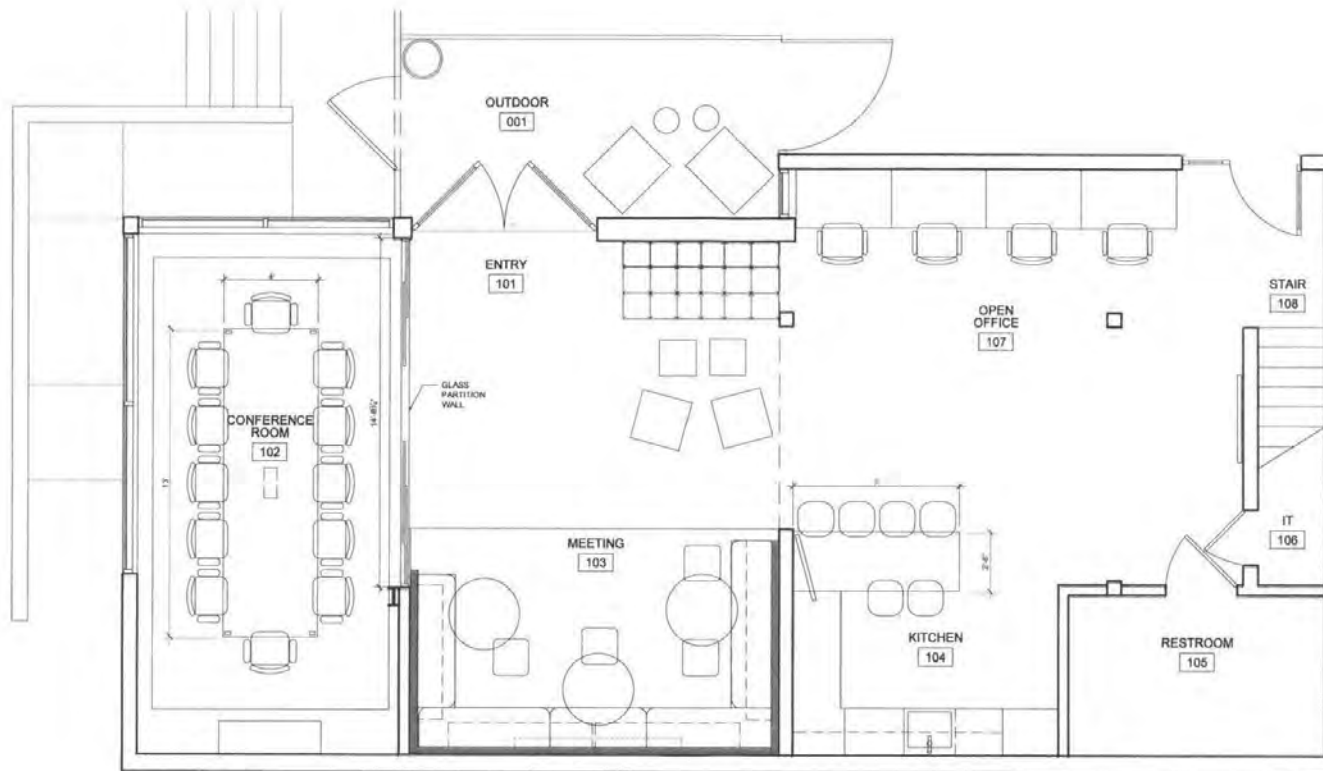
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## Site Plan | 1<sup>ST</sup> Floor



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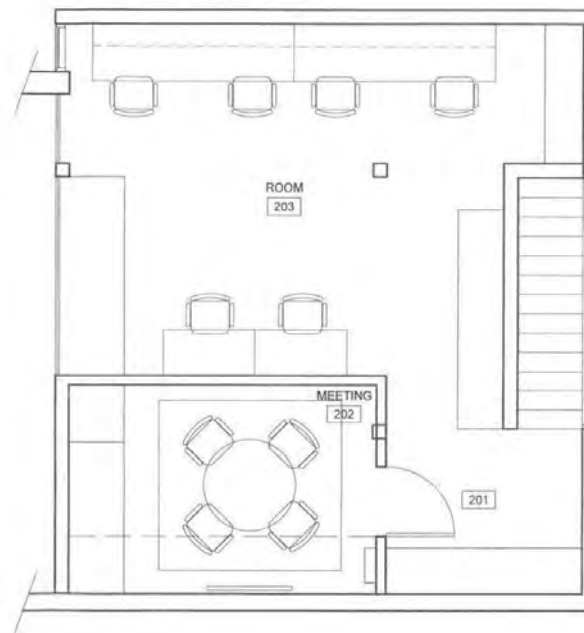
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## Site Plan | 2<sup>nd</sup> Floor



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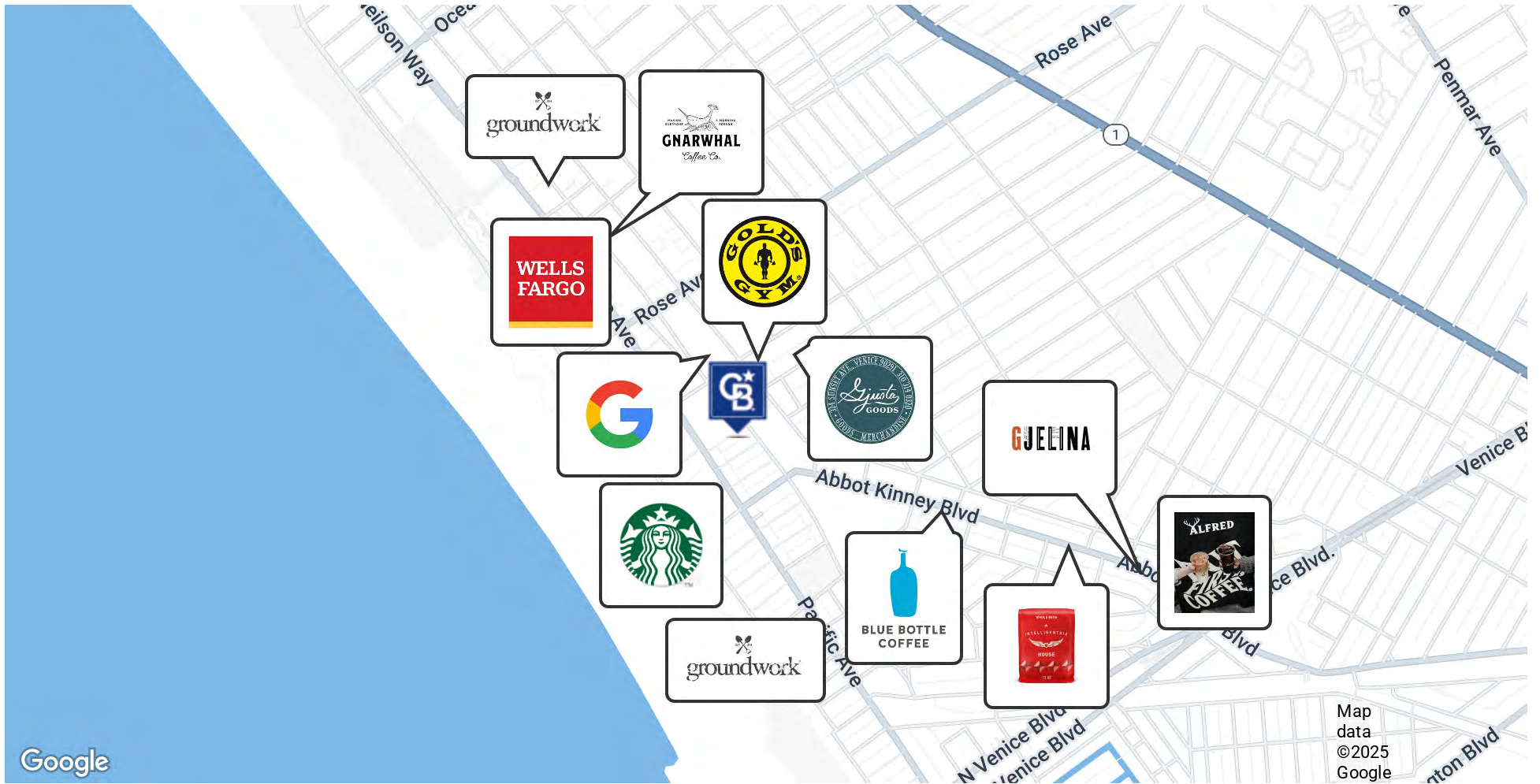


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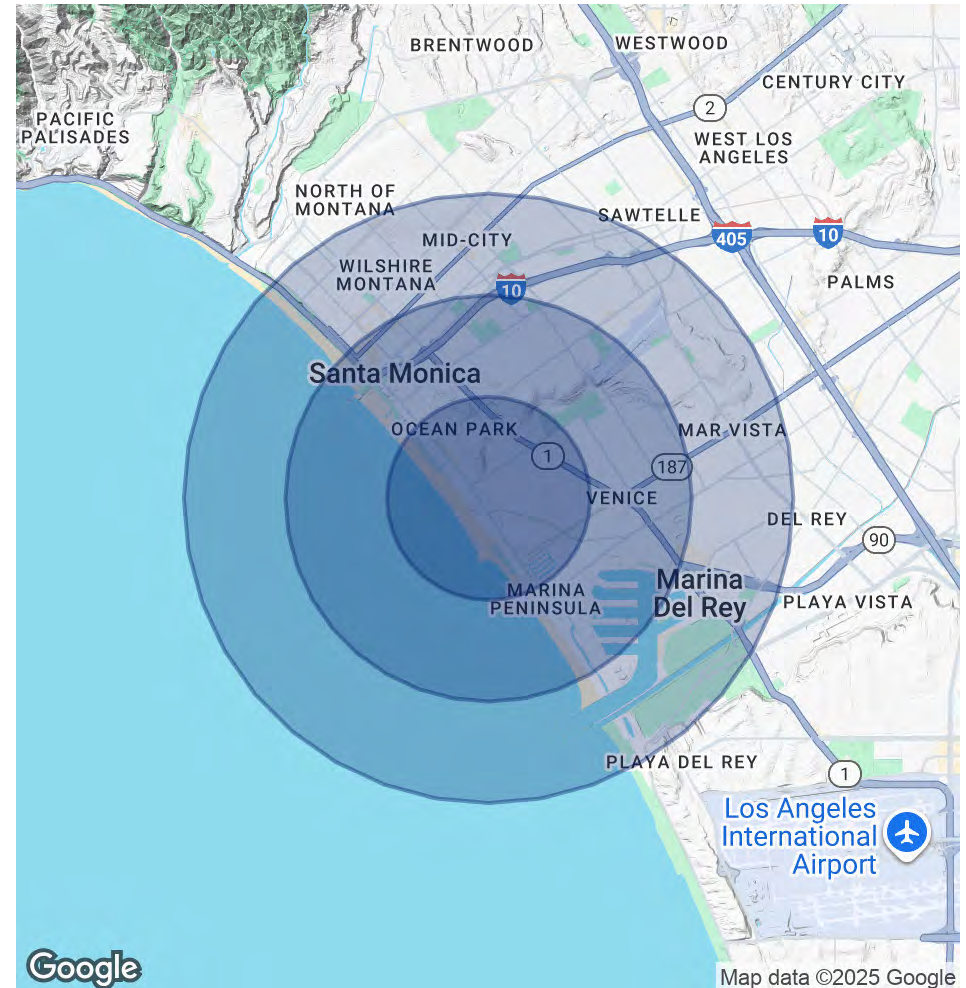
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	24,867	70,549	157,829
Average Age	37.4	39.1	39.5
Average Age (Male)	38.5	39.1	39.2
Average Age (Female)	36	39.1	40

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	13,601	36,244	81,903
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$103,275	\$105,744	\$101,317
Average House Value	\$988,313	\$966,394	\$885,537

2020 American Community Survey (ACS)



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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**  
Sales Volume

**\$1.77 BILLION**  
Lease Volume

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