

540-542

ROSE AVENUE

VENICE, CA

100% LEASED VENICE MIXED-USE
INVESTMENT OPPORTUNITY



NEWMARK

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Newmark is pleased to present the opportunity to acquire 540–542 Rose Avenue, a two-level mixed-use property positioned in the heart of Venice, California. The property features ground-floor retail with residential units above, providing consistent occupancy and long-term growth potential in a high-barrier-to-entry market.

A rare corner offering on Rose Avenue, the property is surrounded by some of Venice’s most sought-after restaurants and retailers including American Beauty, The Win~Dow, Chulita, Gjusta, Wallflower, and Wabi on Rose. With steady foot traffic and close proximity to Abbot Kinney Boulevard, Main Street, and the beach, 540 Rose is positioned at the heart of a dynamic retail and dining corridor.

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LEASE EXPIRATION DATES

Parachute Home 3/31/26
One Five-Year Option

Dayglow 4/30/30
Two Five-Year Options

AWAN 4/30/30
Two Five-Year Options

Penthouse Residential Units
Penthouse A - 1/7/28
Penthouse B - Available
- Contact for details

PARACHUTE



PARACHUTE
WELCOME HOME!

FDC
2 ROSE AVE
E SPRINKLER

PARACHUTE
We make modern Bedding and Bath
products for a more comfortable
life. We believe in quality, design,
responsible manufacturing -
it shows all - you should start
your day feeling your very best!
PARACHUTEHOME.COM

APP LOCATED
IN REAR ALLEY
PROGRAM

EMERGENCY
CALL



SUMMARY



PROPERTY 540-542 Rose Avenue



PARCEL NO. (APN) 4240-010-046



BUILDING AREA 8,308 SF



STORIES 2



PARKING 20 spaces



LEASED SF Retail (Ground Floor): 4,400 SF
Residential (Second Level): 3,319 SF



LOT AREA 6,866 SF (0.16 Acres)



ZONING LAC4



PROPERTY TYPE Storefront Retail + Residential
Penthouse Units



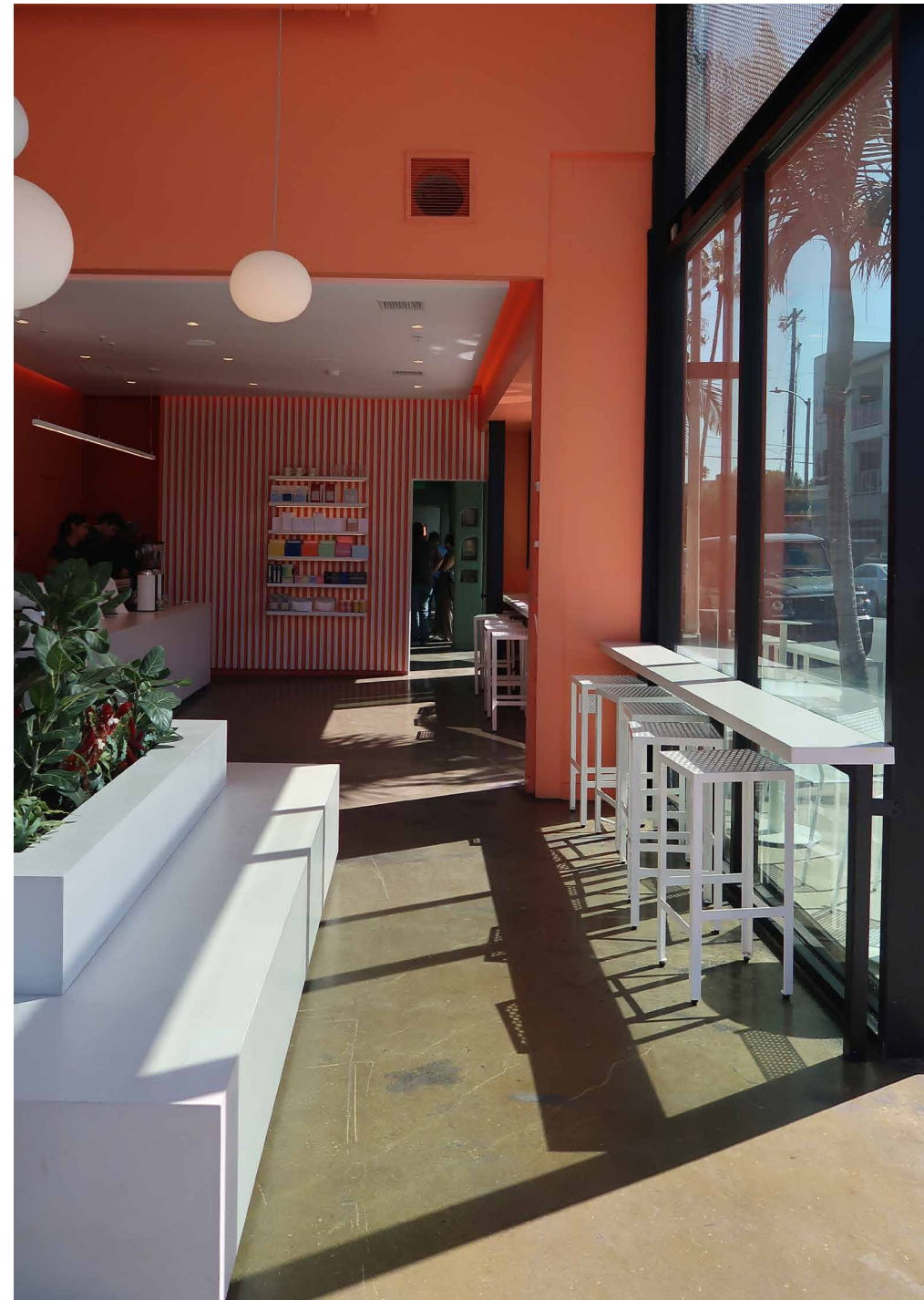
PRICE \$14,000,000



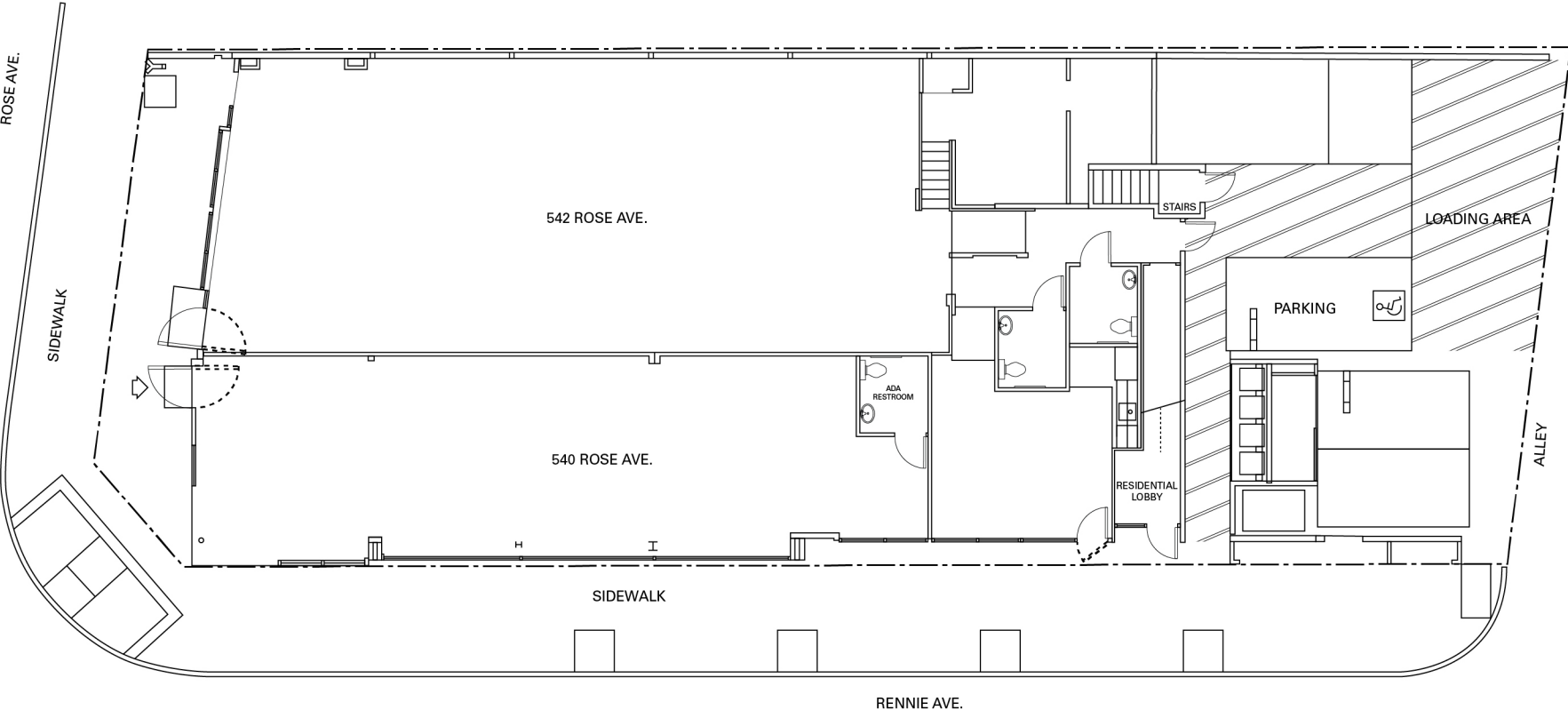
PRICE PER SF \$1,685



PERCENT LEASED 100%



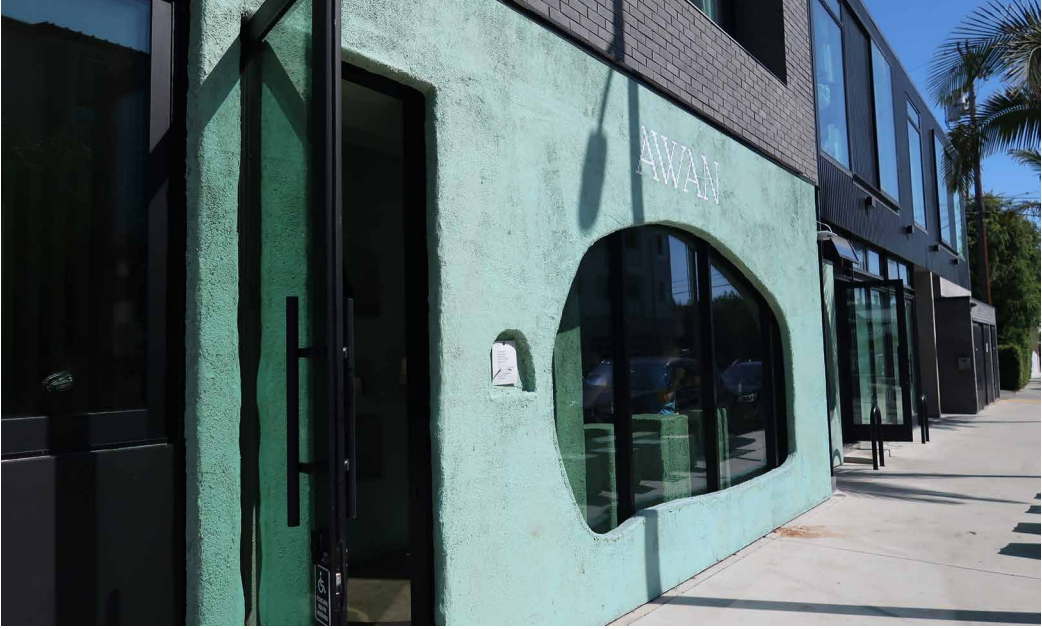
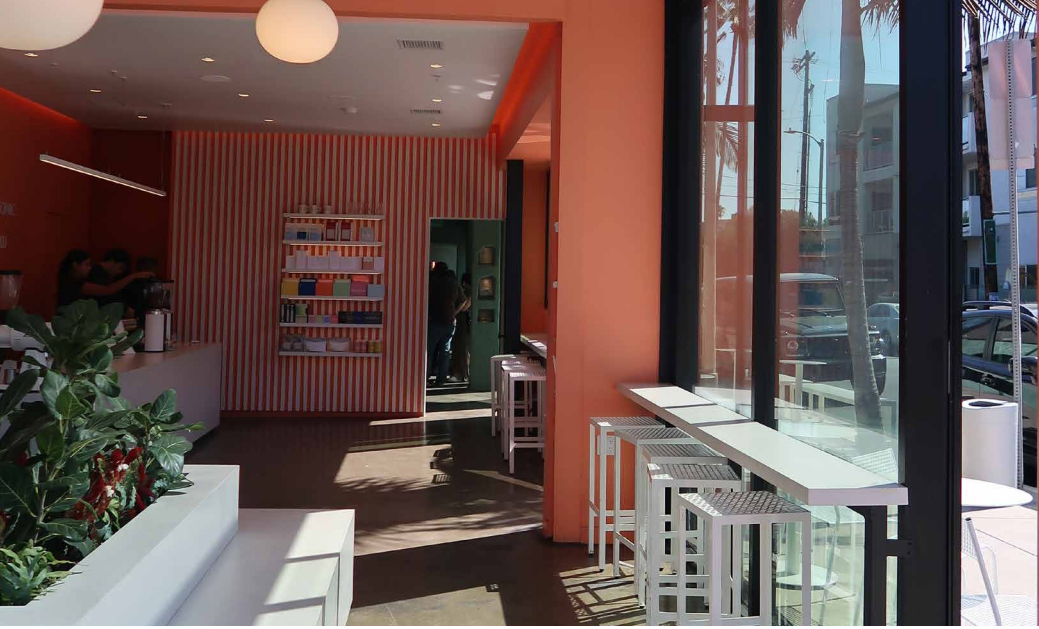
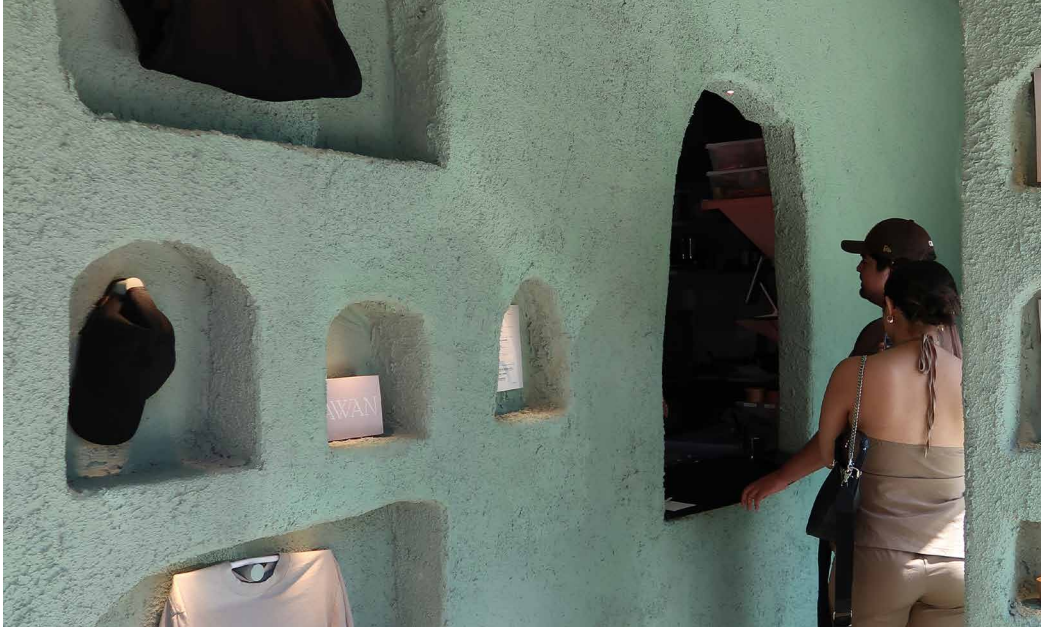
SITE PLAN



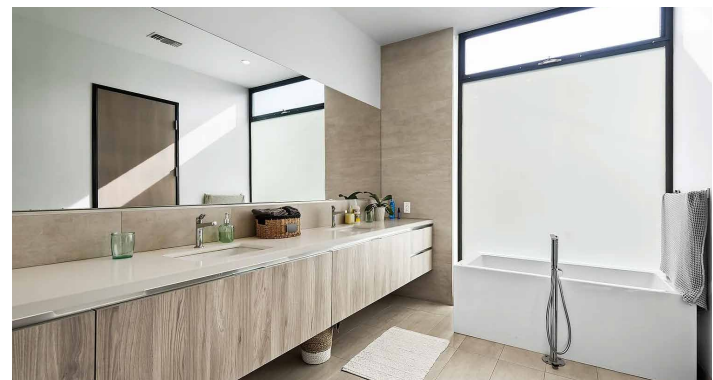
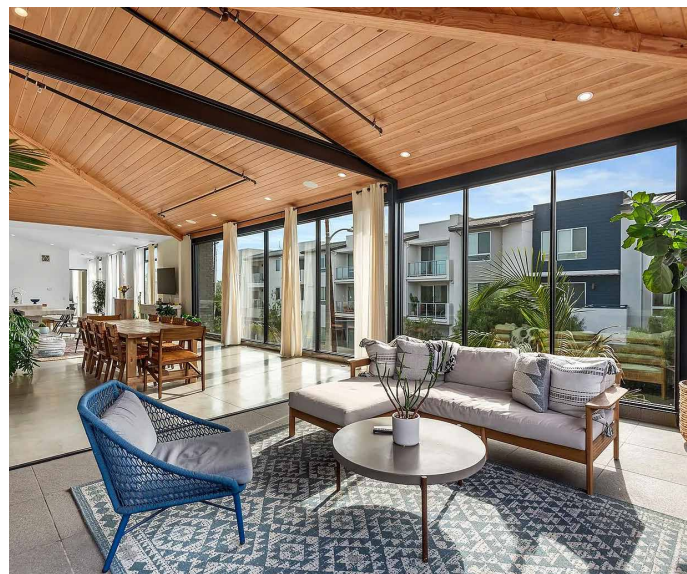
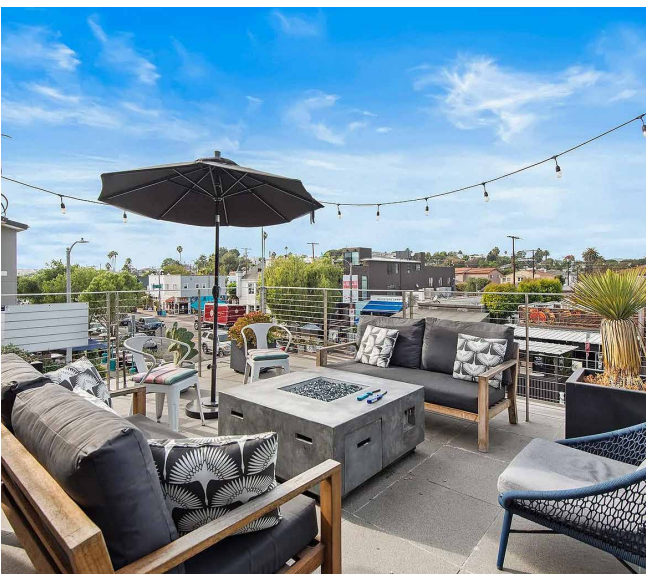
542 | PARACHUTE | 3,000 SF



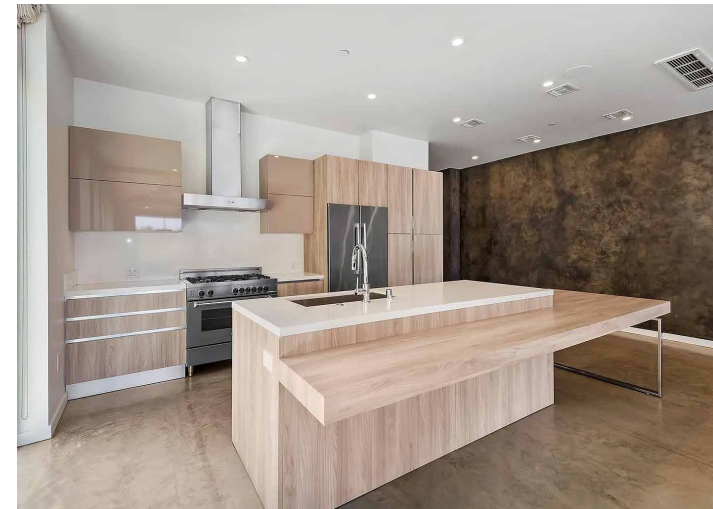
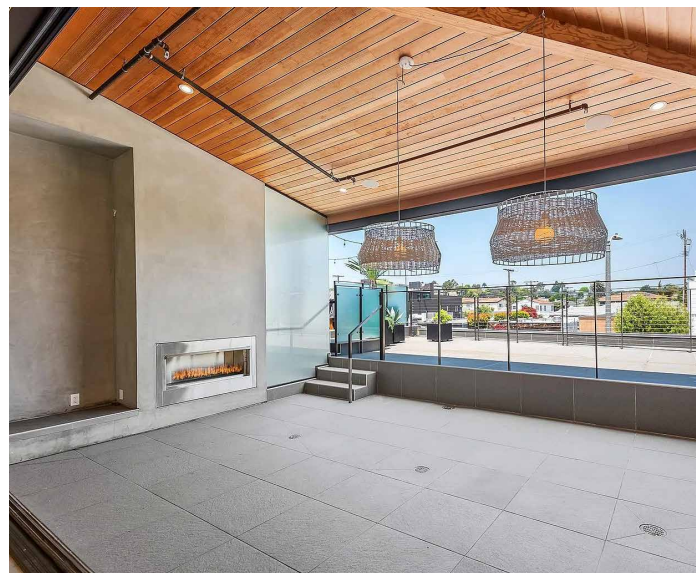
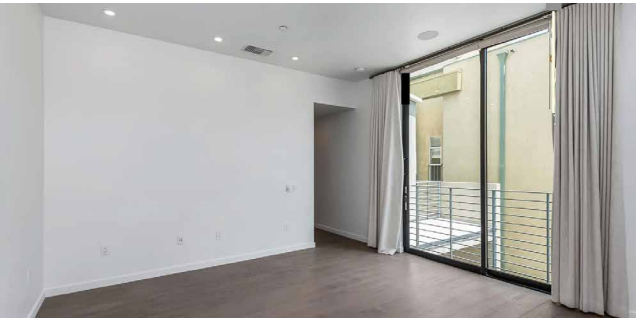
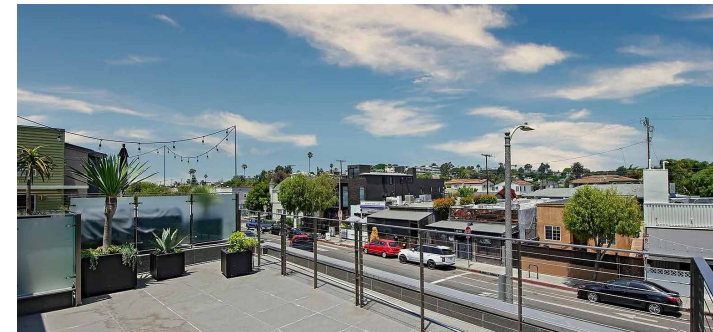
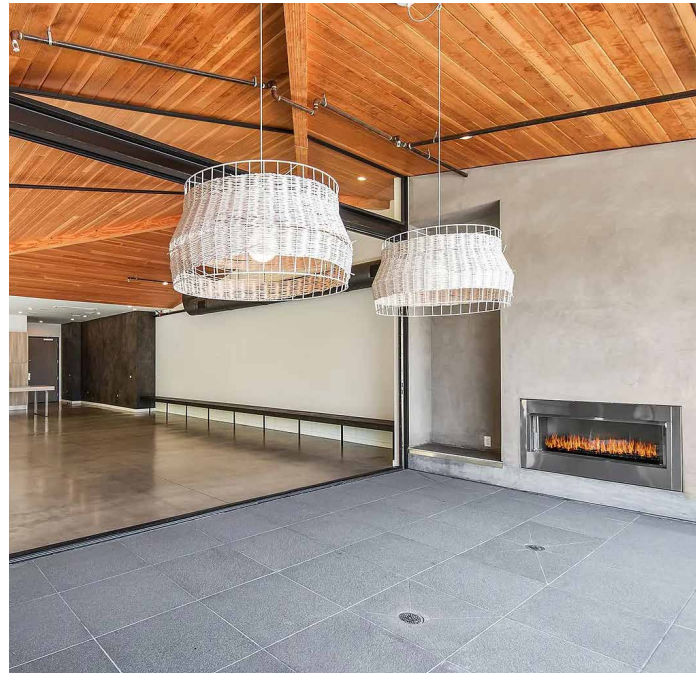
540 | DAYGLOW / AWAN | 1,400 SF



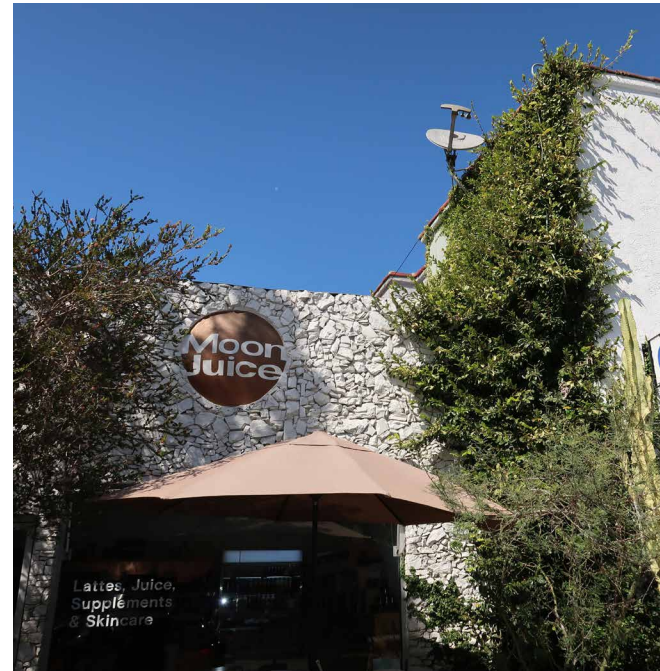
PENTSUITE A | 1,640 SF | 1 BEDROOM, 1 BATHROOM, 1 HALF BATH



PENTSUITE B | 1,679 SF | 1 BEDROOM, 1 BATHROOM, 1 HALF BATH



NEIGHBORHOOD



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540-542

ROSE AVENUE

VENICE, CA

Dayglow



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500 E

NEWMARK

Corporate License #01355491

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