

# 512 ROSE AVENUE

VENICE, CALIFORNIA 90291

## Fully Entitled Building Permit Ready Development Site



### 70 Residential Units Over 10,125 sf of Retail Space

CB Richard Ellis is pleased to offer for sale a Fully Entitled, Building Permit Ready, Mixed-Use Development Opportunity for 70 Residential Units over 10,125 square feet of Retail Space, which includes space for a restaurant, on approximately 1.43 acres of land in the highly desirable submarket of Venice, California.

**Price:**  
**\$10,500,000**

#### EXCLUSIVELY LISTED BY:

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CB Richard Ellis, Inc.  
Broker Lic. 00409987

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## LOCAL AREA MAP



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## EXECUTIVE SUMMARY

CB Richard Ellis, Inc. is pleased to present an opportunity to purchase a fully entitled 70 unit mixed-use residential development site in the highly desirable Venice, California submarket. Less than one half mile from Venice Beach and the Boardwalk, the site was home to the former Pioneer French Bakery on Rose Avenue. The project is walking distance from some of Los Angeles' best amenities including restaurants, shopping, nightlife, and the beach. This is an area where the supply of new product is constrained and the resale market is very strong. Given the challenging entitlement environment in Venice Beach and the lack of available land, the opportunity to develop a project of this size and scope is very rare.

Project Overview

- o 70 Residential Units (63 market rate & 7 affordable) with 10,125 square feet of divisible retail space
- o Units range from 751 sq. ft. to 2,027 sq. ft., with an average of 1,213 sq. ft.
- o 1 Bed/1Bath flats, 2 Bed/2 Bath flats, and 2 Bed/2 Bath Two-Story Townhomes
- o The project has a Final Tract Map and a Building Permit.

Site Summary

**Location:** The project is located on Rose Avenue and is bounded by 5th Avenue, and Rennie Avenue. It is in close proximity to the 10 and 90 freeways, Pacific Coast Highway, Lincoln Avenue, Venice Beach, and Marina del Rey. The property is walking distance to the trendy shops and restaurants of Main Street, Abbot Kinney Boulevard and minutes by car to the 3<sup>rd</sup> Street Promenade.

**Land Parcels:** The project is situated on one parcel with a total area of approximately 1.43 acres. The site is vacant.

APN #4240-009-033 and 4240-009-051.

**Construction Type:** Three levels of residential units (Type V Wood Construction) over two levels of subterranean parking garage (Type 1 Concrete).

**Parking:**

Use Type	# Stalls	# Per Unit
Residential	133	2
Residential Handicap	2	N/A
Guest	18	0.25
Guest Handicap	2	N/A
Commercial	84	N/A
Commercial Handicap	4	N/A
Additional Sellable Parking	15	N/A
Total	258	

All parking for the residential and commercial uses will be provided on-site below grade. All market rate residences will be provided with 2 parking stalls and all affordable residences will be provided with 1 parking stall. An additional fifteen (15) parking stalls will be available for sale or lease.

EXECUTIVE SUMMARY

Entitlement Status

The property is fully entitled with all discretionary review and approvals complete, including a building permit.

Sign Off & Permit Status

Status of significant entitlements are as follows:

Design Development Approval:	Complete
City Planning Commission Approval:	Complete
Coastal Development Approval:	Complete
Coastal Development Permit:	Complete
Tentative Tract Map:	Complete
Recorded Final Tract Map:	Complete
Department of Real Estate:	Pink issued September 2007 Yellow/On Hold White anticipated shortly thereafter
Building Permit::	Completed
Foundation Only Permit:	Included with Building Permit
Tie Back Agreements:	On Hold; Tiebacks in public right of way

Shoring, Mechanical, Electrical, Plumbing and Fire Sprinkler will be design build.



## RETAIL REVENUE

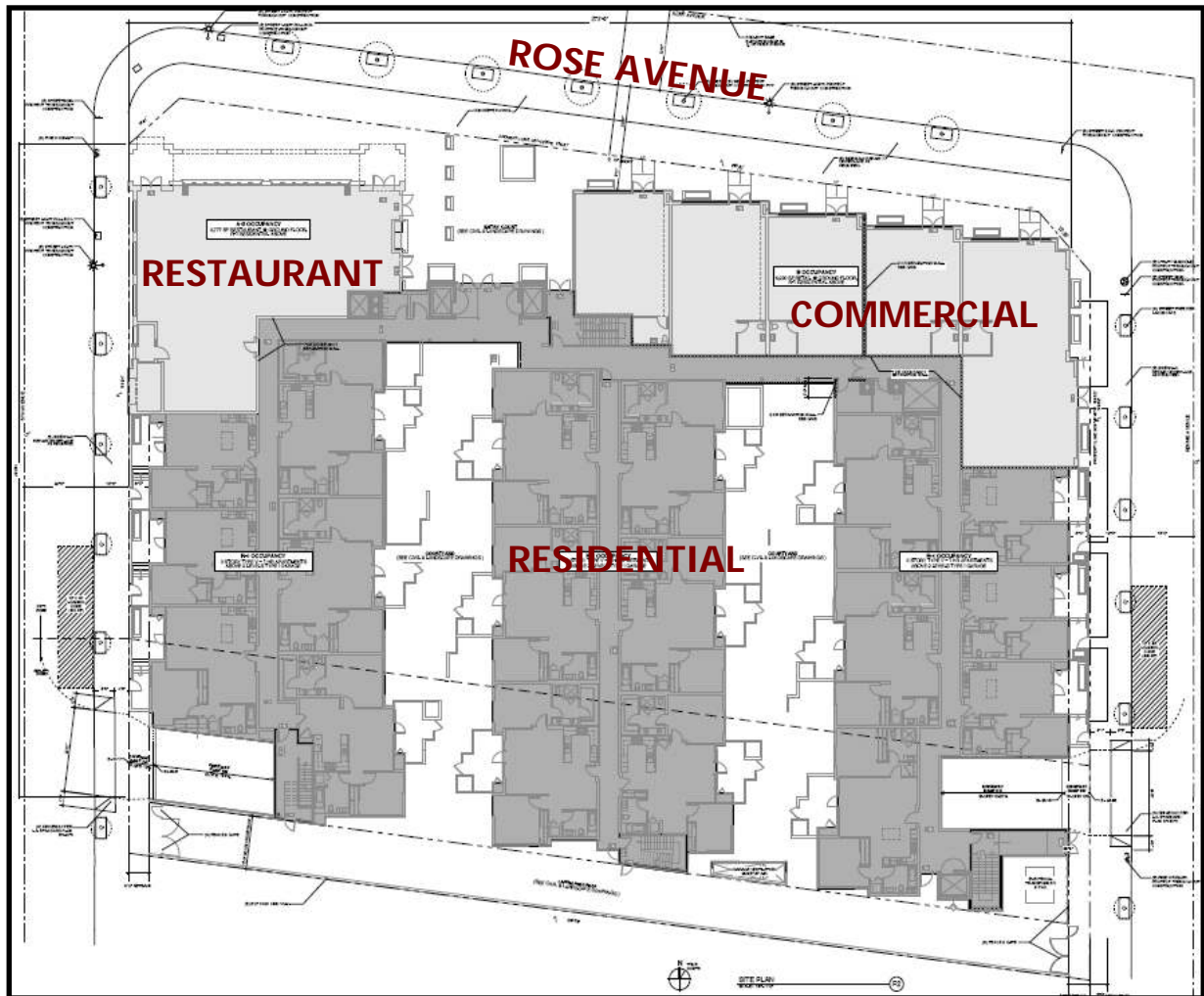
The project includes 10,125 square feet of commercial space, including a 3,510 square foot restaurant and 6,290 square feet of divisible commercial space.

The developer may wish to sell the entire commercial component of the project to a single buyer. Current prospective tenants include the former owner John Garacochea of the French Pioneer Bakery's high-end Basque contemporary restaurant, Piperade ([www.piperade.com](http://www.piperade.com)). In addition to the restaurant, there is the potential for a bakery and coffee house combination managed by John Garacochea. The boutique clothing store DNA has also shown interest in the property.

### Rights of Option to the Previous Seller:

**Seller Option to Purchase Restaurant:** Previous Seller shall have one year from closing to exercise option to purchase the restaurant space for \$2,175,000. The Previous Seller must close five days after issuance of Temporary Certificate of Occupancy and delivery of space in "Vanilla Shell" condition.

### SITE PLAN



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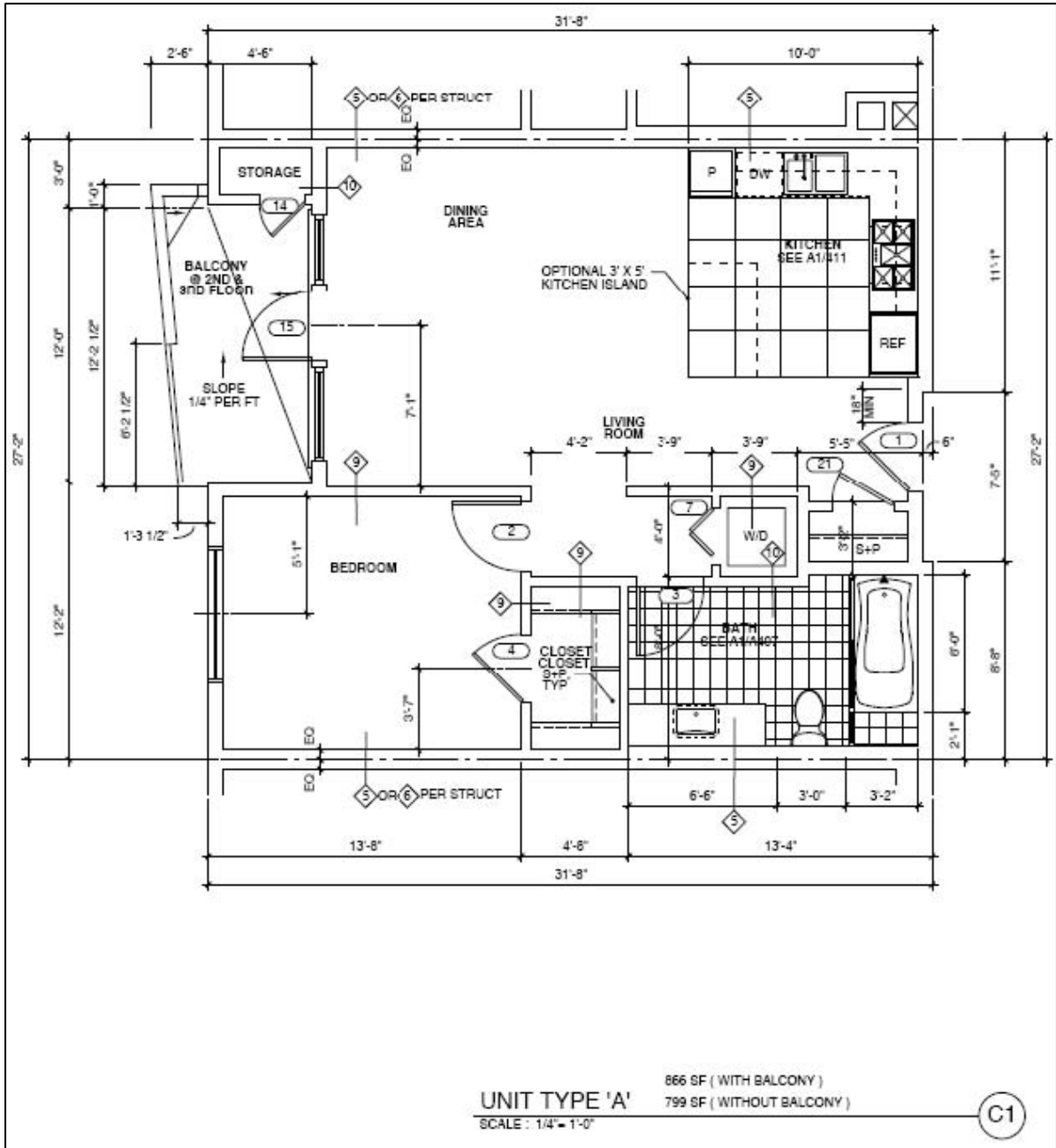
## UNIT MIX

The 70 unit project includes twenty-two (22) one bedroom and one bathroom and forty-two (42) two-bedroom and two bathroom flats. An additional seven (7) two-story two bedroom and two bathroom townhomes are provided. The majority of the building consists of Unit Types A (24%) and B (39%).

There are approximately seven (7) affordable units, consisting of three unit Type As, two unit type Bs, and a single unit type A1 and B3.

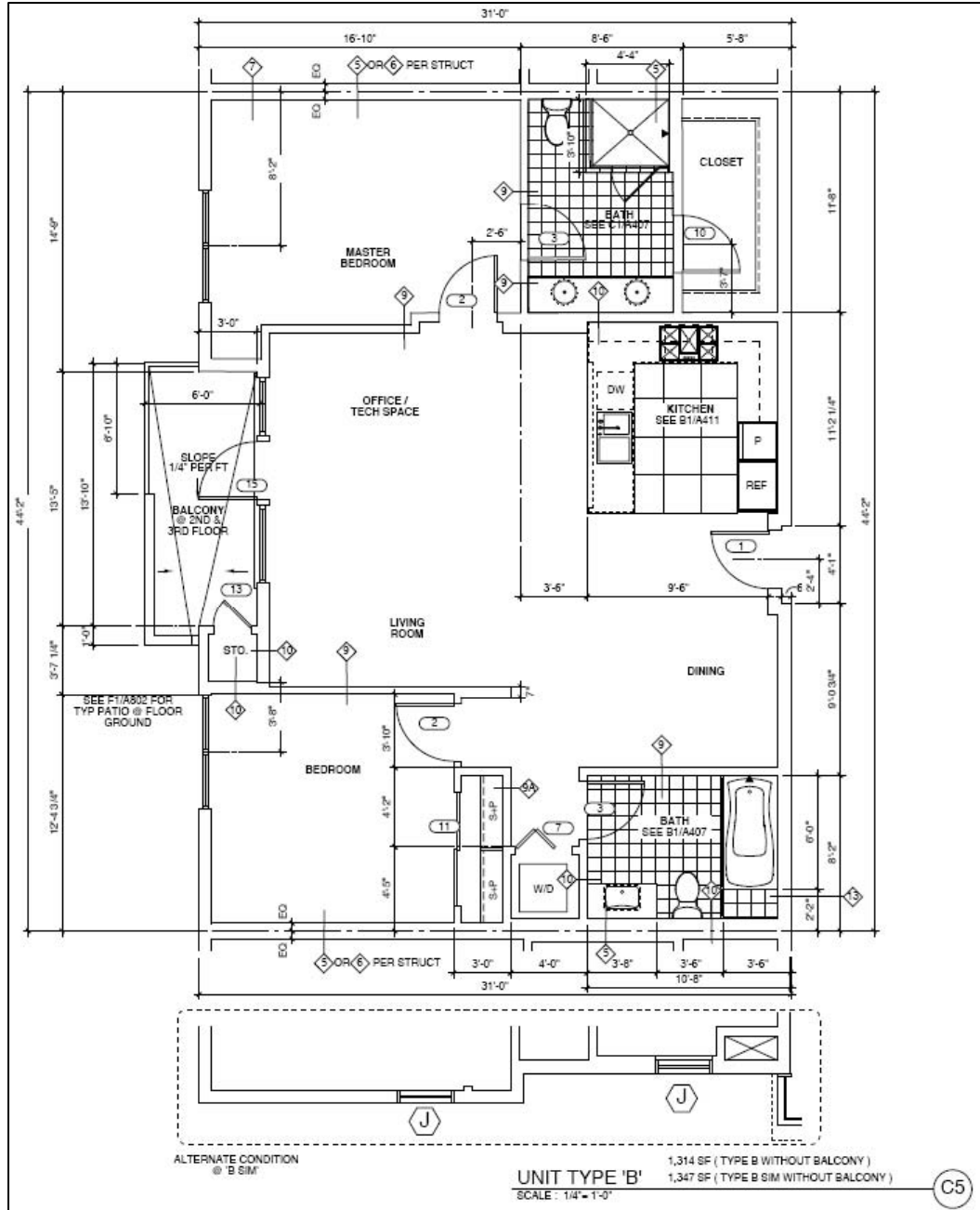
Unit Type		Number of Units	Unit Area	Area Subtotal
One Bedroom Units	A	17	799	13,583
	A1	1	1,075	1,075
	A2	2	850	1,700
	A3	2	751	1,502
One Bedroom Subtotal		22		17,860
Two Bedroom Units	B	24	1,314	31,536
	B SIM	3	1,347	4,041
	B 1	1	1,265	1,265
	B 2	3	1,281	3,843
	B 3	1	1,233	1,233
	B 4	2	1,375	2,750
	B 5	1	1,233	1,233
	B5 SIM	1	1,094	1,094
	B6	2	1,384	2,768
	B7	2	1,392	2,784
B8	2	1,435	2,870	
Two Bedroom Subtotal		42		55,417
Two-Story	C	2	1,993	3,986
Townhouse Units (Includes Upper Level)	C1	1	2,027	2,027
	C2	1	1,799	1,799
	C3	1	1,847	1,847
	C4	1	1,943	1,943
		6		11,602
Total Combined Unit Area		70		84,879

Unit Type:	A
Bed/Bath:	1/1
Square Feet:	799
Number of Units:	17
Unit Mix of Building:	22%



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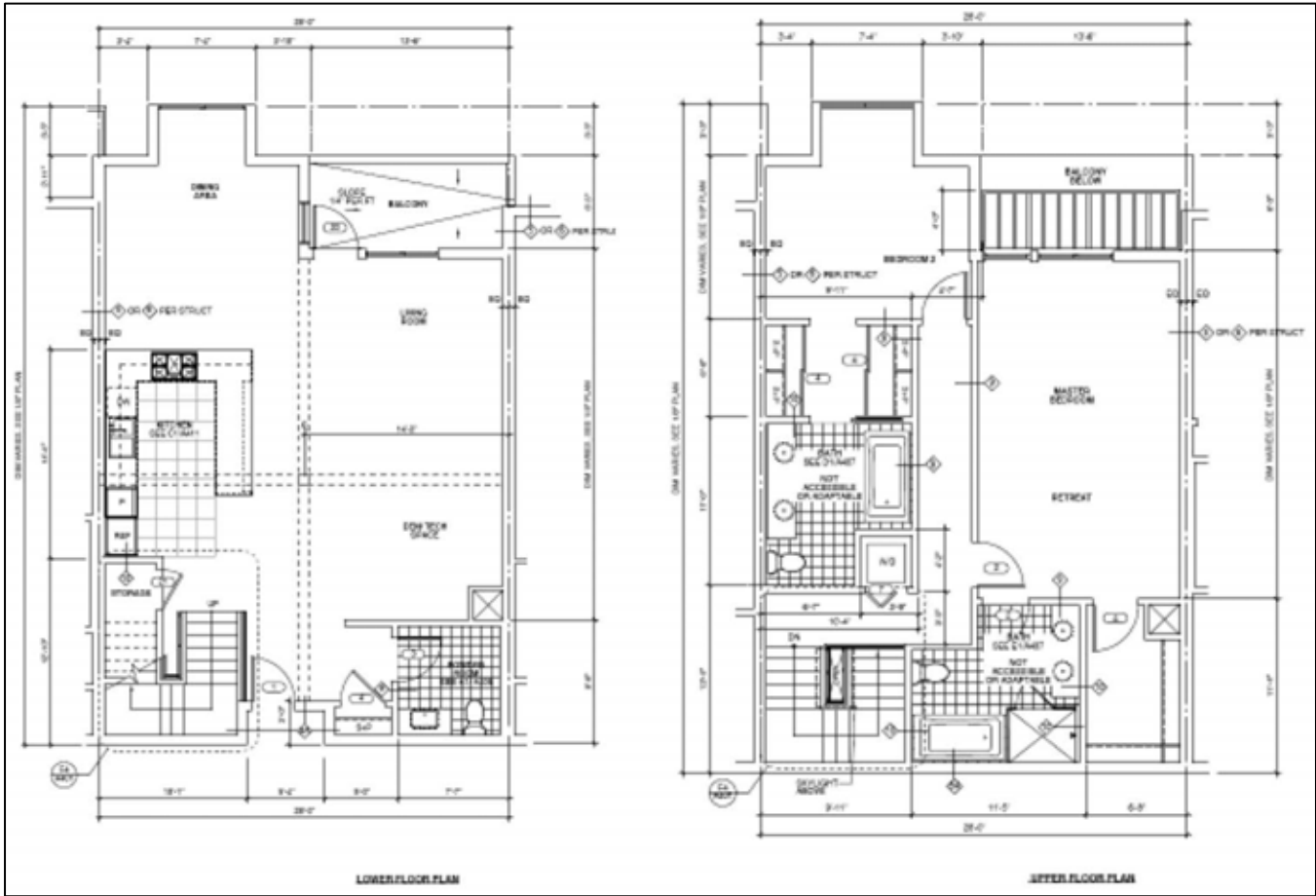
Unit Type:	B
Bed/Bath:	2/2
Square Feet:	1,314
Number of Units:	27
Unit Mix of Building:	34%



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Unit Type:	C
Bed/Bath:	2/2
Square Feet:	1,993
Number of Units:	2
Unit Mix of Building:	3%

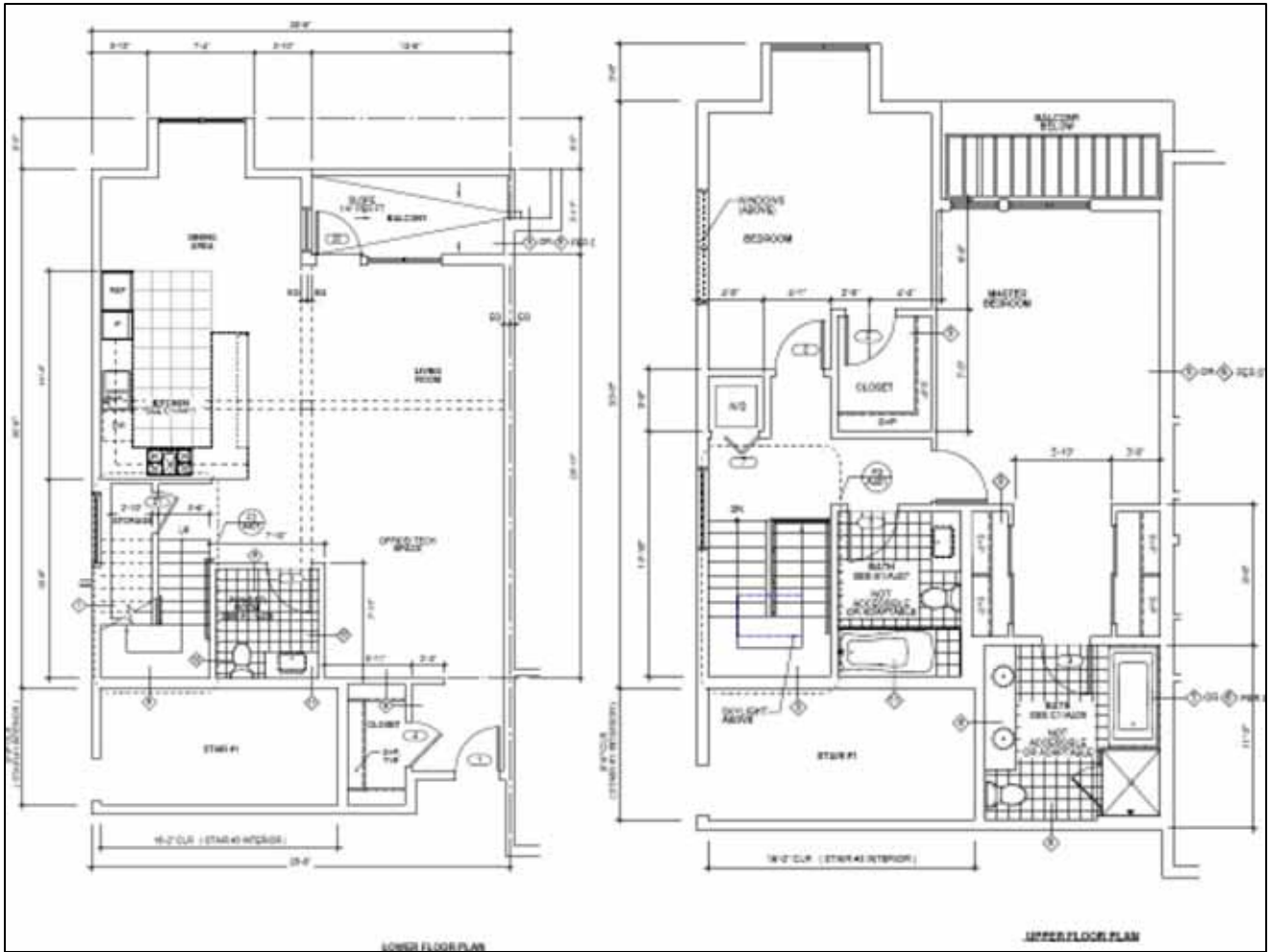


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Unit Type:	C1
Bed/Bath:	2/2
Square Feet:	2,027
Number of Units:	1
Unit Mix of Building:	1.5%

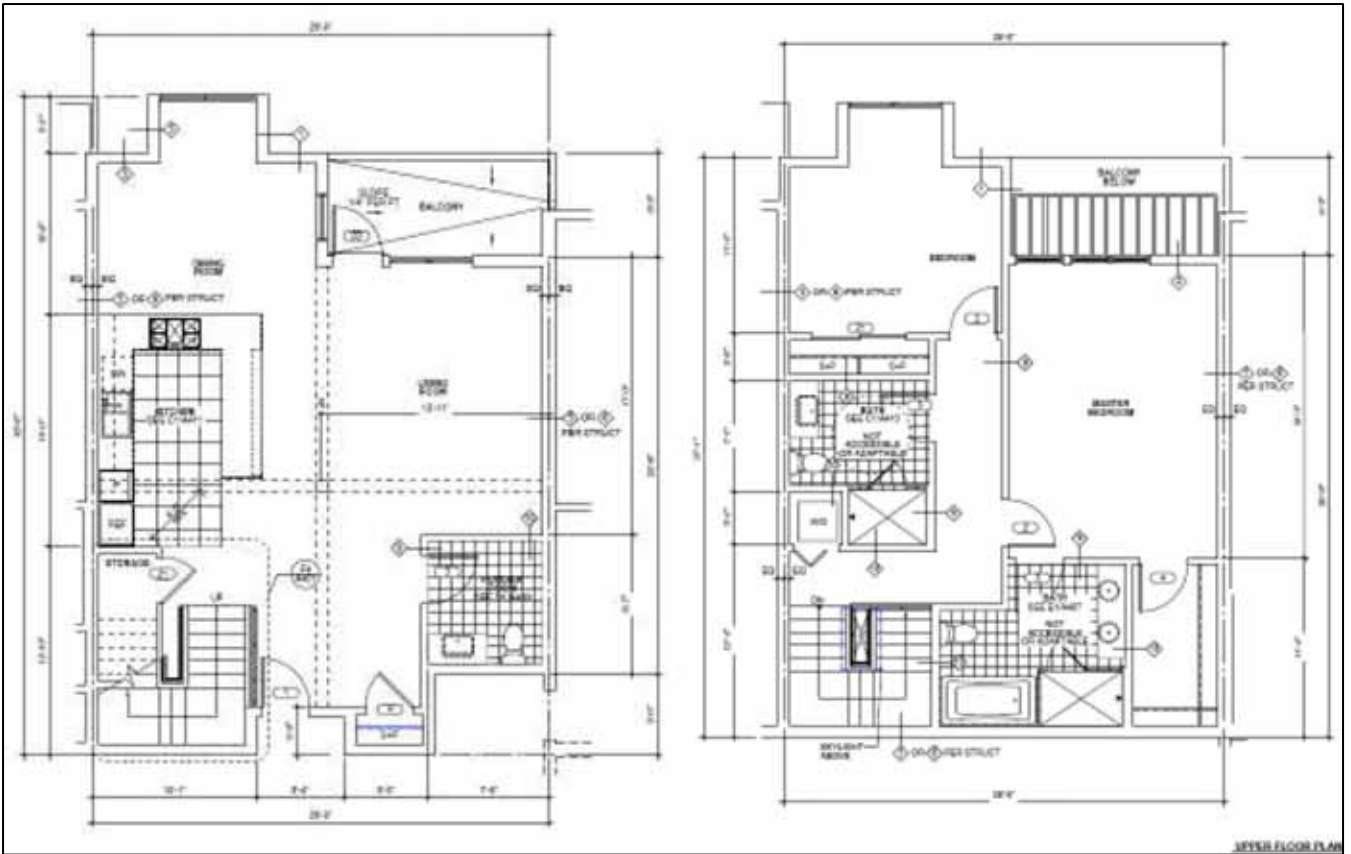


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# 512 ROSE AVENUE

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Unit Type:	C2
Bed/Bath:	2/2
Square Feet:	2,027
Number of Units:	1
Unit Mix of Building:	1.5%



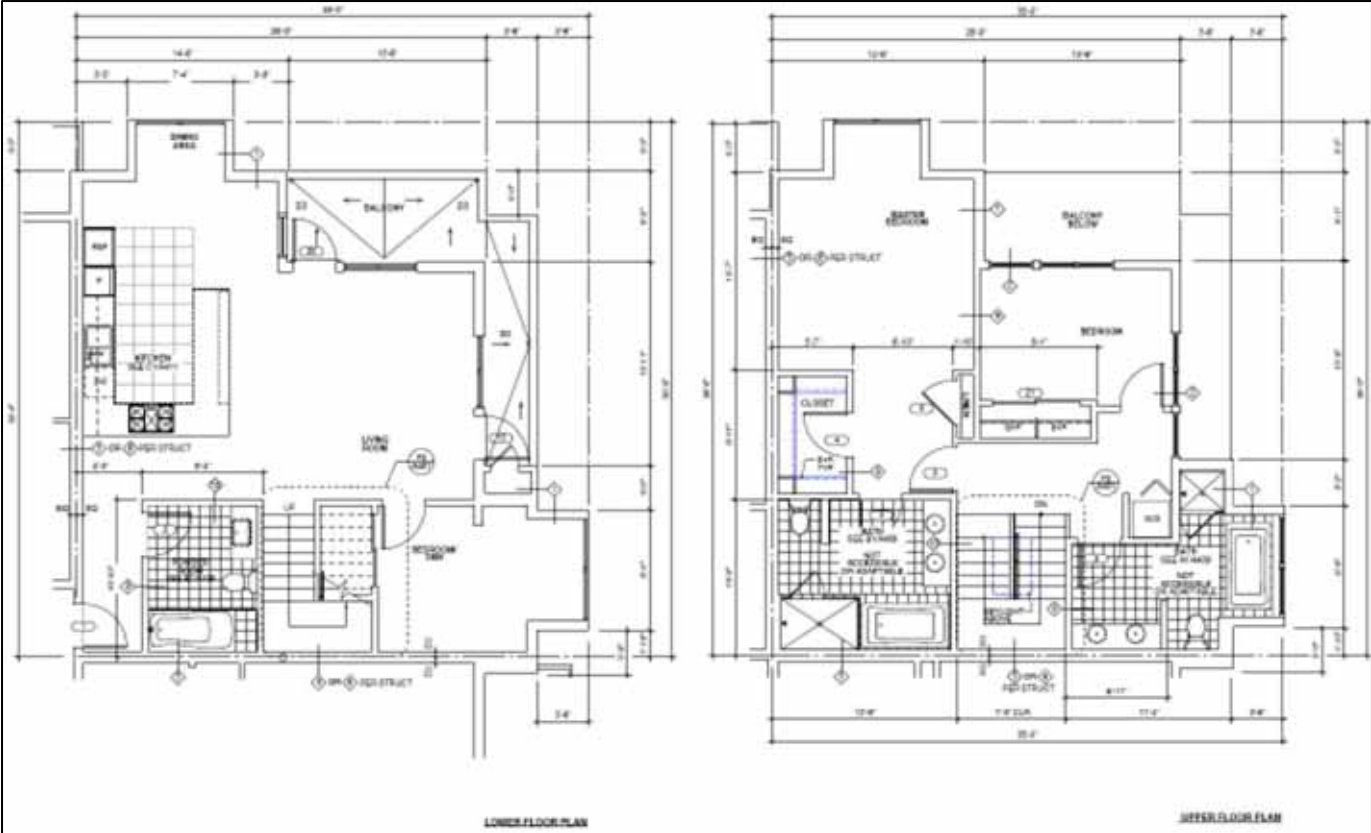
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Unit Type:	C3
Bed/Bath:	2/2 + Den
Square Feet:	1,847
Number of Units:	1
Unit Mix of Building:	1.5%

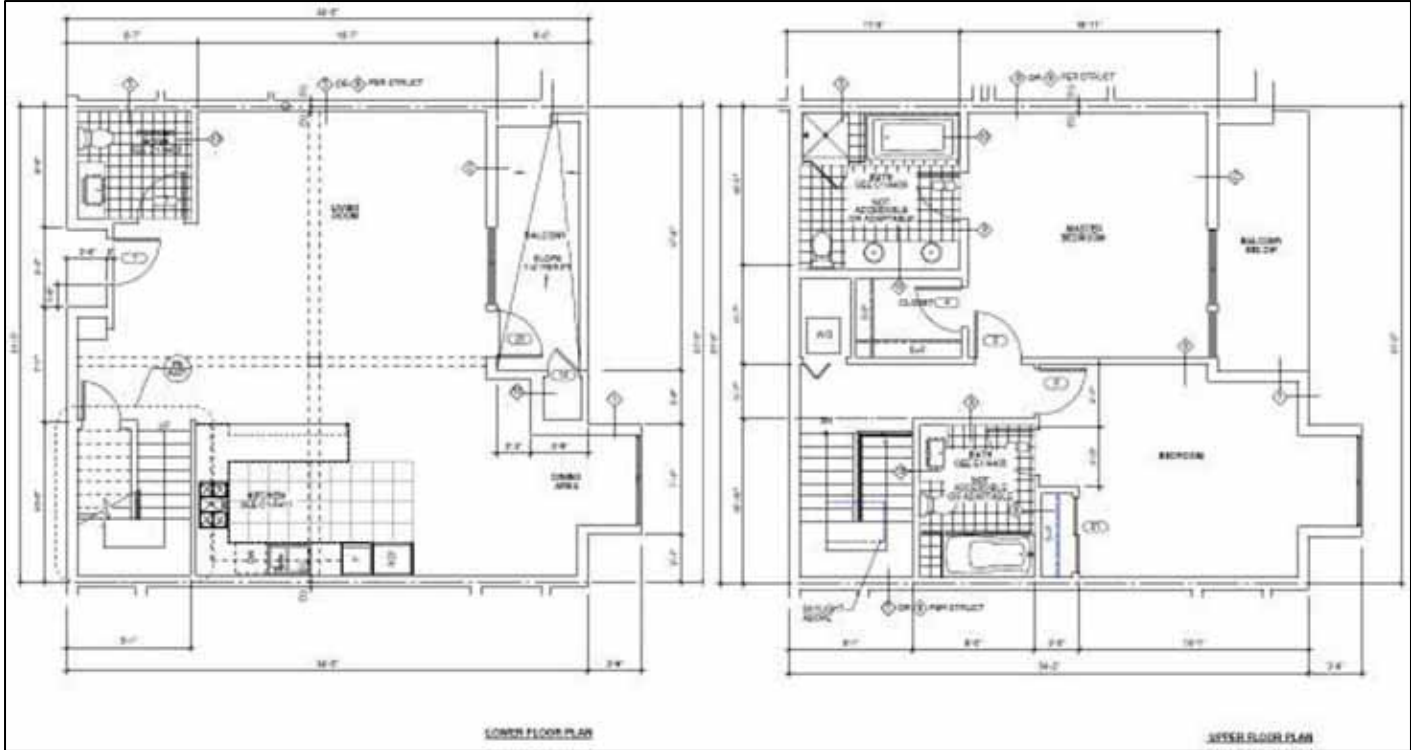


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Unit Type:	C4
Bed/Bath:	2/2
Square Feet:	1,943
Number of Units:	1
Unit Mix of Building:	1.5%









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## RENT SURVEY

	Address	Type	Low Rent	High Rent	Low SF	High SF	Low \$/Low SF	High \$/ High SF	
1	 <p><b>Oceanview</b> 5 Rose Avenue Venice, CA 90291 Year Built: 1930 Units: 60</p>	Studio	\$1,800	\$1,800	285	300	\$6.32	\$6.00	
		1 + 1	\$2,500	\$3,000	500	500	\$5.00	\$6.00	
		2 + 1	\$3,000	\$3,500	600	600	\$5.00	\$5.83	
		<b>Effective Rents</b>							
	Amenities:	Controlled Access Clubhouse Laundry Facilities Above Standard Ceiling Height		Stainless steel appliances New floors High Speed Internet Access					
	SOURCE: Broker called March 2009								
2	 <p><b>Archstone Citrus Suites</b> 1915 Ocean Way Santa Monica, CA 90405 Year Built: 1964 Units: 68</p>	Studio	\$3,200	\$3,600	540	540	\$5.93	\$6.67	
		1 + 1	\$3,400	\$4,200	500	600	\$6.80	\$7.00	
		1 + 2	\$4,400	\$5,300	1,000	1,000	\$4.40	\$5.30	
		2 + 2	\$6,400	\$6,800	1,100	1,100	\$5.82	\$6.18	
	Amenities:	Fitness Center Business Center Sundecks Swimming Pool		Furnished Units Parking Garage Cable Ready High Speed Internet Available Some fireplaces		Laundry Facilities Housekeeping Service			
	SOURCE: rent.com Feb 11, 2009 Broker called March 2009								
3	 <p><b>Beach House</b> 1101 Ocean Front Walk Santa Monica, CA 90291 Year Built: 1967 Units: 53</p>	Efficiency	\$750	\$850	140	165	\$5.36	\$5.15	
		Studio	\$1,000	\$1,200	300	300	\$3.33	\$4.00	
		1 + 1	\$1,850	\$2,000	500	500	\$3.70	\$4.00	
		<b>Effective Rents</b>							
	Amenities:	Controlled Access Laundry Facilities Partial Covered Parking Private Balcony/Patio In Select Units		High Speed Internet Access Master Metered For Gas and Electric					
	SOURCE: Broker called March 2009								
4	 <p><b>blu</b> 8601 Wilshire Boulevard Beverly Hills, CA 90211 Year Built: 1971 / 1991 Units: 38</p>	1 + 1.5	\$3,250	\$4,600	786	921	\$4.13	\$4.99	
		2 + 2	\$5,430	\$5,730	1,255	1,255	\$4.33	\$4.57	
		<b>Effective Rents</b>							
		1 + 1.5	\$3,687		925		\$3.99		
	Amenities:	Fitness Center Door Attendant Furnished Units Laundry Facilities		High Speed Internet Available Parking Garage Housekeeping Service Pet Care Service		Business Center Sundecks			
	SOURCE: rent.com Feb 11, 2009 Broker called March 2009								
5	 <p><b>Archstone Santa Monica</b> 425 Broadway Santa Monica, CA 90401 Year Built: 2001 Units: 233</p>	Studio	\$1,975	\$2,075	475	475	\$4.16	\$4.37	
		1 + 1	\$1,975	\$2,520	475	615	\$4.16	\$4.10	
		<b>Effective Rents</b>							
		1 + 1	\$1,975	\$2,520	475	615	\$4.16	\$4.10	
	Amenities:	Controlled Access Waterscape Fitness Center Business Center Swimming Pool		Spa Full Covered Parking Individual A/C and Heat Private Balcony/Patio Stacked Washer/Dryer In All Units		Fireplaces High Speed Internet Access			
	SOURCE: Broker called Jan. 2009 LM - March 2009								
6	 <p><b>Lido</b> 1410 Fifth Street Santa Monica, CA Year Built: 2008 Units: 51</p>	1 + 1	\$1,945	\$2,595	650	775	\$2.99	\$3.35	
		2 + 2	\$2,811	\$3,570	950	1,000	\$2.96	\$3.57	
		<b>Effective Rents</b>							
		1 + 1	\$1,795	\$2,395	650	775	\$2.76	\$3.09	
	Amenities:	Controlled Access Full Covered Parking Central Air Conditioning Private Balcony/Patio		Stacked Washer/Dryer In All Units Above Standard Ceiling Height High Speed Internet Access					
	SOURCE: Broker called March 2009								

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## RENT SURVEY




	Address	Type	Low Rent	High Rent	Low SF	High SF	Low \$/Low SF	High \$/ High SF	
7	 <p><b>The Carlton</b> 3001 Main Street Santa Monica, CA 90405 Year Built: 1927 Units: 82</p>	Studio	\$1,225	\$1,225	300	300	\$4.08	\$4.08	
		1 + 1	\$1,600	\$1,600	500	500	\$3.20	\$3.20	
		2 + 1	\$2,000	\$2,000	600	600	\$3.33	\$3.33	
		Amenities:	Controlled Access Laundry Facilities Partial Covered Parking Central Air Conditioning	Above Standard Ceiling Height Central Heat Master Metered For Gas and Electric					
SOURCE: Pierce Eislen Jan. 2009 (not verified) Unable to reach leasing manager to confirm									
8	 <p><b>The Crescent Beverly Hills</b> 155 N. Crescent Drive Beverly Hills, CA 90210 Year Built: 2006 Units: 88</p>	1 + 1.5	\$3,295	\$4,600	815	1,145	\$4.04	\$4.02	
		2 + 2.5	\$5,600	\$12,500	1,380	1,810	\$4.06	\$6.91	
		Amenities:	Fitness Center Door Attendant Furnished Units Laundry Facilities	High Speed Internet Available Parking Garage Some units have dens Some units are townhome style					
		SOURCE: Broker called March 2009							
9	 <p><b>Wilshire Margot</b> 10599 Wilshire Boulevard Los Angeles, CA 90024 Year Built: 2007 Units: 94</p>	1 + 1*	\$2,995	\$3,095	965	965	\$3.10	\$3.21	
		1 + 1 + Den	\$2,916	\$3,330	810	925	\$3.60	\$3.60	
		2 + 2*	\$3,095	\$3,195	1,110	1,110	\$2.79	\$2.88	
		2 + 2 + Den*	\$3,495	\$3,695	1,410	1,420	\$2.48	\$2.60	
		3 + 2	\$3,695	\$4,720	1,520	1,520	\$2.43	\$3.11	
*Note - Low Rents are based on a 24 month lease and high rents are based on a 12 month lease. 1Bed + Den and 3 Bed were not available in March.									
Amenities: Fitness Center Business Center Stacked Washer/Dryer In All Units Private Balcony/Patio									
Cable Ready Parking Garage Some Furnished Units High Speed Internet Available									
Clubhouse Controlled Access									
SOURCE: apartments.com Feb 11, 2009 Broker called March 2009									
10	 <p><b>Le Melange</b> 637 S. Fairfax Avenue Los Angeles, CA 90036 Year Built: Units:</p>	1 + 1	\$2,750	\$3,550	921	937	\$2.99	\$3.79	
		2 + 2	\$3,750	\$4,550	1,208	1,549	\$3.10	\$2.94	
		Note: Condominiums for lease							
Amenities: Laundry Facilities Sundecks Furnished Units									
High Speed Internet Available Parking Garage									
SOURCE: apartments.com Feb 11, 2009 (not verified)									
11	 <p><b>eleven 950</b> 11950 Idaho Avenue Los Angeles, CA 90025 Year Built: 2008 Units:</p>	1 + 1	\$2,108	\$2,383	613	694	\$3.44	\$3.43	
		2 + 2	\$2,599	\$3,346	950	1,018	\$2.74	\$3.29	
		3 + 3	\$3,700	\$4,492	1,252	1,379	\$2.96	\$3.26	
		Effective Rents							
		3 + 3	\$3,350		1,252		\$2.68		
Amenities: Fitness Center Business Center Swimming Pool Clubhouse									
Parking High Speed Internet Available Sundecks Sauna									
Laundry Facilities									
SOURCE: Broker called March 2009									
12	 <p><b>Palazzo Westwood Village</b> 1060 Glendon Avenue Los Angeles, CA 90024 Year Built: 2008 Units: 350</p>	1 + 1	\$2,860	\$3,150	750	860	\$3.81	\$3.66	
		1 + 1 TH	\$3,910	\$4,910	1,000	1,000	\$3.91	\$4.91	
		2 + 2	\$3,810	\$5,990	1,000	1,400	\$3.81	\$4.28	
		2 + 2.5	\$5,700	\$6,210	1,320	1,510	\$4.32	\$4.11	
		3 + 3	\$7,100	\$8,500	1,500	1,710	\$4.73	\$4.97	
		Effective Rents							
		1 + 1	\$2,622	\$2,887	750	860	\$3.50	\$3.36	
		1 + 1 TH	\$3,584	\$4,501	1,000	1,000	\$3.58	\$4.50	
		2 + 2	\$3,492	\$5,491	1,000	1,400	\$3.49	\$3.92	
		2 + 2.5	\$5,225	\$5,692	1,320	1,510	\$3.96	\$3.77	
3 + 3	\$6,508	\$7,792	1,500	1,710	\$4.34	\$4.56			
Note: One month free rent on 12 month lease.									
Amenities: Swimming Pool Laundry Facilities Fitness Center Business Center									
Garage Some Furnished Units High Speed Internet Available Whirlpool									
Sauna Sundecks									
SOURCE: Broker called March 2009									

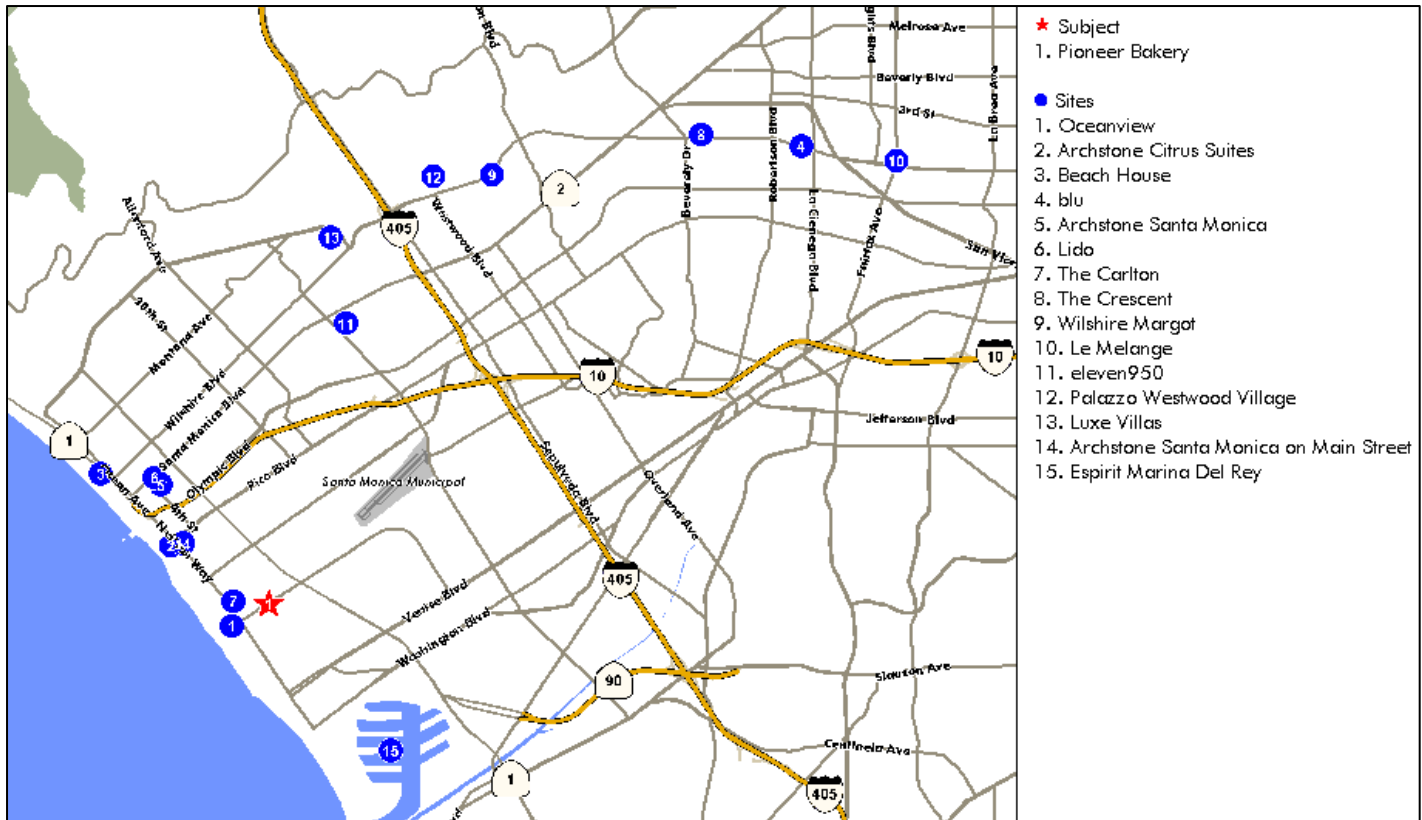
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## RENT SURVEY

	Address	Type	Low Rent	High Rent	Low SF	High SF	Low \$/Low SF	High \$/ High SF
13	 <b>Luxe Villas</b> 11640 Mayfield Avenue Los Angeles, CA 90049 Year Built: 2006 Units: 59	2 + 2* 2 + 2 + Loft	\$2,695 \$4,950	\$2,745	928 1,136	928	\$2.90 \$4.36	\$2.96
		*Note: Low rent based upon a 24 month lease and high rent based upon a 12 month lease. No 2 Bed + Loft available in March.						
Amenities:		Private Balcony/Patio Central Air Conditioning Central Heat & Air Conditioning Stacked Washer/Dryer In Some Units	Some Above Standard Ceiling Height Stainless Steel Appliances Granite Countertops					
SOURCE: rentluxe.com March 6, 2009 Broker called March 2009								
14	 <b>Archstone Santa Monica on Main Street</b> 2000 Main Street Santa Monica, CA 90405 Year Built: 2007 Units: 133	1 + 1.5 TH 2 + 1.5 TH 3 + 2.5 TH	\$2,805 \$3,647 \$4,110	\$2,841 \$4,740 \$5,075	874 871 1,317	900 1,450 1,412	\$3.21 \$4.19 \$3.12	\$3.16 \$3.27 \$3.59
		<b>Effective Rents</b>						
		1 + 1.5 TH 2 + 1.5 TH 3 + 2.5 TH	\$2,605 \$3,380 \$4,110	\$2,633 \$4,390 N/A	874 871 1,370	900 1,450 N/A	\$2.98 \$3.88 \$3.00	\$2.93 \$3.03 N/A
		Note: One and Two Bedroom Units- Slightly Less Than One Month Free on One Year Lease						
Amenities:		Controlled Access Fitness Center Business Center Swimming Pool Full Covered Parking Central Air Conditioning	Stacked Washer/Dryer In All Units Above Standard Ceiling Height High Speed Internet Access Private Balcony/Patio					
SOURCE: Broker called March 2009								
15	 <b>Espirit Marina Del Rey</b> 13900 Marquesas Way Marina Del Rey, CA 90292 Year Built: 2008 Units: 437	Studio 1+ 1 1/2 TH 2+ 2 1/2 TH 3+ 3 1/2 TH 4+ 3 1/2 TH	\$2,530 \$3,090 \$3,610 \$4,555 \$13,500	\$3,100 \$4,140 \$4,590 \$5,690 N/A	697 995 1,341 1,796 3,670	737 1,850 1,496 2,206 N/A	\$3.63 \$3.11 \$2.69 \$2.54 \$3.68	\$4.21 \$2.24 \$3.07 \$2.58 N/A
		<b>Effective Rents</b>						
		1+ 1 1/2 TH 2+ 2 1/2 TH	\$2,575 \$3,008	\$3,450 \$3,825	995 1,341	1,850 1,496	\$2.59 \$2.24	\$1.86 \$2.56
		Note: Two Months Free on One Year Lease						
Amenities:		Controlled Access Fitness Center Business Center Clubhouse Swimming Pool	Spa Full Covered Parking Central Air Conditioning Central Heat Stacked Washer/Dryer In All Units		Above Standard Ceiling Height High Speed Internet Access			
SOURCE: Broker called March 2009								



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## POINTS OF INTEREST



- |          |   |           |   |           |                    |
|----------|---|-----------|---|-----------|--------------------|
| <b>1</b> | SUBJECT: Pioneer Bakery – 512 Rose Avenue | <b>6</b>  | Santa Monica Airport                    | <b>11</b> | Whole Foods Market |
| <b>2</b> | Santa Monica State Beach                  | <b>7</b>  | Los Amigos Park                         | <b>12</b> | Venice Beach Wines |
| <b>3</b> | Marina del Rey                            | <b>8</b>  | Hollister Court/<br>Mary Hotchkiss Park |           |                    |
| <b>4</b> | Santa Monica College                      | <b>9</b>  | Penmar Golf Course                      |           |                    |
| <b>5</b> | Clover Park                               | <b>10</b> | Joslyn Park                             |           |                    |

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## POINTS OF INTEREST



**1 – SUBJECT PROPERTY (512 ROSE AVENUE)** is located minutes from some of the most popular beaches in Southern California and is surrounded by small parks and recreational facilities that promote a strong sense of community.

**2 - SANTA MONICA STATE BEACH**

Three and a half miles of sandy coastline, this beach is cleaned and raked daily and offers manned lifeguard stations, casual eateries, equipment rental spots, public fit-ness and activity facilities, and a fabulous bike trail.

**3 - MARINA DEL REY**

Marina del Rey comprises one of the largest pleasure boating Marinas in the world. The Marina features Waterfront hotels, outdoor dining and boating activities. The Fisherman's Village at Marina del Rey offers free live concerts featuring R&B, Jazz, Latin, Pop, and Blues every weekend. Boating activities include sunset dinner cruises, pedal boating, kayaks, sail-boats, power boats, deep-sea fishing & whale watching.

**4 - SANTA MONICA COLLEGE**

Santa Monica College (SMC) is a two-year community college with an enrollment of approximately 25,000 students offering more than 80 fields of study, SMC is the leader in the state's community colleges in transferring students to UCLA, USC, and other four-year universities. It also offers a broad range of classes in Continuing and Community Education.

**5 - CLOVER PARK**

An eighteen acre park that includes a baseball field, two softball fields, two soccer fields, a basketball court, a sand volleyball court, picnic area with BBQs, two children's playgrounds, two tennis courts, and a par course with fifteen stations.

**6 - SANTA MONICA AIRPORT**

This small airport, built in 1920, is home to the Santa Monica Outdoor Antique Market every fourth Sunday of each month and the Farmers Market every Saturday. In addition, it hosts a number of annual events including the LA Arts Show and the LA Antique Show.

POINTS OF INTEREST



**7 - LOS AMIGOS PARK**

A three acre park that has a soccer field, basketball court and two tennis courts.



**8 - HOLLISTER COURT/MARY HOTCHKISS PARK**

Hollister Court, adjacent to Mary Hotchkiss Park, is a beautiful mission-style bungalow complex which served as a setting for many vintage motion pictures filmed from 1930-1950. Built in 1910, it was designated a landmark by the City of Santa Monica in 1990 and has served as the site of the City's Historic Preservation Month.



**9 - PENMAR GOLF COURSE**

A well-maintained, nine-hole regulation length golf course that opened in 1962. It has a course rating of 31.4 and a slope rating of 99.



**10 - JOSLYN PARK**

This park is newly renovated in the last few years and includes a community center, basketball court, play structure, picnic area, and dog park with separate small dog and large dog sections.





11 – WHOLE FOODS MARKET

225 Lincoln Boulevard at Rose Avenue. This 75,000 sq ft redevelopment by Combined Property includes a 41,000 sq ft Whole Foods anchor. <http://www.wholefoodsmarket.com/stores/venice/>



12 – VENICE BEACH WINES

Local wine distributor with tastings and large following. A new store has opened at the corner of Rose Avenue and 6<sup>th</sup> Avenue.

DEMOGRAPHIC STATISTIC 2008

(Source: Claritas 3/11/09)

Within a one mile radius of the subject property:

- The Estimated Average Housing Value:\$1,033,315



SELECT CONDOMINIUM SALES COMPARABLES 90291 ZIP CODE  
March 1, 2008 to March 9, 2009

ADDRESS	BED	BATH	SALE PRICE	SF	\$/SF	YEAR	MAP	SALE DATE	MLS
22 NAVY ST #206	1	1	\$695,000	619	\$1,122.78	1973	671/G5	07/23/08	08-278561
101 OCEAN FRONT WALK	2	2	\$2,800,000	2,648	\$1,057.40	1992	671/F5	12/19/08	08-267769
1121 Abbot Kinney BLVD #D	2	2.5	\$1,800,000	1,730	\$1,040.46	2006	671/H5	05/30/08	08-258971
115 OCEAN FRONT WALK	3	3.5	\$2,975,000	3,029	\$982.17	1992	671/F5	09/26/08	08-247519
208 S VENICE BLVD #D	2	2.5	\$1,295,000	1,525	\$849.18	2005	671/H6	06/24/08	08-271543
29 E 28TH AVE #1/2	3	3.5	\$1,450,000	2,000	\$725.00	2007	671/H7	04/01/08	07-234867
36 NAVY ST #5	2	2.5	\$850,000	1,187	\$716.09	1985	671/G5	09/03/08	08-278293
422 S VENICE BLVD #2	3	2.5	\$1,350,000	1,944	\$694.44	2003	671/J6	05/06/08	07-213649
741 Mildred AVE #8	1	2.5	\$1,265,000	1,825	\$693.15	2008	671/J6	09/26/08	08-299317
615 HAMPTON DR #A304	0	1	\$650,000	946	\$687.10	2004	671/G5	01/28/09	08-314873
615 HAMPTON DR #B201	2	1.5	\$945,000	1,438	\$657.16	2004	671/G5	05/16/08	08-249817
615 HAMPTON DR #A301	1	1.5	\$881,500	1,358	\$649.12	2004	671/G5	11/06/08	08-275751
741 Mildred AVE #3	2	2.5	\$1,075,000	1,695	\$634.22	2008	671/J6	10/28/08	08-269487
741 Mildred AVE #1	2	2.5	\$1,075,000	1,695	\$634.22	2008	671/J6	11/19/08	08-310069
741 Mildred AVE #4	2	2.5	\$1,040,000	1,695	\$613.57	2008	671/J6	01/30/09	08-284475
615 HAMPTON DR #B302	0	1.5	\$1,189,000	N/A	N/A	2004	671/G5	07/22/08	08-283259



Venice Boardwalk



Venice Canals



Rose Café (Rose and Main)

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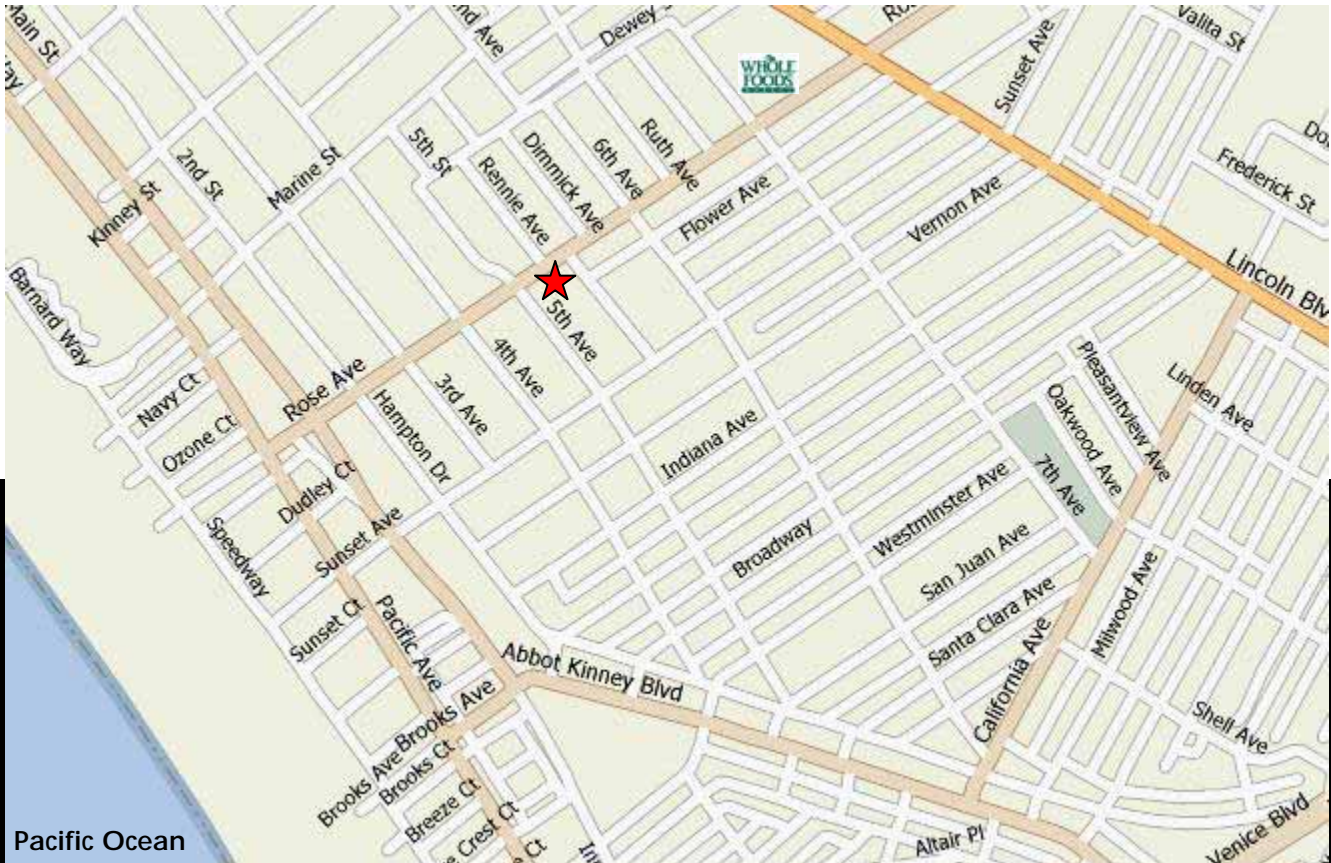


# 512 ROSE AVENUE

VENICE, CALIFORNIA 90291



Fully Entitled,  
Building Permit Ready  
Development Site for  
70 Residential Units Over  
10,125 sf of Retail Space



## EXCLUSIVELY LISTED BY:

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CB RICHARD ELLIS

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