

1605 PACIFIC AVENUE



LEASE OFFERING ■ VENICE, CA 90291

Creative Office For Lease |
Venice Beach

conroy

Walkable to Major Tourism Drivers,
Steps to Venice Beach

1605 PACIFIC AVENUE VENICE, CA 90291

Jeff Gray

310-275-3213 D ♦ 310-874-6920 M

jeff.gray@conroycommercial.com

CA DRE LIC 01386816

conroy
CA DRE LIC 01772254

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EXECUTIVE SUMMARY

01



WALK SCORE

97

Walkers Paradise

54

Good Transit

99

Biker's Paradise



PROPERTY SUMMARY

Address	▪ 1605 Pacific Ave., Venice, CA 90291
Square Footage	▪ 2,400 SF
Asking Rate	▪ \$4.35/SF
NNN	▪ \$0.95/SF
Property Type	▪ Creative Office Space
Ceiling Height	▪ 16' exposed bow truss ceilings
Building	▪ Original iconic building in the heart of Venice Beach
Proximity to Beach	▪ Two blocks
Layout	▪ Flexible

EXECUTIVE SUMMARY

1605 PACIFIC AVENUE

Positioned in the heart of vibrant Venice Beach, this exceptional 2,400 square foot creative office space offers a rare opportunity to lease within an iconic original building just two blocks from the ocean. The space features striking 16-foot exposed bow truss ceilings, delivering abundant natural light and an inspiring, open atmosphere ideal for creative, tech, or media users.

Designed with flexibility in mind, the layout can easily accommodate a variety of workspace configurations, from open collaborative areas to private offices. Surrounded by some of Venice's most sought-after dining and retail destinations, the property provides unparalleled walkability and an energetic coastal environment that enhances both employee experience and client engagement.

Offered at \$4.35/SF with \$0.95/SF NNN, this unique space blends character, functionality, and a premier location—making it an outstanding opportunity in one of Los Angeles' most dynamic submarkets.

PROPERTY HIGHLIGHTS



OPPORTUNITY

Creative office space featuring 16' exposed bow truss ceilings



ICONIC LOCATION

Located within an iconic original building in the heart of vibrant Venice Beach



BEACH PROXIMITY

Prime location just two blocks from the beach



OPEN FLEXIBLE LAYOUT

Flexible layout to accommodate a variety of uses



AMENITIES

Surrounded by numerous high-quality restaurants and amenities within walking distance









LOCATION OVERVIEW

02

Venice, CA

PRIME COASTAL LOCATION



Venice Beach, California, is one of the most iconic and vibrant coastal communities in Los Angeles. Located along the Pacific Ocean, just south of Santa Monica and west of Marina del Rey, Venice Beach offers a dynamic blend of world-famous beaches, unique cultural attractions, and a thriving commercial and residential landscape. Known for its eclectic charm, artistic spirit, and active lifestyle, Venice Beach attracts millions of visitors, residents, and businesses each year.

Venice Beach is home to a high-income and educated population, with a median household income significantly above the national average. The neighborhood has experienced steady appreciation in real estate values, driven by strong demand for residential and commercial properties. With proximity to Silicon Beach, Venice has become a hotspot for tech professionals, entrepreneurs, and creatives, contributing to robust employment growth and economic stability.



Premier Coastal Location



ABBOT KINNEY BLVD

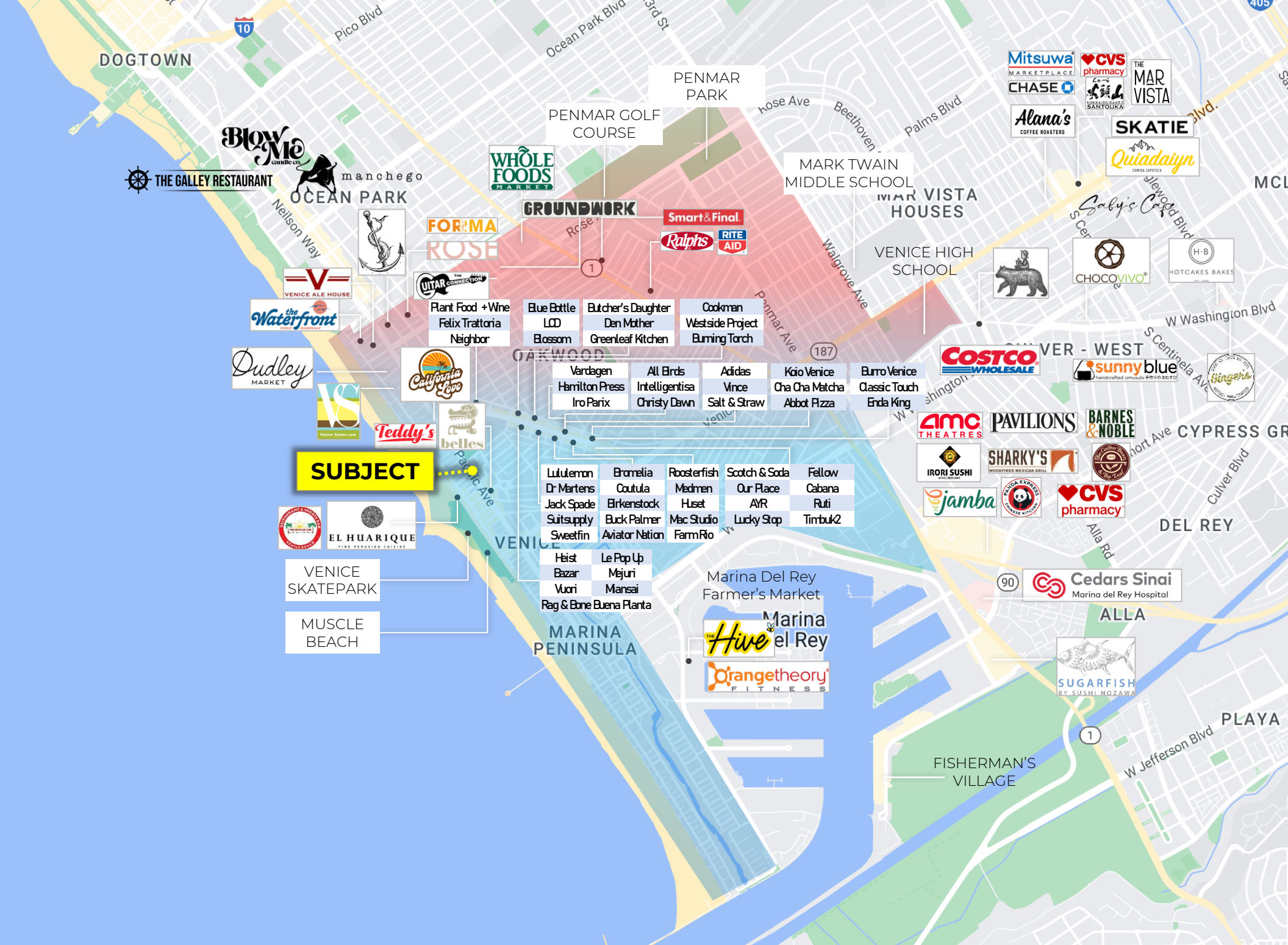


VENICE CANALS



VENICE BOARDWALK





SUBJECT

VENICE SKATEPARK

MUSCLE BEACH

- | | | | | |
|------------|----------------|-------------|---------------|---------|
| Lululemon | Bromelia | Roosterfish | Scotch & Soda | Fellow |
| Dr Martens | Coutula | Medmen | Our Place | Cabana |
| Jack Spade | Birkenstock | Huset | AYR | Ruti |
| Suitsupply | Buck Palmer | Mac Studio | Lucky Stop | Timbuk2 |
| Sweetfin | Aviator Nation | Farm Rio | | |

- | | |
|------------|--------------|
| Heist | Le Pop Up |
| Bazar | Mejuri |
| Vuori | Mansai |
| Rag & Bone | Buena Planta |

Marina Del Rey Farmer's Market

Marina del Rey

Orangetheory FITNESS

Tourism Profile

- ❖ **Visitor Numbers:** Venice Beach attracts millions of visitors annually. In a typical year, it sees around 10 million visitors, making it one of the most visited beaches in California.
- ❖ **Economic Impact:** Tourism significantly contributes to the local economy, generating substantial revenue from accommodations, dining, entertainment, and retail.
- ❖ **Employment:** The tourism sector supports thousands of jobs in the area, including roles in hospitality, retail, food services, and entertainment.

BY THE NUMBERS

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M



Silicon Beach

Economic Impact

"Silicon Beach" refers to the tech and startup community located in the coastal regions of Los Angeles, California, particularly in areas like Santa Monica, Venice, Playa Vista, and Marina del Rey.

Industry Focus: While Silicon Beach hosts a variety of tech companies, it is particularly known for its emphasis on digital media, entertainment, and creative technologies, reflecting Hollywood's influence.

Startup Ecosystem: The region is home to numerous startups, incubators, and accelerators, such as Launchpad LA, Science Inc., and Amplify LA.

Venture Capital: Silicon Beach has attracted substantial venture capital investment. Notable VC firms with a presence in the area include Upfront Ventures, Greycroft Partners, and Crosscut Ventures.



WORKFORCE
368,500

CAPITAL INVESTMENTS
\$70B

Economic Impact: The tech industry in Silicon Beach significantly contributes to the Los Angeles economy, with tech employment growing by over 10% annually in recent years.

Funding: Startups in Silicon Beach have raised billions in venture capital. For example, in 2021 alone, the region saw over \$7 billion in venture capital investment.

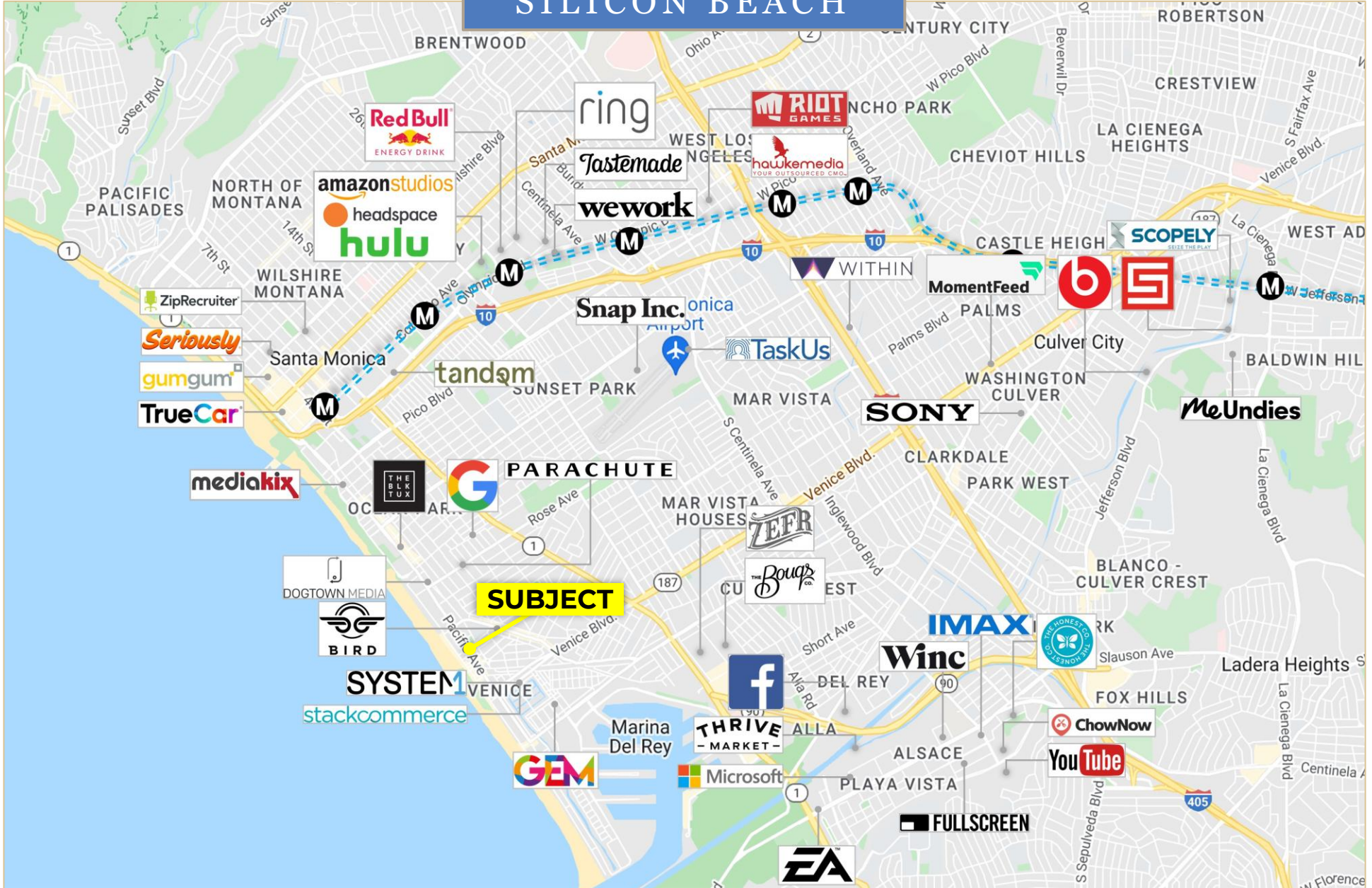
Employment: The tech sector in Los Angeles employs over 368,500 people, with a significant concentration in Silicon Beach. The region has been pivotal in creating high-paying tech jobs.

Real Estate: The growth of Silicon Beach has driven up commercial real estate prices. Office space in areas like Santa Monica and Playa Vista is among the most expensive in Los Angeles.

Prominent Startups: Some notable startups that originated in Silicon Beach include:

- Snap Inc. (Snapchat): A multimedia messaging app with a market cap of over \$16 billion.
- Dollar Shave Club: Acquired by Unilever for \$1 billion.
- Bird: A scooter-sharing company valued at over \$90 million.

SILICON BEACH



17,000 Employees

amazon

12,500 Employees

Google

7,500 Employees

Snap Inc.

4,000 Employees

YouTube

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