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VENICE COMPOUND RESIDENTIAL DEVELOPMENT OPPORTUNITY

305 ROSE AVENUE & 254 HAMPTON DRIVE
VENICE CA 90291



**305 ROSE AVENUE & 254 HAMPTON DRIVE
VENICE, CA 90291**

PREMISES

BUILDING ± 6,259 SF
LAND ± 6,481 SF
(Qualifies LA Small Lot Development)

PRICE

Contact Broker

ZONING

RD 1.5

PARKING

Nearby Public Lots

FEATURES

- Sustainable Design Concept
- Allows for Numerous Uses and Activities
- Built Out Commercial Kitchen
- Excellent Signage Opportunity
- Hardwood and Concrete Floors
- Stained Glass Windows
- Exposed Bow Truss Ceiling
- Surrounded by a Multitude of Retail, Restaurants and Amenities
- In the Heart of Silicon Beach
- Located Across the Street from the Google Campus

CONTACT

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No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

LOCATION MAP



SANTA MONICA

VENICE BEACH

SUBJECT PROPERTY

- 1. RODEO FX
- 2. THE FIREHOUSE
- 3. ROSE CAFE
- 4. CHEZ TEX
- 5. KIPPY'S DAIRY FREE ICE CREAM
- 6. BULLETPROOF COFFEE
- 7. GOOGLE
- 8. GOLD'S GYM
- 9. GJUSTA
- 10. CHELSEA PICTURES
- 11. BUZZFEED



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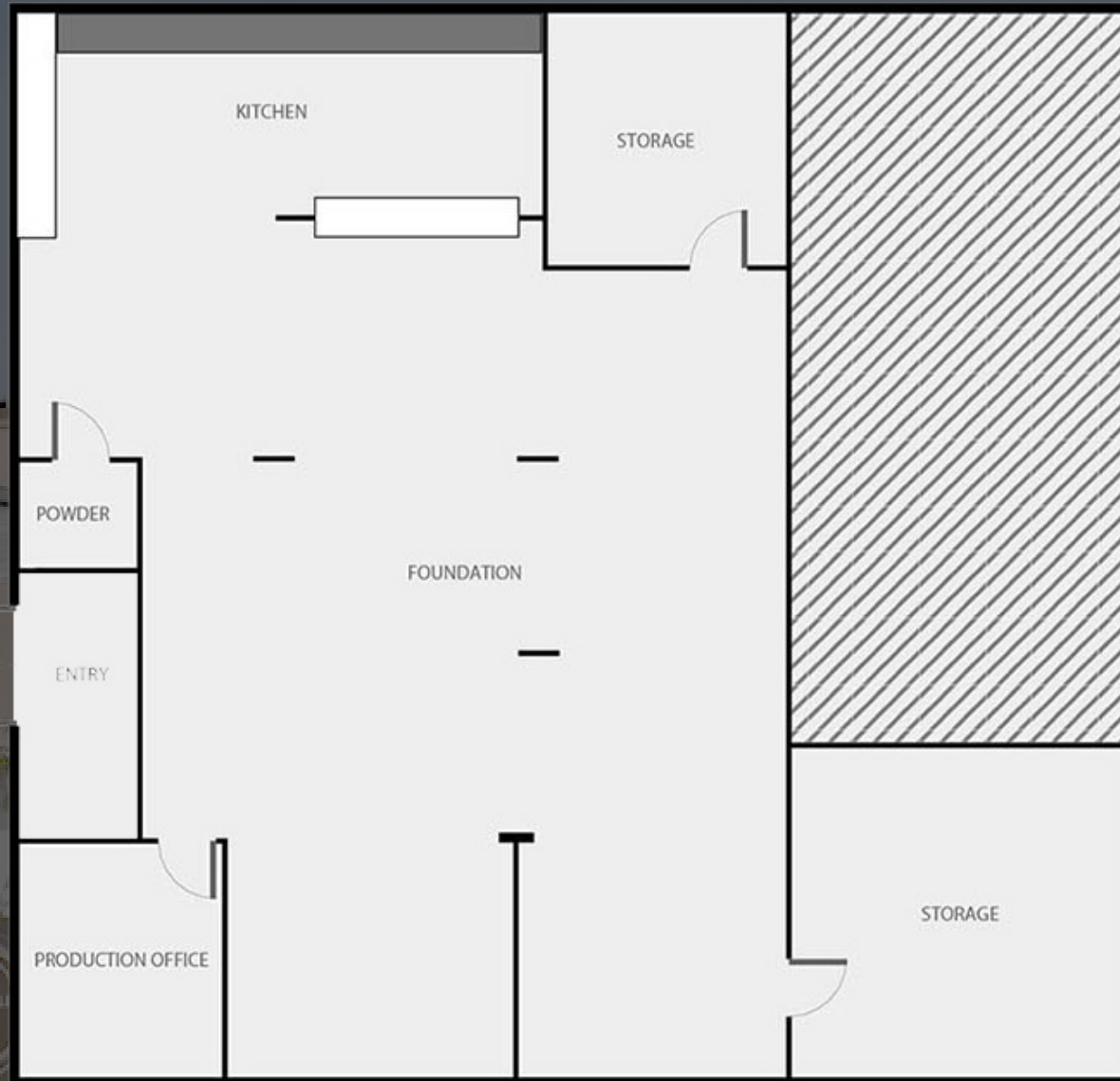


LWLA

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FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



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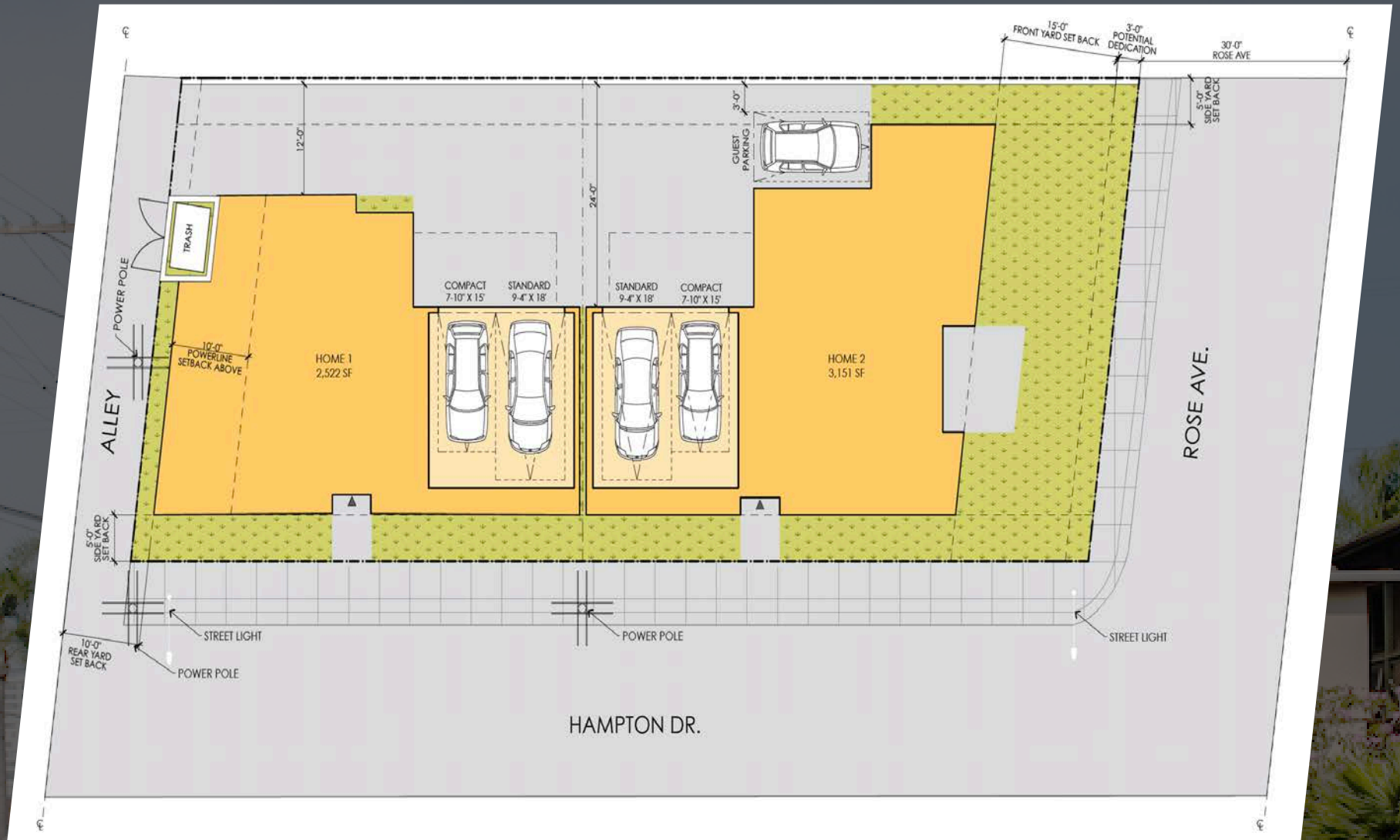
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PRELIMINARY DEVELOPMENT SITE PLAN



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PRELIMINARY DEVELOPMENT MODEL

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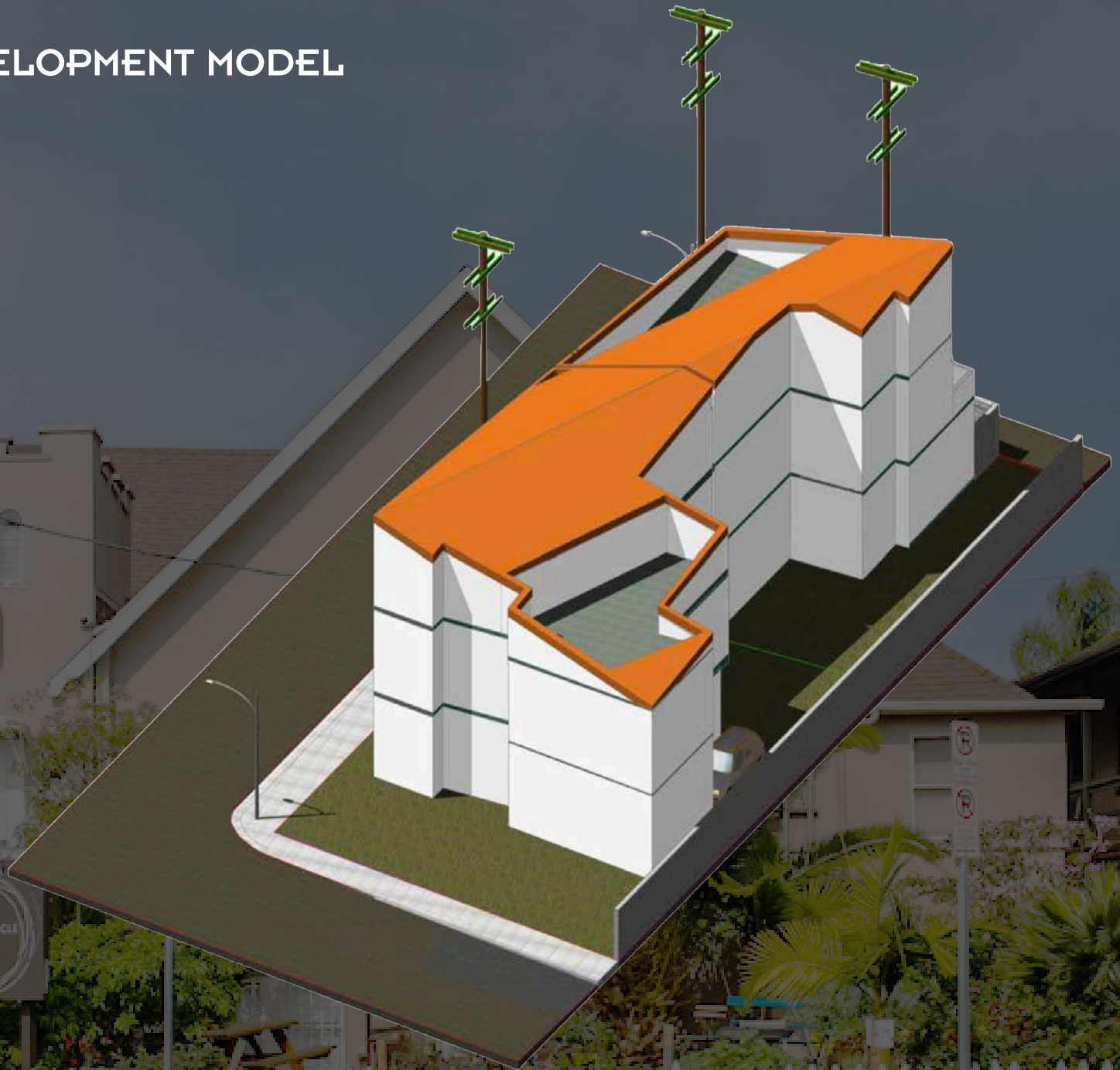
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PRELIMINARY DEVELOPMENT MODEL

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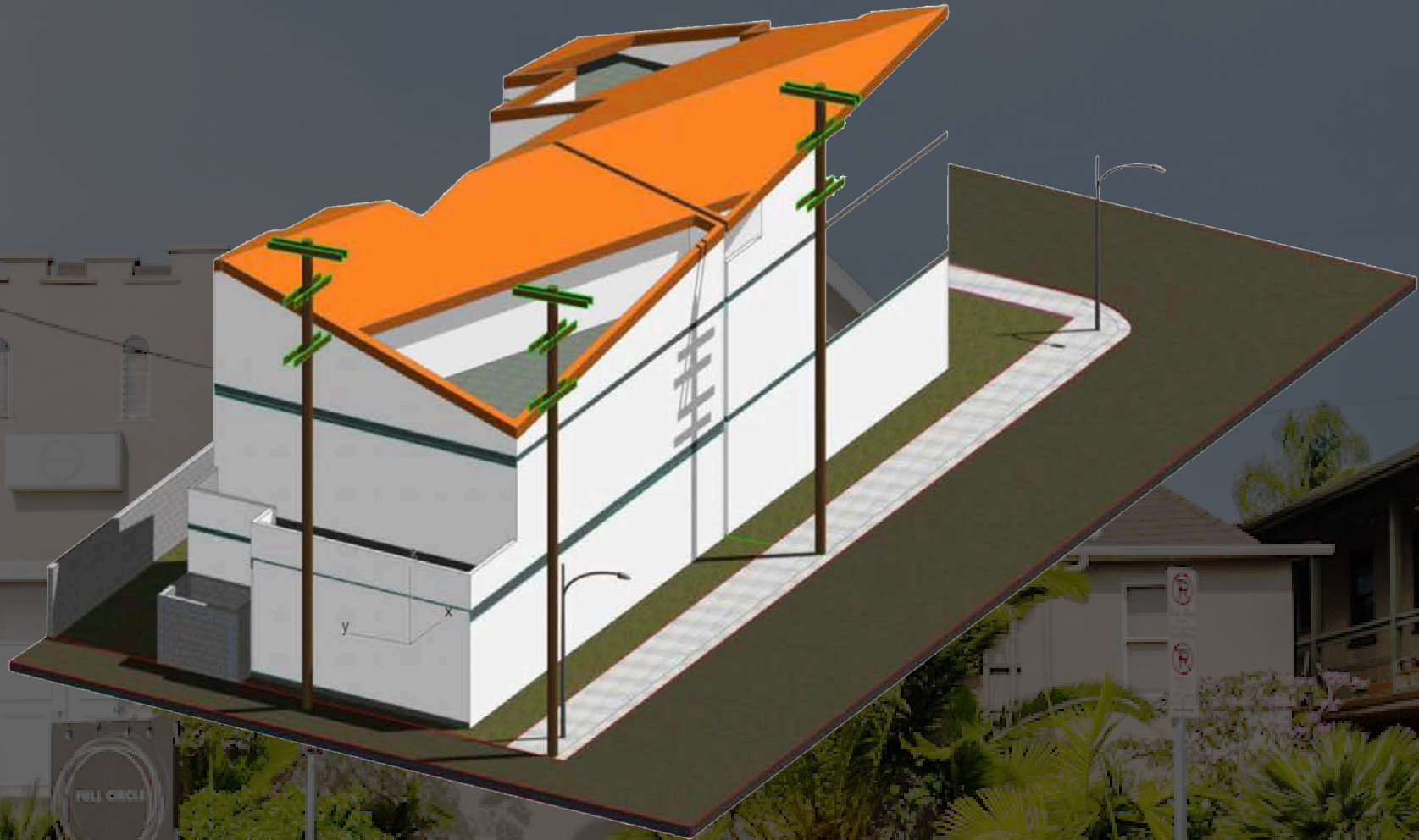
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