



Venice, California  
2318 Lincoln Boulevard  
Venice, Ca 90291

- ❖ High Vehicular and Foot Traffic.
- ❖ A Great Investment in Venice Beach.
- ❖ Best Location for Retail, Restaurant, Commercial and/or Office with Parking
- ❖ Located on the Historic corner of Lincoln Boulevard and Venice Boulevard
- ❖ Owner Will carry First at negotiable terms

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**Venice, California**  
**2318 Lincoln Boulevard**

Venice California is located in the western portion of Los Angeles. The area is bordered by the 10 freeway to the north, Marina Del Ray to the south, the 405 freeway to the east and the Pacific Ocean to the west. As of the 2007 the Venice zip code of 90291 had a population of 31,801 and the median age was 37. The racial makeup of the area was 73% white, 24% Hispanic ethnicity, 6% are Black or African American, 4% Asian, 1% Native American, and roughly 10% from other races.



The area is surrounded by nearly 412,594 households within a five mile radius. Venice surpassed Disneyland as the largest tourist attraction in Southern California. Additionally, over the last twenty years, Venice has become a top choice for the entertainment industry. This phenomenon has been great for the local area bringing business to the restaurants, boutiques and business services. It has also provided numerous high paying jobs becoming the largest single industry in Venice.

The Property is located in the heart of this trendy retail and residential area in what has been called the Silver Triangle, an area bordered by the beach, Abbot Kinney Boulevard and Venice Boulevard. Single family homes in this area tend to sell for more per square foot than Beverly Hills. Retail rents range from are consistent with rents found along the boutique shopping corridors of Third Street and Beverly Boulevard in West Los Angeles, Montana Street in Santa Monica and the side retail streets near Rodeo Drive in Beverly Hills.

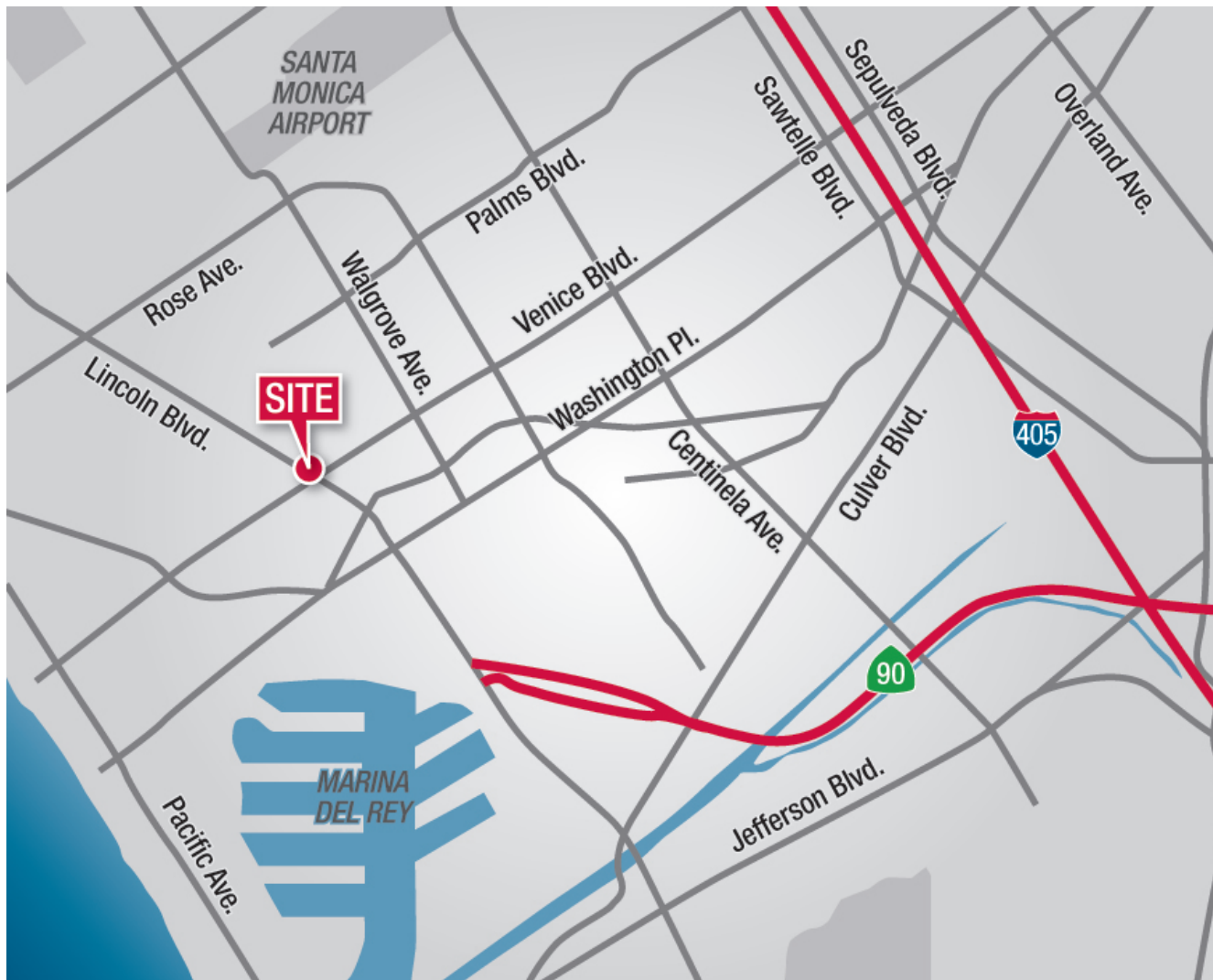
Venice, California

## Maps and Aerials

2318 Lincoln Boulevard  
Venice, Ca 90291

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### ***Venice Beach, California***



*The information calculations presented are deemed to be accurate, but not guaranteed and we are not responsible for its correctness.*



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**ACQUISITION COSTS**

Purchase Price, Points and Closing Costs	\$2,200,000
Investment - Cash	\$0

**INVESTMENT INFORMATION**

Purchase Price	\$2,200,000
Price per Tenant	\$2,200,000
Price per Sq. Ft.	\$733.33

**INCOME, EXPENSES & CASH FLOW**

Gross Scheduled Income	\$180,000
Total Vacancy and Credits	\$0
Operating Expenses	(\$20,000)
Net Operating Income	\$160,000
Debt Service	\$0
Cash Flow Before Taxes	\$160,000

**FINANCIAL INDICATORS**

Debt Coverage Ratio	N/A
Capitalization Rate	7.27%
Gross Income / Square Feet	\$60.00
Gross Expenses / Square Feet	(\$6.67)
Operating Expense Ratio	11.11%

Venice, California

## Pro Forma Summary

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### INVESTMENT SUMMARY

Price:	\$2,200,000
Year Built:	1977
Tenants:	1
RSF:	3,000
Price/RSF:	\$733.33
Market Cap Rate:	8.18%

### TENANT ANNUAL SCHEDULED INCOME

Tenant	Market
Vacant Retail	\$180,000
<b>TOTALS</b>	<b>\$180,000</b>

### ANNUALIZED INCOME

	Market
Gross Potential Rent	\$180,000
Less: Vacancy	\$0
<b>Effective Gross Income</b>	<b>\$180,000</b>
Less: Expenses	\$0
<b>Net Operating Income</b>	<b>\$180,000</b>

### ANNUALIZED EXPENSES

Description	Market
Misc	\$0
Total Expenses	\$0
Expenses Per RSF	\$0.00

Venice, California

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## Parcel Profile

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# City of Los Angeles Department of City Planning

8/30/2010

## PARCEL PROFILE REPORT (modified version)

### PROPERTY ADDRESSES

1001 W VENICE BLVD  
2318 S LINCOLN BLVD

### ZIP CODES

90291

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2006-3786-CDO-ZC  
CPC-2005-8252-CA  
CPC-1992-446-HD  
CPC-1992-318-ZC  
ORD-179906  
ORD-169327  
ENV-2007-1541-ND  
ENV-2005-8253-ND  
ENV-2005-8253-MND  
AFF-43909  
CFG-1500  
PRIOR-06/01/1946

### Address/Legal Information

PIN Number	108B149 373
Lot/Parcel Area (Calculated)	10,262.8 (sq ft)
Thomas Brothers Grid	PAGE 672 - GRID A5
Assessor Parcel No. (APN)	4242001030
Tract	TR 1626
Map Reference	M B 20-81
Block	4
Lot	FR 10
Arb (Lot Cut Reference)	None
Map Sheet	108B149

### Jurisdictional Information

Community Plan Area	Venice
Area Planning Commission	West Los Angeles
Neighborhood Council	Venice
Council District	CD 11 - Bill Rosendahl
Census Tract #	2737.00
LADBS District Office	West Los Angeles

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1-CDO
Zoning Information (ZI)	ZI-2390 Lincoln Boulevard (CDO)
General Plan Land Use	General Commercial
Plan Footnote - Site Req.	See Plan Footnotes
Additional Plan Footnotes	Venice
Hillside Area (Zoning Code)	No
Specific Plan Area	Los Angeles Coastal Transportation Corridor
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	Lincoln Boulevard (CDO)
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Cornerstone Prep Charter School
500 Ft Park Zone	No

### Assessor Information



Assessor Parcel No. (APN)	4242001030
APN Area (Co. Public Works)*	0.281 (ac)
Use Code	1100 - Stores
Assessed Land Val.	\$2,116,571
Assessed Improvement Val.	\$101,758
Last Owner Change	10/12/07
Last Sale Amount	\$1,875,018
Tax Rate Area	67
Deed Ref No. (City Clerk)	8-466
	790938
	716561
	643790
	342183-4
	2334482-4
Building 1	
Year Built	1977
Building Class	D5A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,593.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Fire District No. 2	Yes
Flood Zone	None
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	5.14263 (km)
Landslide	No
Liquefaction	Yes
<b>Economic Development Areas</b>	
Business Improvement District	None
Federal Empowerment Zone	None
Renewal Community	No
Revitalization Zone	Venice
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Pacific
Reporting District	1433

#### Fire Information

District / Fire Station	63
Batallion	4
Division	2
Red Flag Restricted Parking	No

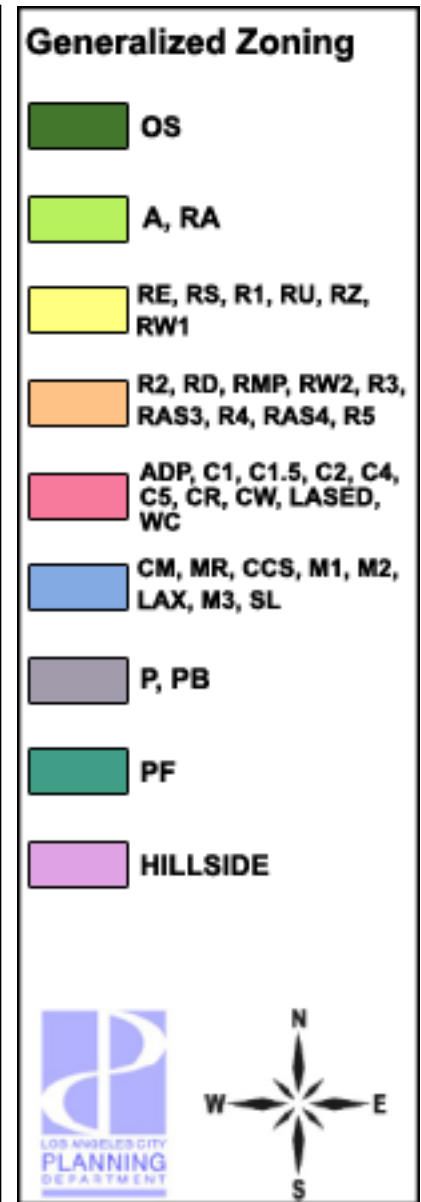
## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2006-3786-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-1992-446-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	ZC & HD ENCOMPASSING THE REGULATORY PROVISIONS OF ORD NO 166,513, THE EAST VENICE MULTI-FAMILY ICO TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY & COMMERCIAL ZONED PROPERTIES IN THE EAST VENICE & WEST MAR VISTA NEIGHBORHOODS, &REGULATE HEIGHTS IN SINGLE-FAMILY AREAS OF THOSE NEIGHBORHOODS
Case Number:	CPC-1992-318-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGES ENCOMPASSING THE REGULATORY PROVISIONS OF ORD. NO. 166,513, THE EAST VENICE MULTI-FAMILY INTERIM CONTROL ORDINANCE TO CONTROL MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON THE MULTI-FAMILY AND COMMERCIAL ZONED PROPERTIES IN THE EAST VENICE AND WEST MAR VISTA NEIGHBORHOODS, AND TO REGULATE HEIGHTS IN SINGLE-FAMILY AREAS OF THOSE NEIGHBORHOODS
Case Number:	ENV-2007-1541-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	TO PROVIDE DESIGN GUIDANCE AND DIRECITON TO ENHANCE THE VISUAL IDENTITY, AND TO IMPROVE THE WALKABILITY AND THE APPEARANCE OF THE LINCOLN CORRIDOR.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2005-8253-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-179906  
ORD-169327  
AFF-43909  
CFG-1500  
PRIOR-06/01/1946



Zoning: [Q]C2-1-CDO

General Plan: General Commercial

Lot: FR 10

Arb: None

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## Site Plan

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PROJECT DATA

GENERAL INFO

SCOPE OF WORK: RE-STRIPE/PARKING LOT OF AN EXISTING COMMERCIAL BUILDING

LEGAL DESCRIPTION:

LOT 10 AND LOT 9/ARB 1  
TRACT TR 1626, BLOCK 4, IN THE CITY OF VENICE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, MAP REFERENCE M B 20-81, MAP SHEET 108B149, ASSESSOR'S PARCEL #4242001030

ZONING INFO

ZONE: [Q] C2-1 / [Q] RA-1XL

LOT SIZE: .1RR.

PROPERTY LINE SETBACKS: NONE

MAXIMUM HEIGHT: NO LIMIT

EXISTING 1 ST. FLOOR AREA - 2,830 SF  
EXISTING 2 ND. FLOOR AREA - 370 SF  
TOTAL [E] AREA - 3,200 SF

PROPOSED PARKING: 10 STANDARD STALLS  
+ 9 COMPACT STALLS  
+ 1 ACCESSIBLE STALL  
20 STALLS

[N] 1 ST. FLOOR AREA - 2,900 SF  
[N] 2 ND. FLOOR AREA - 0 SF  
TOTAL [E] AREA - 2,900 SF

[N] ATTIC AREA - 1,443 SF

ATTIC AREA

FIRST FLOOR AREA

PATIO AREA

SITE PLAN - GENERAL NOTES

- SEE GENERAL NOTES SHEETS FOR MECHANICAL / ELECTRICAL / PLUMBING NOTES, SYMBOLS, & ABBREVIATIONS.

- GENERAL CONTRACTOR TO VERIFY CONDITIONS AND MEASUREMENTS IN THE FIELD AND NOTIFY THE ARCHITECT OF DISCREPANCIES AND THE NEED OF ADDITIONAL DETAILS OR INFORMATION PRIOR TO THE EXECUTION OF THE WORK.

- NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.

- COMPLY WITH THE PROVISIONS OF SECTION 91.1804.4 FOR EXPANSIVE SOIL CONDITIONS.

- IN THE EVENT OF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOIL ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.

- A SEPARATE PERMIT IS REQUIRED FOR GRADING WORK.

- A SEPARATE PERMIT IS REQUIRED FOR FENCES.

- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.

- GENERAL CONTRACTOR TO SURVEY AND STAKE THE PROPERTY LINES BEFORE STARTING CONSTRUCTION

SITE DEMO PLAN - KEYED NOTES

1. COMPLETE, PATCH, OR REPAIR FINISHES IN AREAS OF CONSTRUCTION TO MATCH SURROUNDING FINISHES.

2. [E] PLANTING AREA WITH AUTOMATIC IRRIGATION SYSTEM WITH CONCRETE CURB.

3. PATH OF TRAVEL FOR DISABLED ACCESS SHOWN DOTTED.

4. [E] ACCESSIBLE PARKING SPACE. SEE DISABLED ACCESS DETAIL.

5. [E] TRASH/RECYCLE AREA WITH 6' HIGH CMU WALLS AND 6' HIGH CEDAR GATES.

6. RE-STRIPE [E] PARKING LOT PER PLAN. DOUBLE STRIPING SHALL BE PER CITY OF LA BLDG. DEPT STANDARDS.

7. [E] CONCRETE WHEEL STOP [TYP].

8. [E] 70 SQ INCH ACCESSIBILITY SIGN.

9. [E] PAVEMENT SYMBOL.

10. [E] STRIPES AT 36" ON CENTER.

11. [E] CURB CUT TO REMAIN.

12. [E] 5'-9" MIN. HIGH SOLID CONCRETE BLOCK WALL.

13. [E] 3'-0" MIN. HIGH SOLID CONCRETE BLOCK WALL.

14. [E] "EXIT ONLY" SIGN.

PRELIMINARY DRAWINGS  
NOT FOR CONSTRUCTION

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REMODELING OF [E] COMMERCIAL BUILDING

VENICE LINCOLN BUILDING

2318 Lincoln Blvd., Venice CA 90291

Twichell STUDIO  
architects

10606 CULVER BOULEVARD  
CULVER CITY, CA 90232  
PHONE (310) 836 - 3223  
FAX (310) 836 - 3254

DATE: 11-18-08

SITE PLAN

A-0.1