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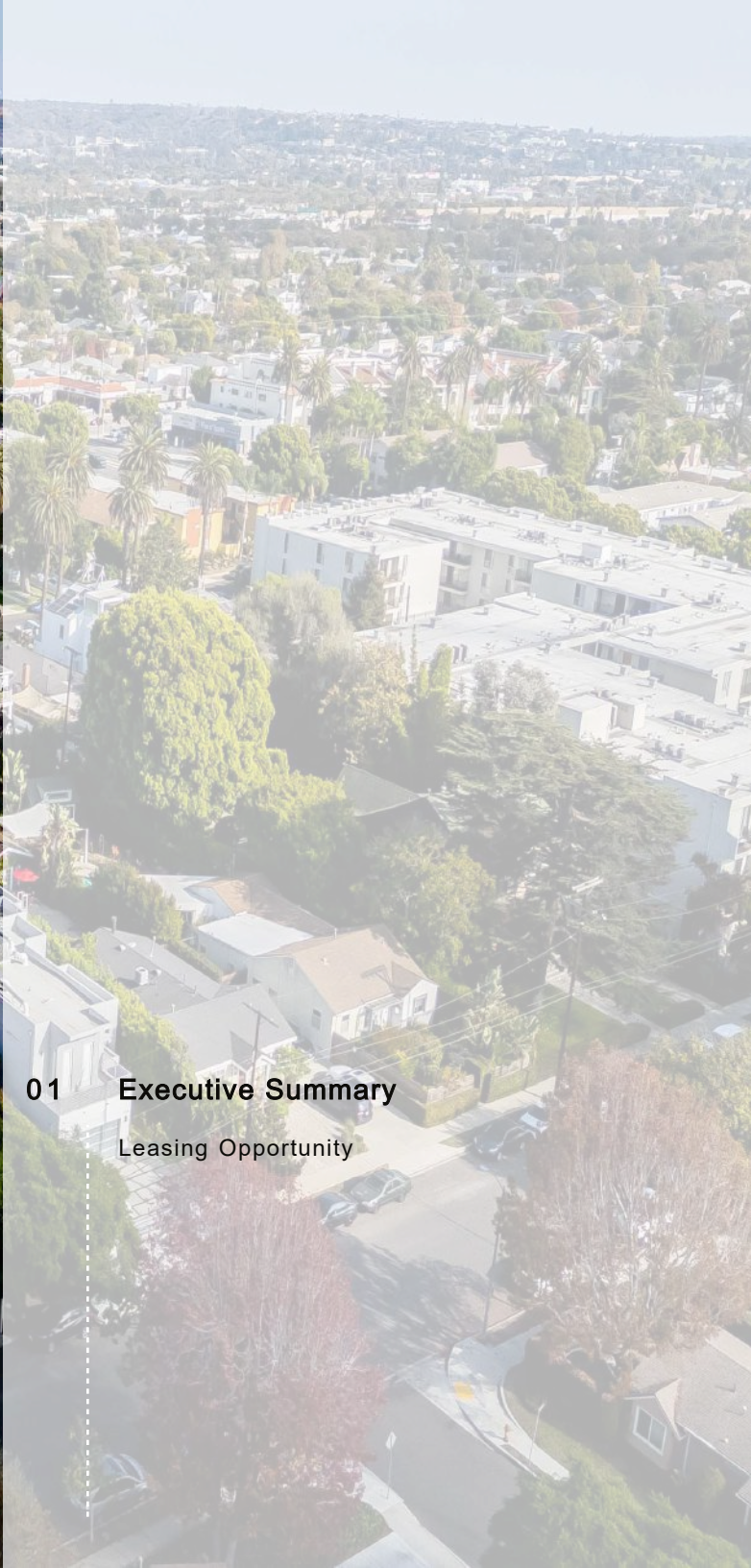
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310 Venice Way, Venice, CA 90291



01 Executive Summary
Leasing Opportunity

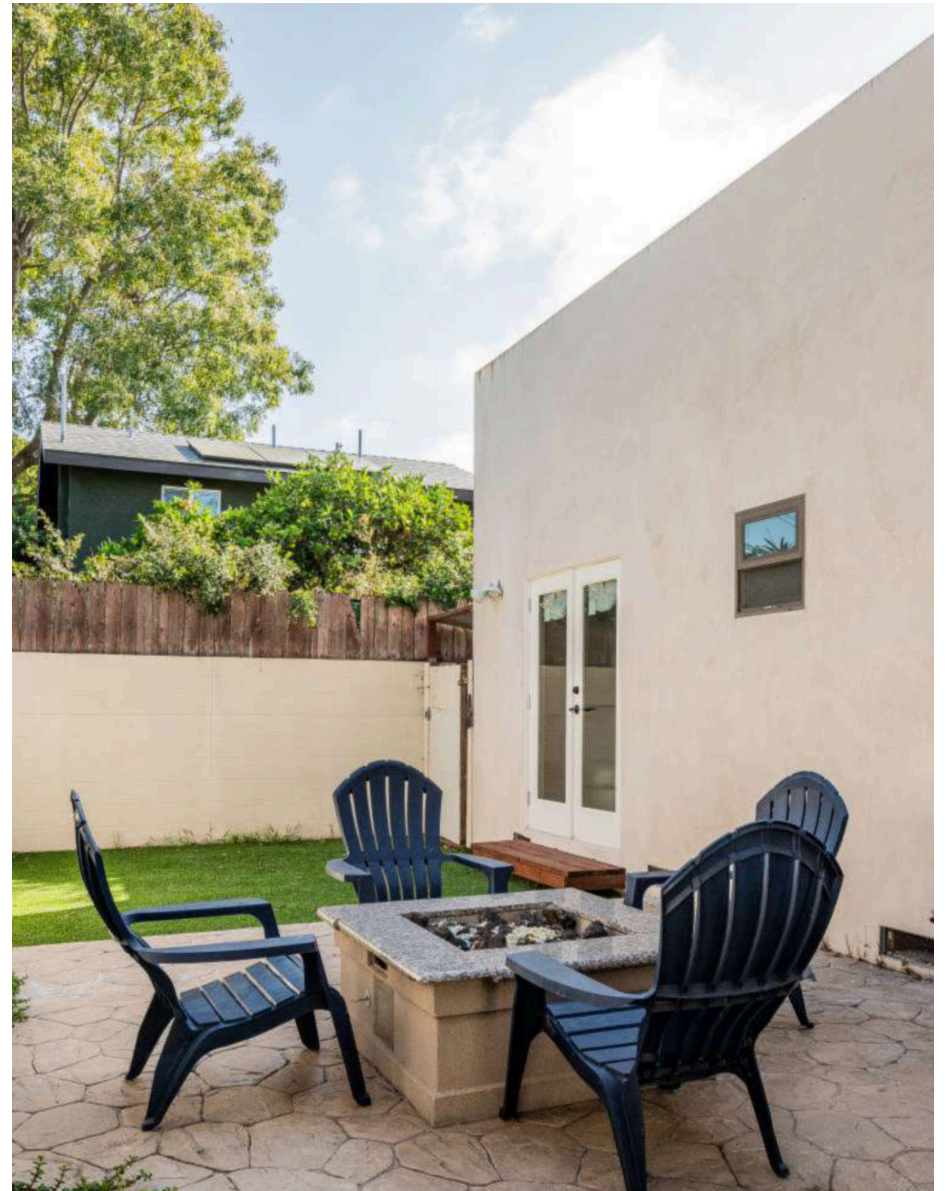
THE SPACE

ADDRESS	3718S Barrington Ave Los Angeles CA 90066
COUNTY	Los Angeles
BUILDING SF	3,221 SF
LAND ACRES	0.141
LAND SF	6,134 SF
YEAR BUILT	1926
YEAR RENOVATED	2009
APN	4234-016-008
OWNERSHIP TYPE	Fee Simple

RENTAL SUMMARY

MONTHLY RENT	\$15,000
RENTAL RATE PSF	\$4.65 PSF/MOS
ESTIMATED NNN	\$1 PSF/MOS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	40,990	294,619	687,239
2025 Median HH Income	\$106,418	\$123,267	\$115,787
2025 Average HH Income	\$163,221	\$180,220	\$176,009



PROPERTY HIGHLIGHTS

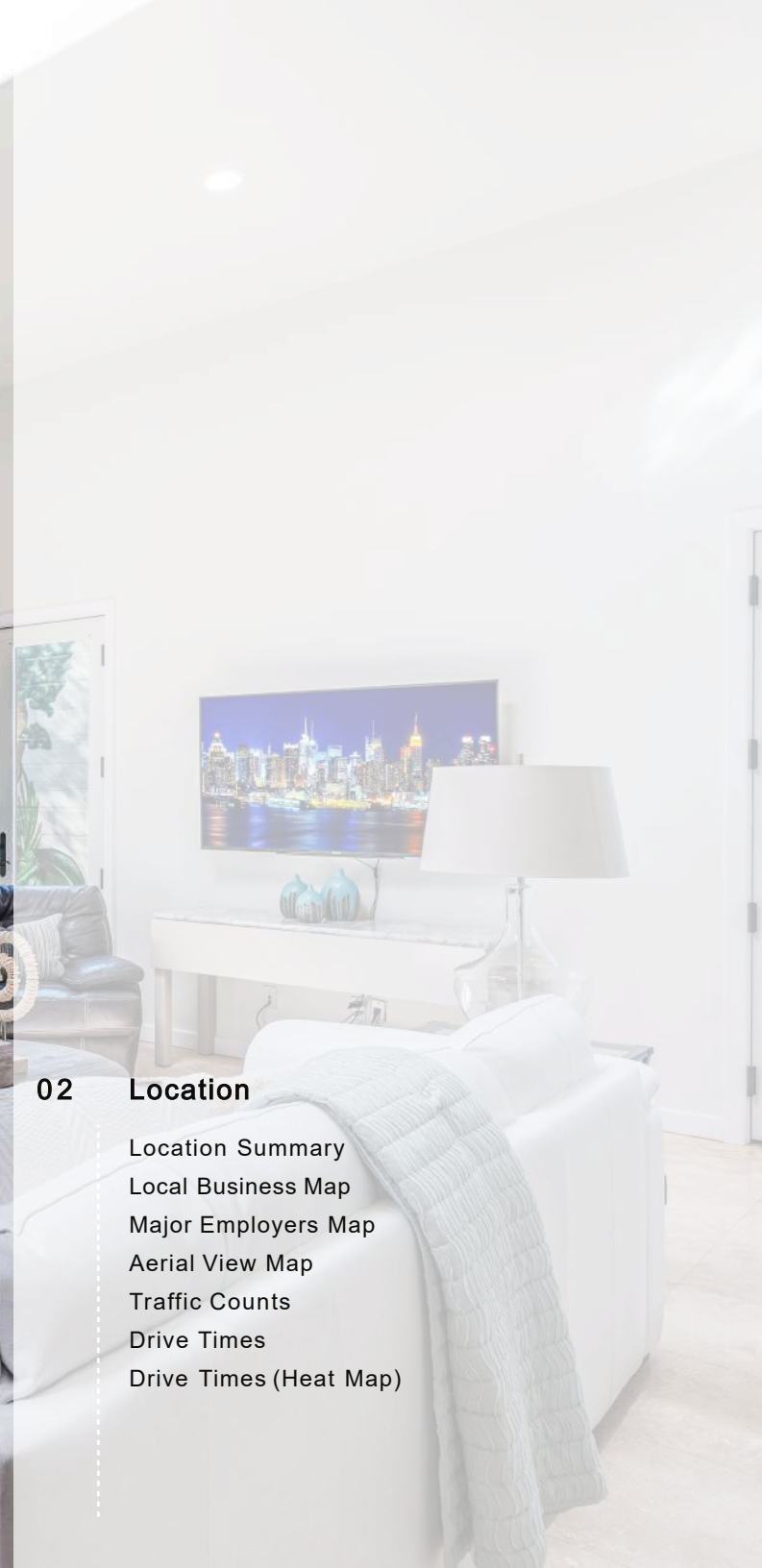
- Situated on a residential street in one of West Los Angeles' premier neighborhoods, this property perfectly balances tranquility and convenience. Its prime location places residents just minutes from Venice Beach, Santa Monica, and Culver City, offering effortless access to top employment centers, recreational venues, and lifestyle amenities.
- Ideal for sober living, assisted living, senior housing, student housing, transitional housing, co-living, and house hacking business models.
- This property features a turn key opportunity for operators seeking a functional, move in ready layout. Minimizing start up expenses and supporting a quicker path to revenue.
- The single-story structure includes 7 bedrooms and 5 bathrooms. The layout promotes both privacy and community engagement, ideal for group living while maintaining compliance with local residential design standards.
- The property includes a 2 car garage with an additional 2 carport and ample street parking, and features an open kitchen, laundry area with built-in appliances providing functionality and convenience.
- West Los Angeles continues to experience sustained housing demand, particularly for specialized living facilities. With limited supply and high occupancy rates this property offers both strong income potential in a resilient and expanding submarket.





02 Location

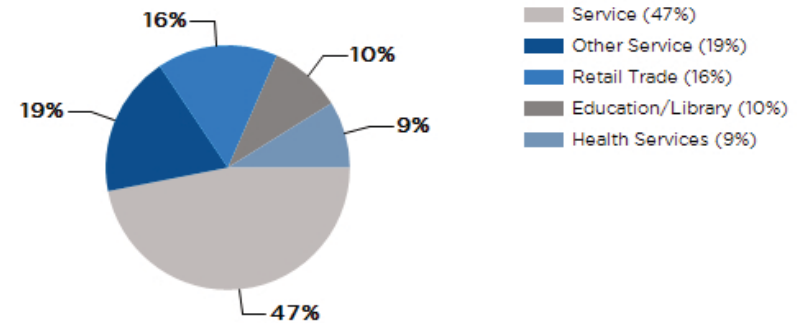
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)



LOCATION HIGHLIGHTS

- Located in the established and highly desirable Mar Vista neighborhood, offering a balanced mix of residential tranquility and access to Westside lifestyle amenities. The area is known for its tree-lined streets, stable demographics, and strong property value retention.
- The property is within minutes of Santa Monica, Venice, and Culver City, placing it near major business, entertainment, and cultural centers. This provides access to a wide range of employment opportunities, retail corridors, and recreational destinations.
- Easy access to I-405 and I-10 freeways for efficient regional travel. The property is also conveniently located near Santa Monica Airport (SMO), offering private aviation options, and approximately 20 minutes from LAX.
- Residents benefit from nearby vibrant commercial corridors such as Venice Blvd, Sawtelle Blvd, and Washington Blvd, offering high-quality dining, shopping, and entertainment. Recreational destinations including Santa Monica Beach, Venice Boardwalk, and the Culver City Arts District are also easily accessible.
- Mar Vista and surrounding Westside areas maintain strong residential demand, high rental yield potential, and consistent property appreciation.
- The neighborhood attracts both long-term residents and professionals, supported by proximity to corporate and creative hubs in Playa Vista, Culver City, and Santa Monica.

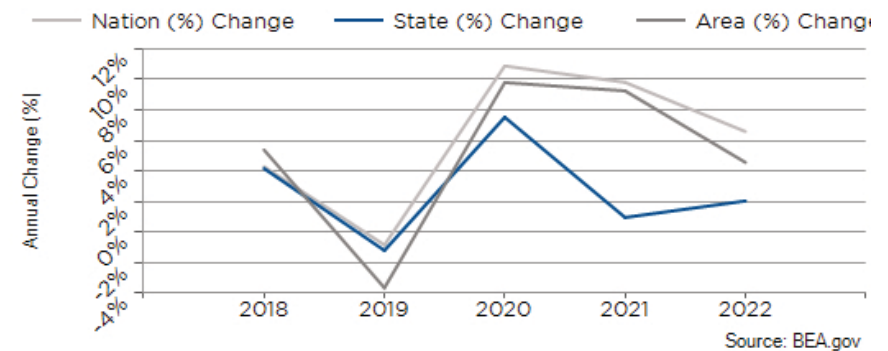
Major Industries by Employee Count

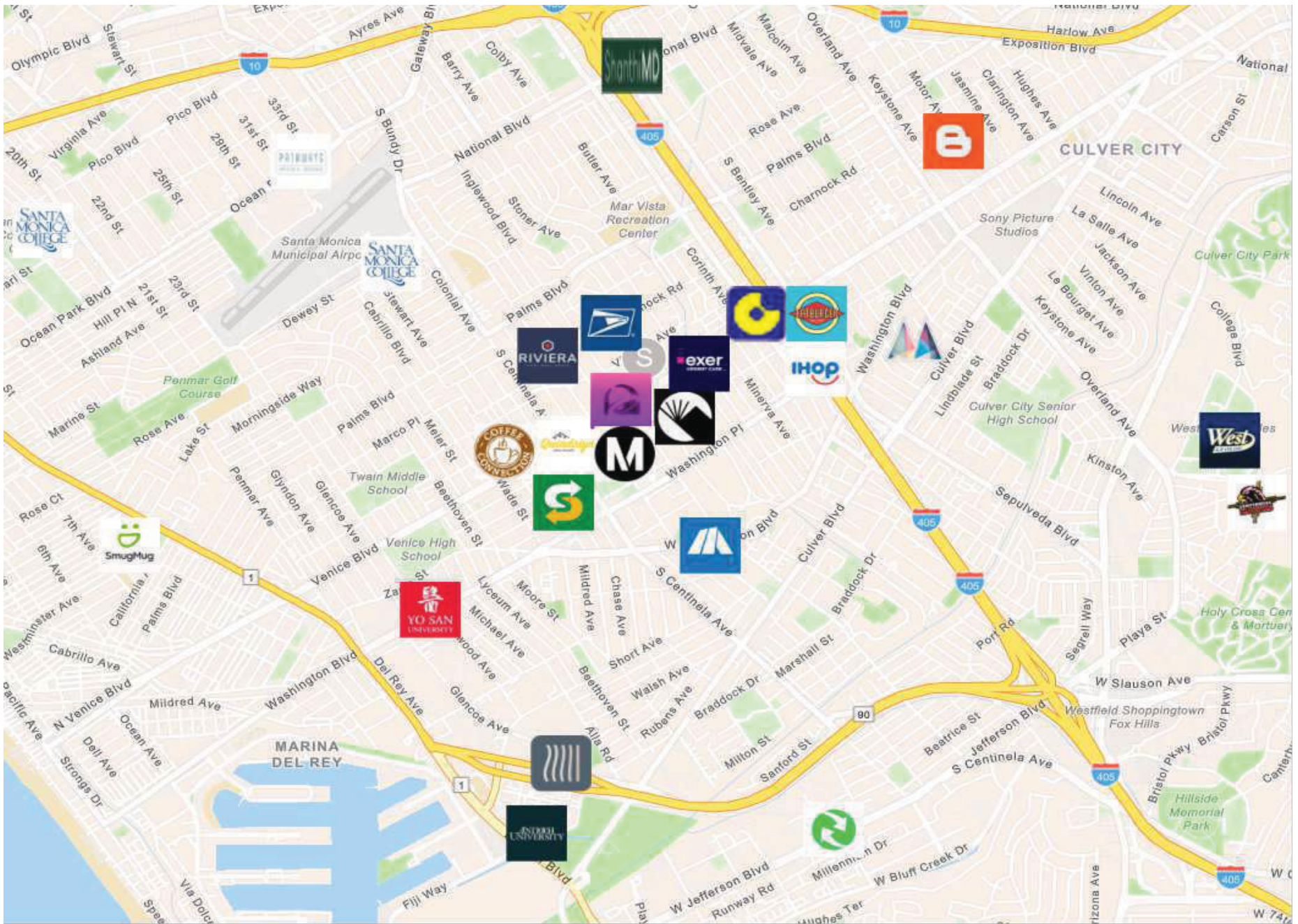


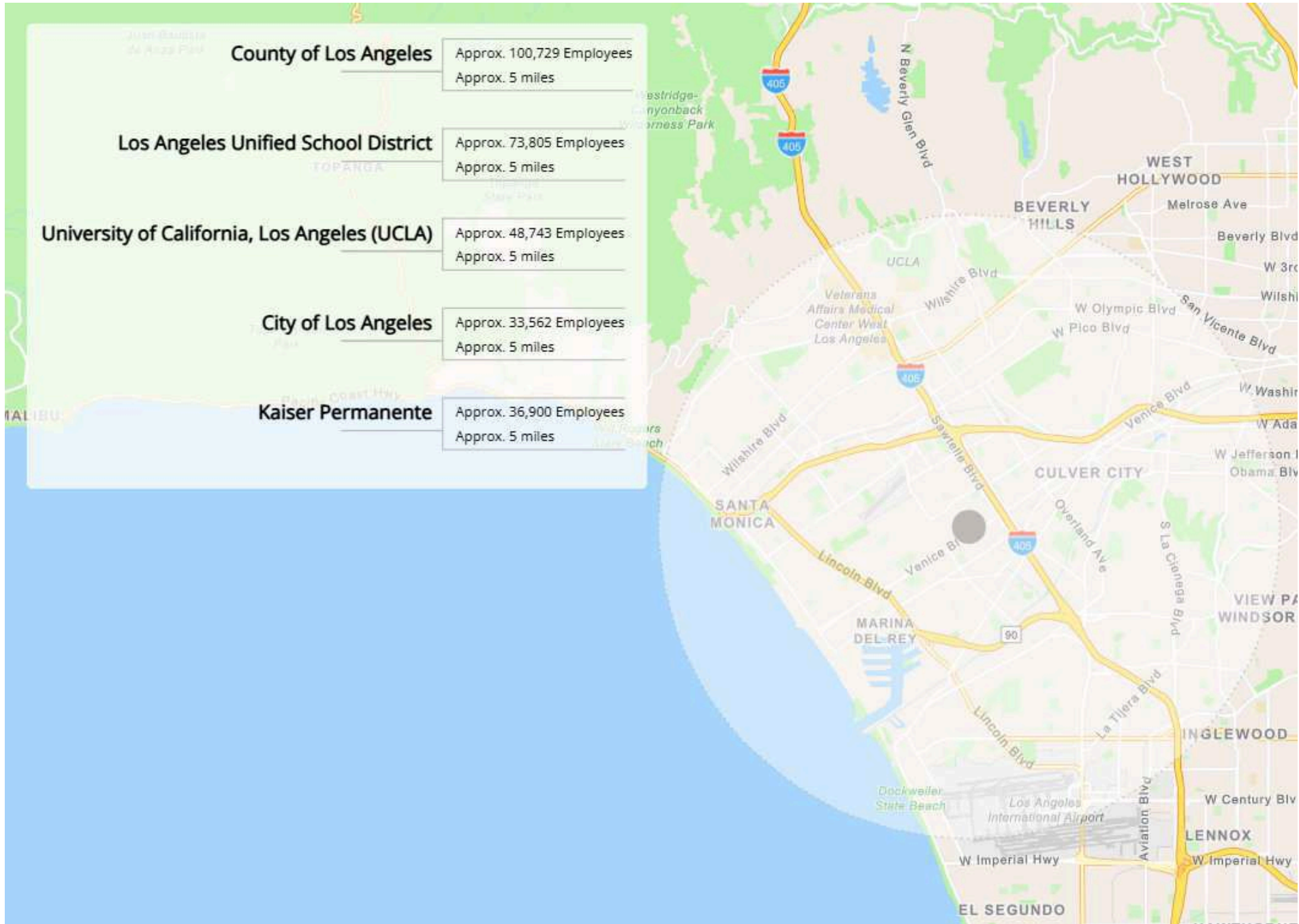
Largest Employers

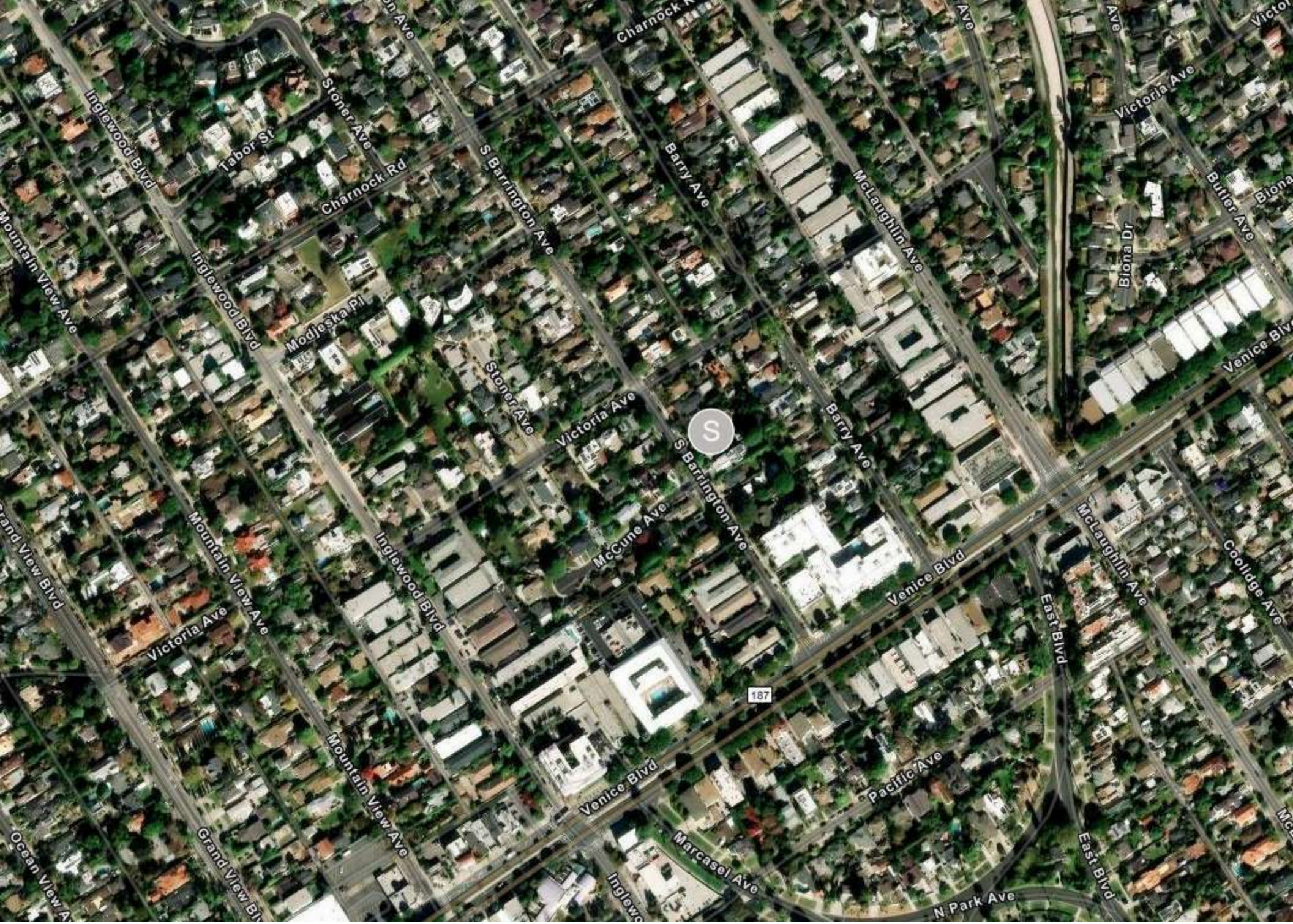
County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend



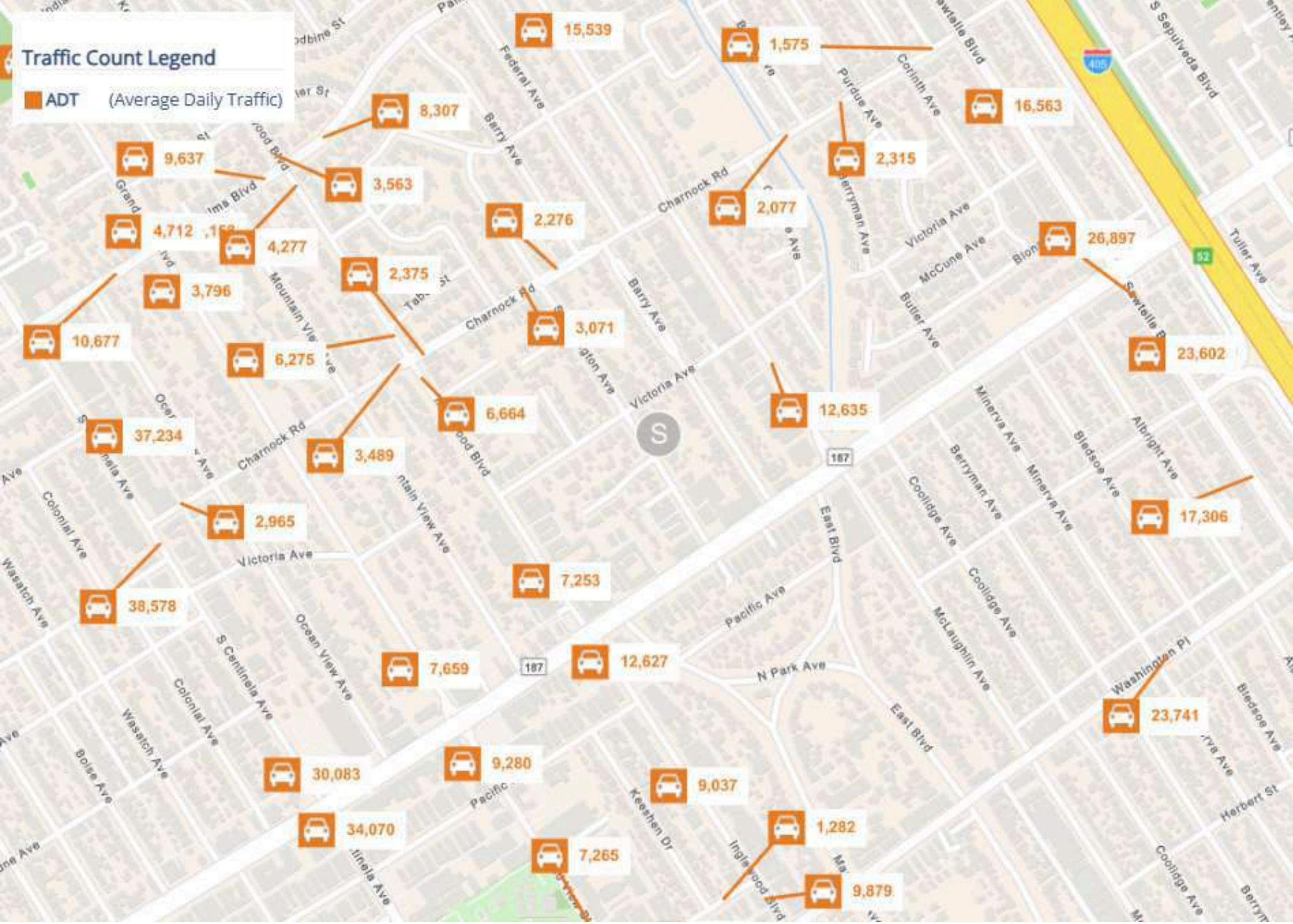


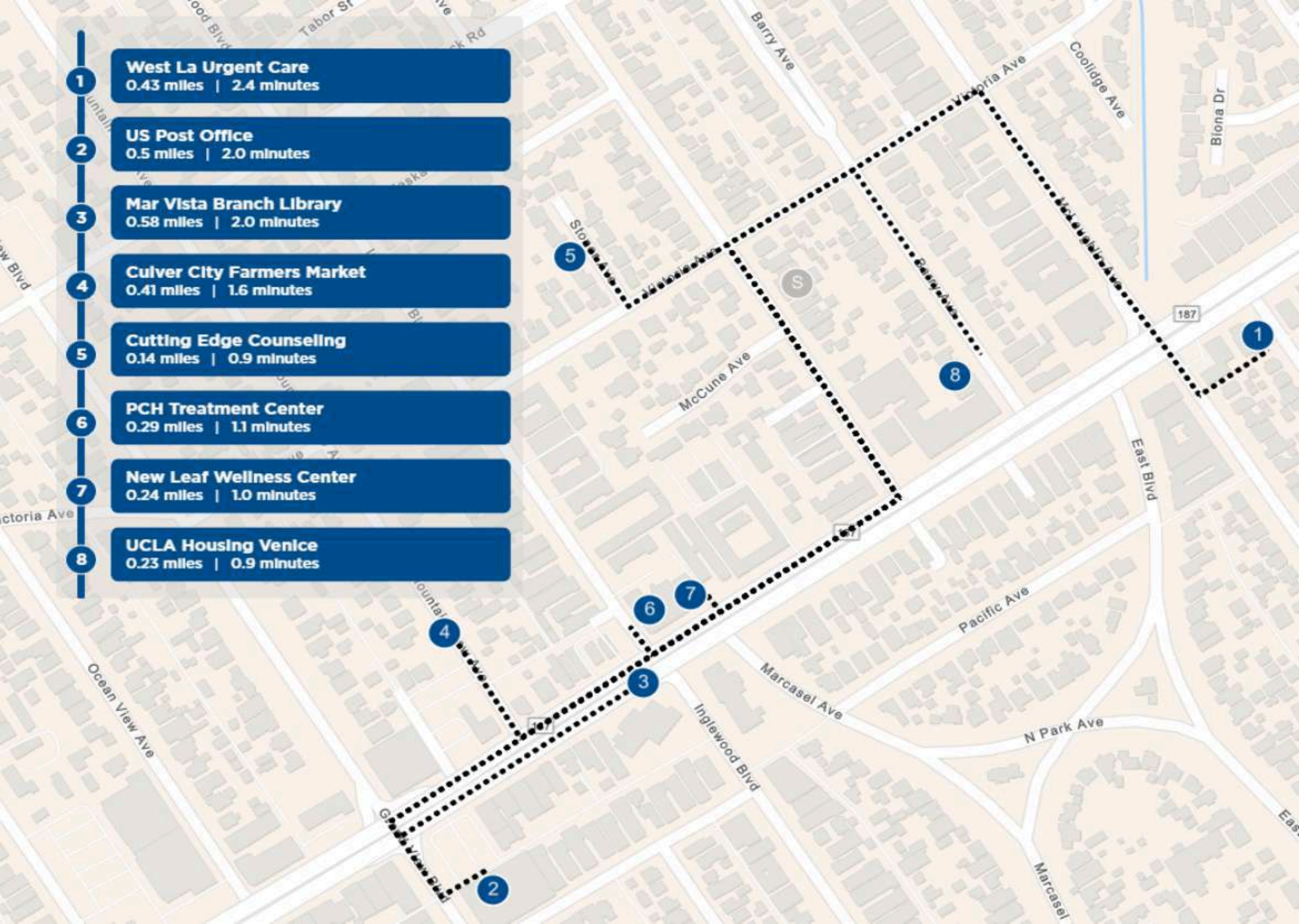




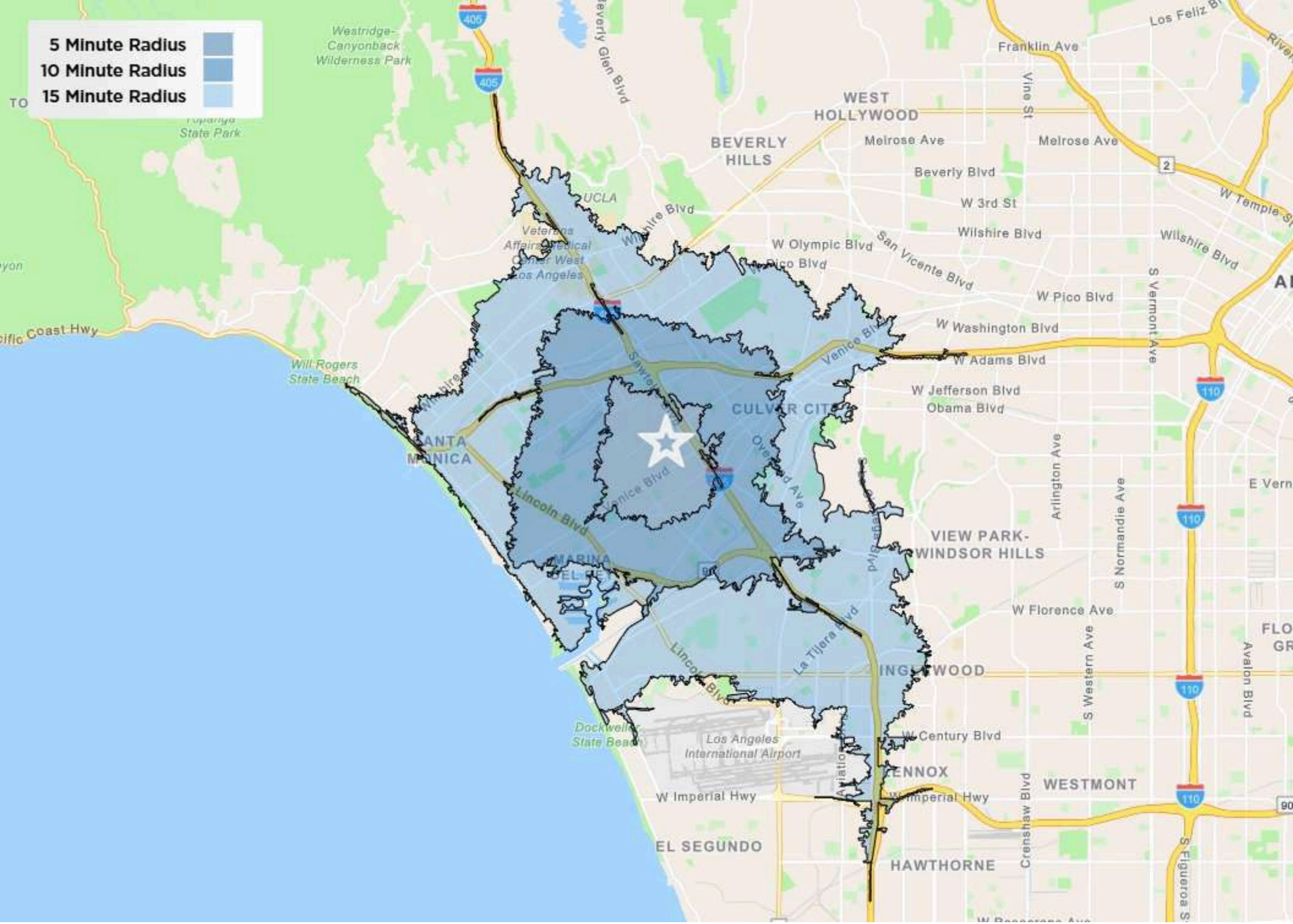
Traffic Count Legend

ADT (Average Daily Traffic)





5 Minute Radius
10 Minute Radius
15 Minute Radius





03 Property Description

- Property Features
- Floor Plan
- Parcel Map
- Property Images



PROPERTY FEATURES

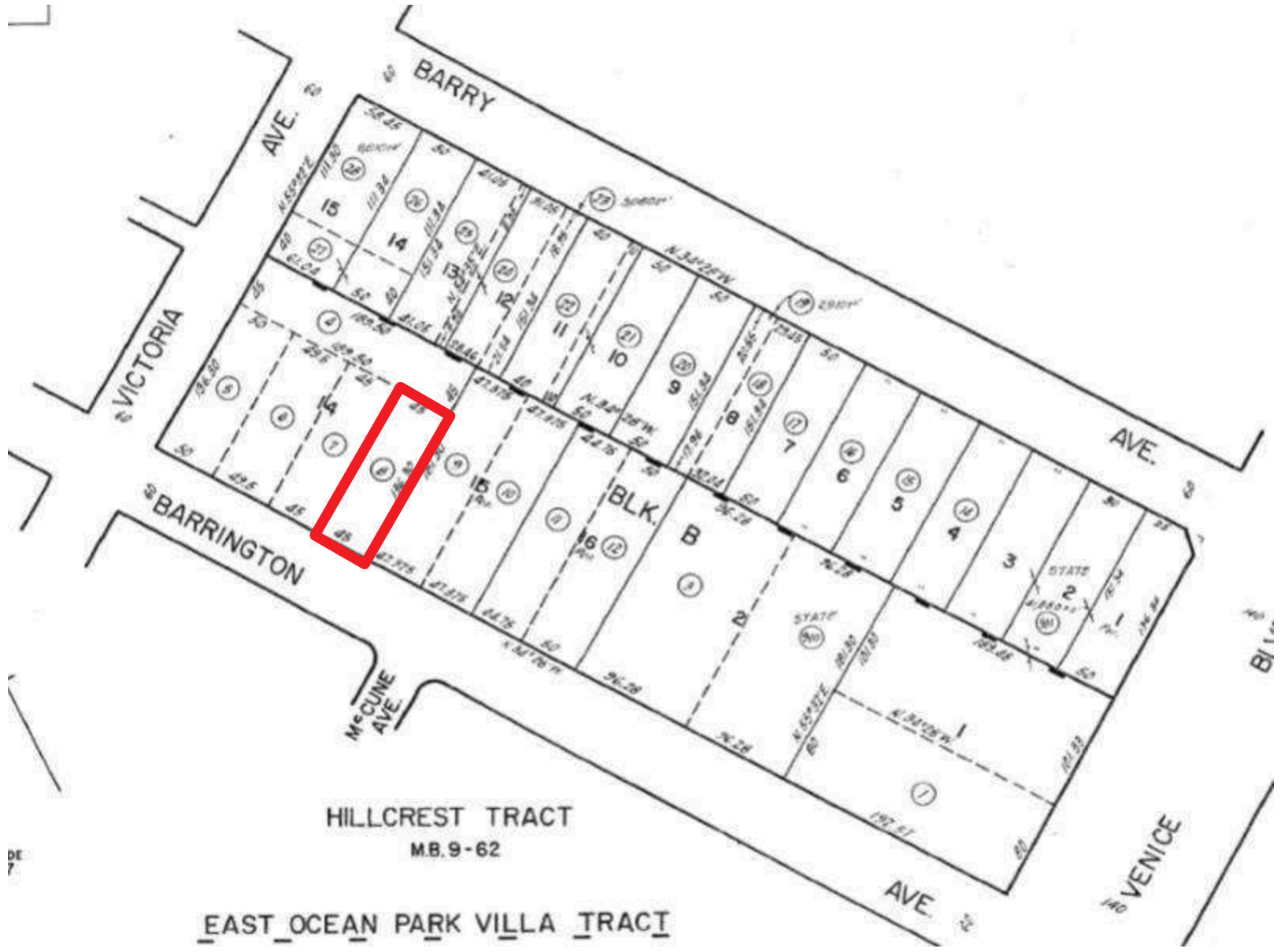
BUILDING SF	3,221
LAND SF	6,134
LAND ACRES	0.141
YEAR BUILT	1926
YEAR RENOVATED	2009
ZONING TYPE	R1-V2
TOPOGRAPHY	Flat
FAR	.53
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential



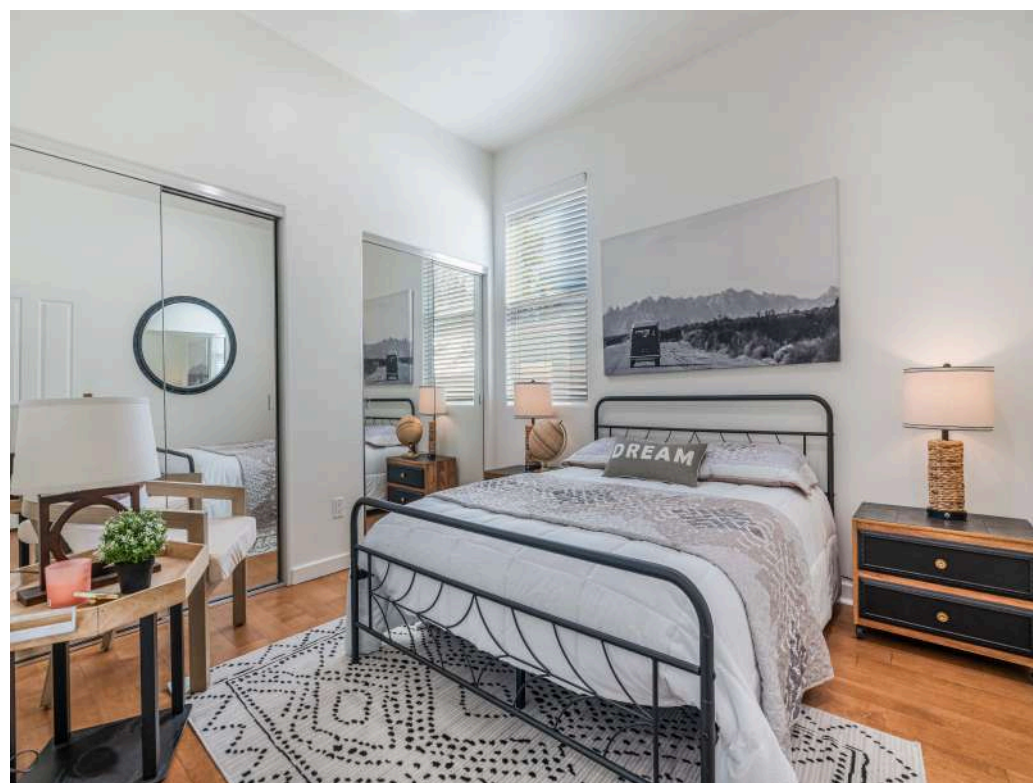


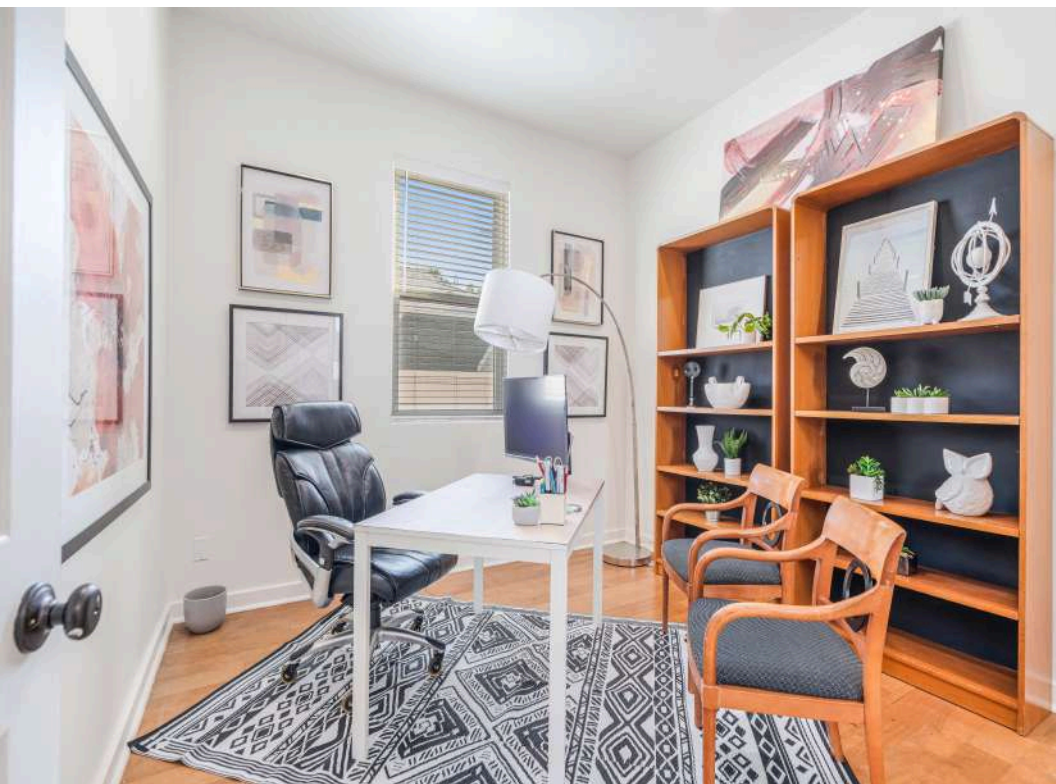


HILLCREST TRACT
M.B. 9-62

EAST OCEAN PARK VILLA TRACT







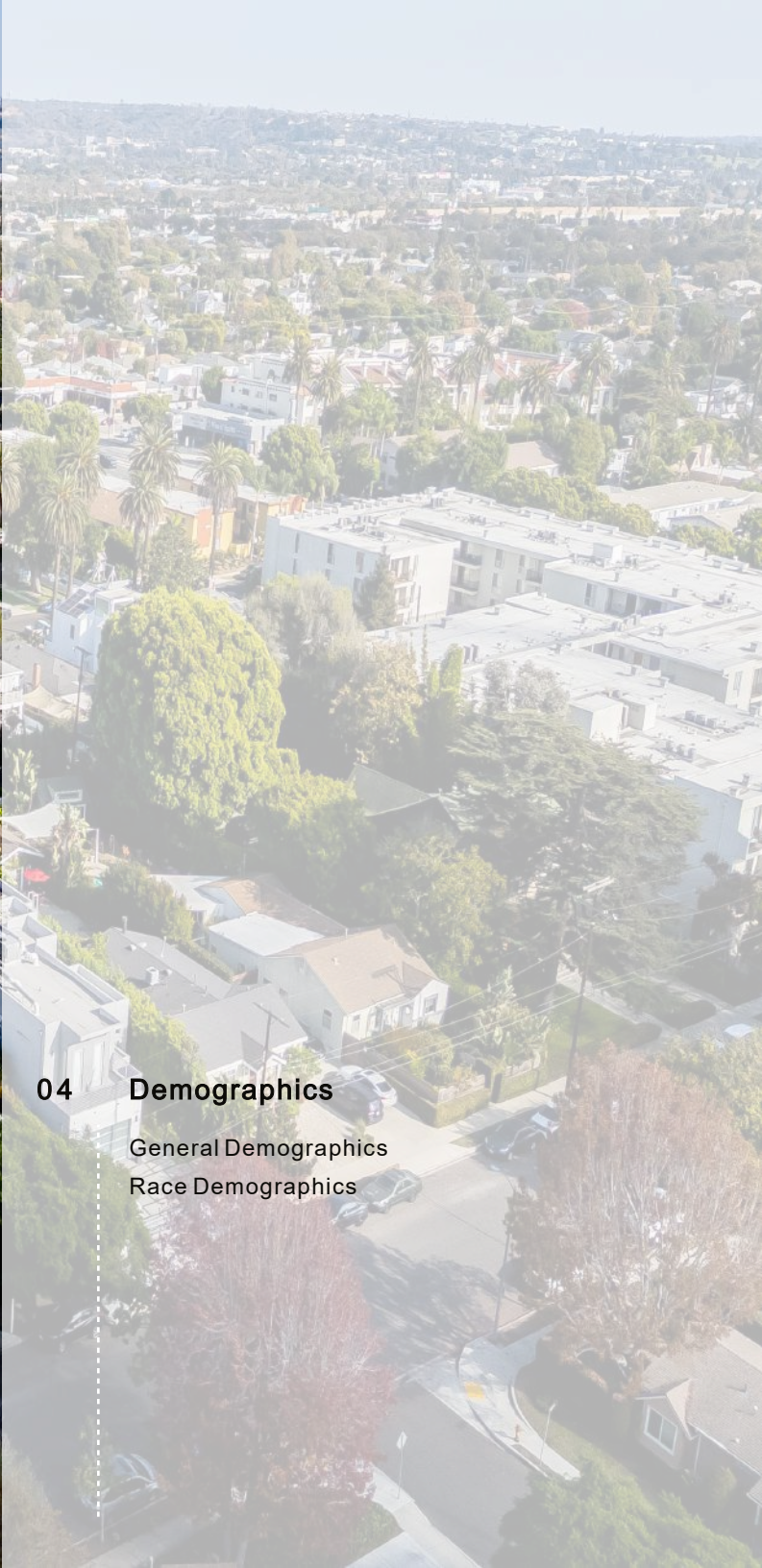


04

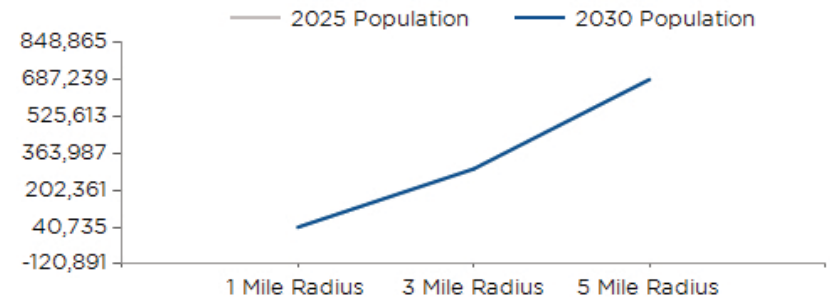
Demographics

General Demographics

Race Demographics

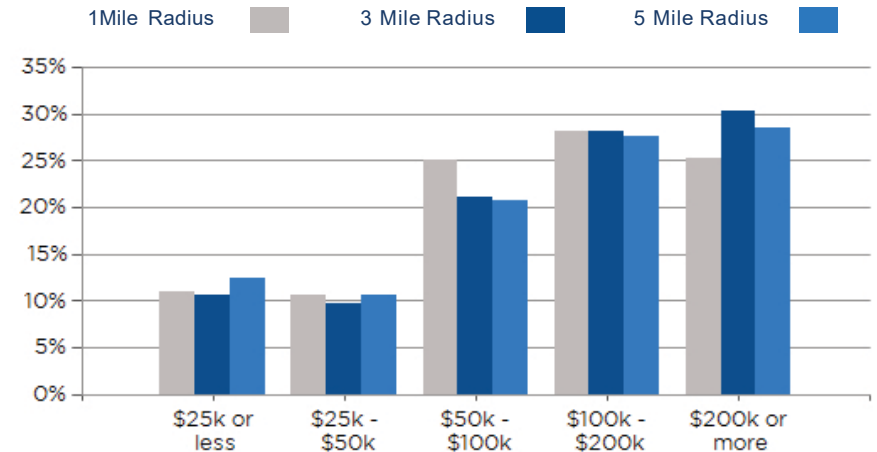


POPULATION	1MILE	3 MILE	5 MILE
2000 Population	43,664	267,789	637,268
2010 Population	42,457	277,803	658,116
2025 Population	40,990	294,619	687,239
2030 Population	40,735	296,117	687,146
2025 African American	1,591	14,708	74,340
2025 American Indian	652	2,652	5,897
2025 Asian	6,791	49,028	94,970
2025 Hispanic	12,344	65,262	147,037
2025 Other Race	6,541	30,872	75,060
2025 White	19,423	155,860	349,074
2025 Multiracial	5,912	40,953	86,748
2025-2030: Population: Growth Rate	-0.60%	0.50%	0.00%

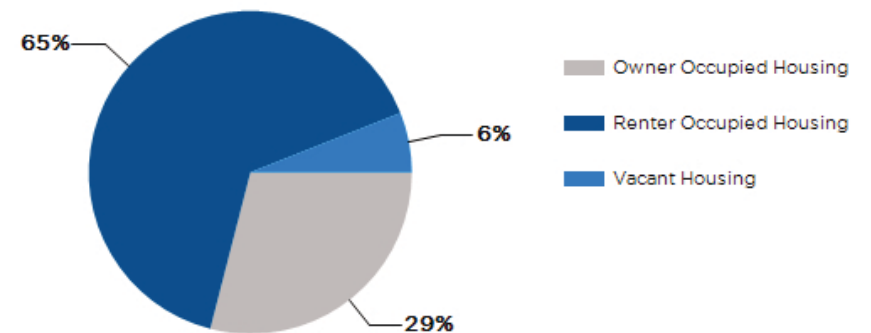


2025 HOUSEHOLD INCOME	1MILE	3 MILE	5 MILE
less than \$15,000	1,103	8,912	25,113
\$15,000-\$24,999	923	5,766	14,162
\$25,000-\$34,999	771	5,609	13,743
\$35,000-\$49,999	1,184	7,860	19,817
\$50,000-\$74,999	2,656	15,304	34,518
\$75,000-\$99,999	1,961	14,141	31,316
\$100,000-\$149,999	3,187	22,313	49,792
\$150,000-\$199,999	2,001	16,972	37,610
\$200,000 or greater	4,640	42,346	90,121
Median HH Income	\$106,418	\$123,267	\$115,787
Average HH Income	\$163,221	\$180,220	\$176,009

2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

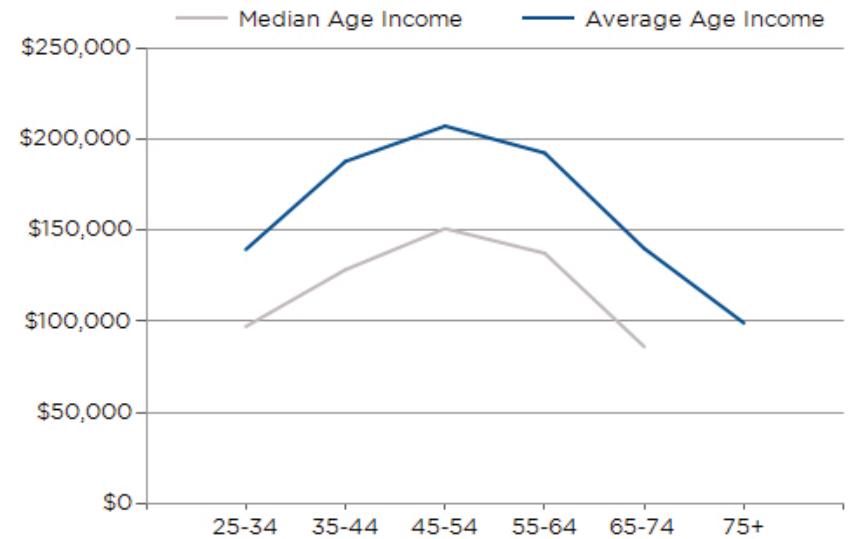
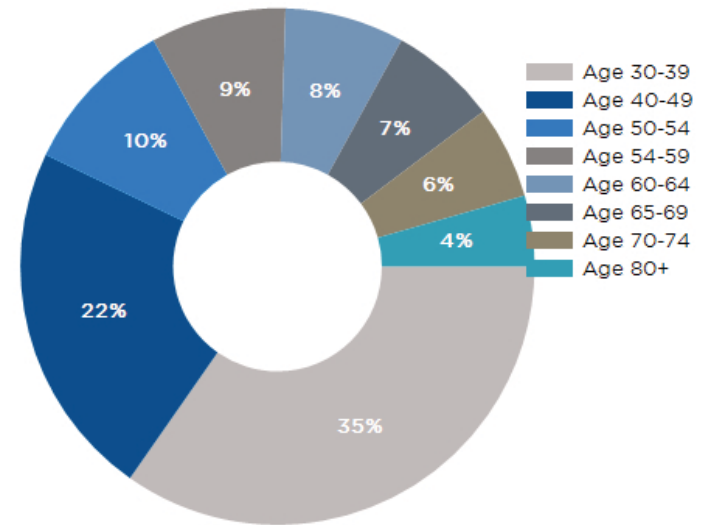


Source: esri

2025 POPULATION BY AGE	1MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,051	33,902	69,964
2025 Population Age 35-39	3,989	28,303	59,902
2025 Population Age 40-44	3,100	23,386	50,885
2025 Population Age 45-49	2,733	19,430	42,205
2025 Population Age 50-54	2,567	18,192	40,829
2025 Population Age 55-59	2,217	16,099	37,963
2025 Population Age 60-64	1,955	14,630	35,500
2025 Population Age 65-69	1,755	13,079	32,226
2025 Population Age 70-74	1,514	11,674	28,859
2025 Population Age 75-79	1,153	9,511	23,741
2025 Population Age 80-84	811	6,114	15,913
2025 Population Age 85+	808	5,851	16,121
2025 Population Age 18+	35,121	252,267	588,065
2025 Median Age	38	38	38
2030 Median Age	39	40	40

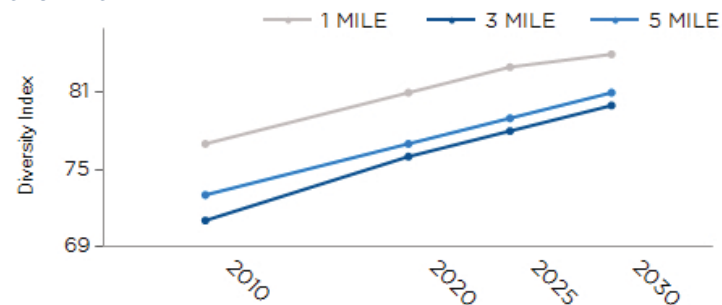
2025 INCOME BY AGE	1MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,269	\$111,052	\$110,469
Average Household Income 25-34	\$139,649	\$159,087	\$159,274
Median Household Income 35-44	\$128,558	\$155,340	\$148,721
Average Household Income 35-44	\$188,189	\$207,572	\$202,864
Median Household Income 45-54	\$151,160	\$173,116	\$164,365
Average Household Income 45-54	\$207,653	\$227,697	\$222,814
Median Household Income 55-64	\$137,596	\$159,373	\$149,036
Average Household Income 55-64	\$192,830	\$210,580	\$204,737
Median Household Income 65-74	\$86,143	\$96,265	\$90,936
Average Household Income 65-74	\$140,206	\$155,095	\$155,449
Average Household Income 75+	\$99,212	\$111,746	\$115,775

Population By Age

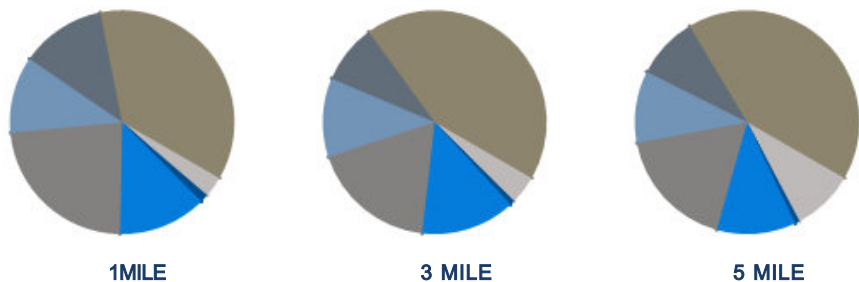


DIVERSITY INDEX	1MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	80	81
Diversity Index (current year)	83	78	79
Diversity Index (2020)	81	76	77
Diversity Index (2010)	77	71	73

POPULATION DIVERSITY



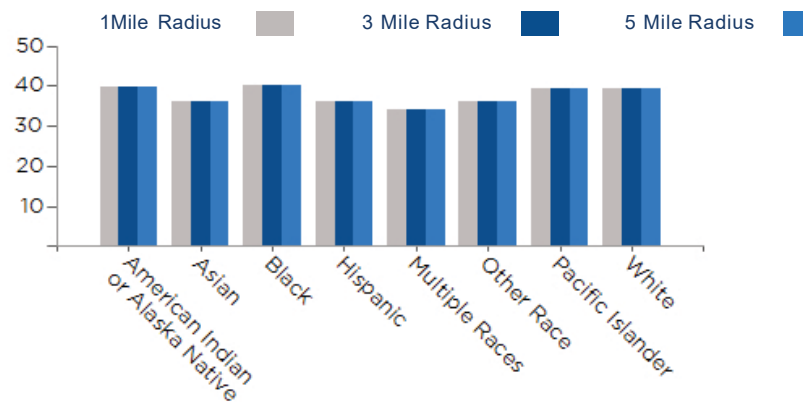
POPULATION BY RACE



2025 POPULATION BY RACE	1MILE	3 MILE	5 MILE
African American	3%	4%	9%
American Indian	1%	1%	1%
Asian	13%	14%	11%
Hispanic	23%	18%	18%
Multiracial	11%	11%	10%
Other Race	12%	9%	9%
White	36%	43%	42%

2025 MEDIAN AGE BY RACE	1MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	39	38
Median Asian Age	36	38	35
Median Black Age	40	41	44
Median Hispanic Age	36	36	34
Median Multiple Races Age	34	33	33
Median Other Race Age	36	37	35
Median Pacific Islander Age	40	38	38
Median White Age	39	40	41

2025 MEDIAN AGE BY RACE



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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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