



767-769 SUNSET AVE

VENICE, CALIFORNIA 90291

TWO-UNIT VENICE INCOME PROPERTY

West of Lincoln | Oakwood | LARD1.5



EXCLUSIVELY OFFERED BY JOHAN CISNEROS

Broker / Owner | DRE #01309940
323-547-8094 | joan@joanrunningrealtor.com

VENICE | OAKWOOD

A two-on-a-lot duplex minutes from Venice Beach, Abbot Kinney and Rose Avenue



2

UNITS

4

BEDROOMS

2

BATHROOMS

1,425 SF

BUILDING

5,797 SF

LOT

LARD1.5

ZONING

OFFERING MEMORANDUM

767-769 SUNSET AVENUE | VENICE, CALIFORNIA



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JOHAN CISNEROS

Broker / Owner | DRE #01309940

323-547-8094 | johan@johanrunningrealtor.com

pacificpropertiesrealtygroup.com



PROPERTY OVERVIEW

LIST PRICE	\$2,200,000
UNITS	2
UNIT MIX	Two 2BR / 1BA
APPROX. BUILDING	1,425 SF
LOT SIZE	5,797 SF
ZONING	LARD1.5
YEAR BUILT / SOURCE	1941 / Other
MONTHLY RENT	\$8,999
ANNUAL GROSS INCOME	\$107,988
MLS #	26987857
APN	4240-017-073

A RARE VENICE DUPLEX

Located west of Lincoln Boulevard in Venice's desirable Oakwood neighborhood, 767-769 Sunset Avenue offers two private 2-bedroom, 1-bath residences with strong in-place rental income, outdoor living spaces and future potential. The front residence offers classic character, hardwood floors, abundant natural light, a welcoming front porch, private yard and patio, plus a long gated driveway to a detached 2-car garage. The rear residence features an updated kitchen and bath, private side entrance, a tranquil garden with pond/water feature, separate backyard and a detached converted garage/flex space. Both residences include HVAC.

LOCATION | INCOME | PRIVACY | POTENTIAL

Minutes to Venice Beach, Abbot Kinney, Rose Avenue, the Venice Canals and Marina del Rey, with convenient access to Santa Monica, Playa Vista, Culver City and LAX.



KEY HIGHLIGHTS

- West of Lincoln Boulevard in the Oakwood neighborhood
- Approximately 1 mile to world-famous Venice Beach
- Walking distance to restaurants, cafes, shopping and neighborhood amenities
- Both units include HVAC; front unit interior laundry; rear unit exterior laundry
- Long gated driveway, detached 2-car garage and EV charging capability
- Private outdoor areas for both residences, including rear garden and pond/water feature
- Zoned LARD1.5; buyer to verify development, permit and allowable-use potential
- Tenants pay gas, electric, trash and cable; owner pays water and gardener per MLS

TRANSPORTATION & ACCESS

Nearby Big Blue Bus Route 18 and Culver CityBus connections provide access through Venice and the Westside, including Downtown Santa Monica, Culver City, UCLA and Metro E Line connections. Current listing data reports a Walk Score of 92 (Walker's Paradise) and a Bike Score of 89 (Very Bikeable).

FRONT RESIDENCE - 767 SUNSET AVE

2 BEDROOMS | 1 BATH



CLASSIC VENICE CHARACTER

The front residence is a charming 2-bedroom, 1-bath home filled with natural light and classic Venice character. Hardwood floors and a welcoming front porch create a warm residential feel, while mature landscaping, a private front yard and a secluded rear patio provide multiple outdoor spaces to enjoy.

HARDWOOD FLOORS | CENTRAL HVAC | INTERIOR LAUNDRY | EV CHARGING | GATED DRIVEWAY | DETACHED 2-CAR GARAGE

Private front yard + rear patio | Current rent: \$4,499/month

REAR RESIDENCE - 769 SUNSET AVE

2 BEDROOMS | 1 BATH



PRIVATE BUNGALOW + GARDEN SETTING

Privately positioned toward the rear of the property, this 2-bedroom, 1-bath California bungalow offers an updated interior and tranquil garden setting. Hardwood floors, a newer kitchen and updated bath create a clean contemporary feel, while the private side entrance, separate backyard and detached converted garage/flex space add flexibility and separation.

NEWER KITCHEN | UPDATED BATH | HARDWOOD FLOORS | CENTRAL HVAC | EXTERIOR LAUNDRY | GARDEN + POND

Private side entrance | Separate backyard | Converted garage/flex space | Current rent: \$4,500/month

FINANCIAL SUMMARY

MLS-SOURCED FIGURES



FINANCIAL INDICATORS

LIST PRICE	\$2,200,000
GROSS INCOME	\$107,988
TOTAL EXPENSE	\$35,104
NOI	\$72,863
CAP RATE	3.31%
GRM	20.37

RENT ROLL

767 Sunset Ave 2BR / 1BA	\$4,499
769 Sunset Ave 2BR / 1BA	\$4,500
TOTAL MONTHLY RENT	\$8,999

TAX & ASSESSMENT INFORMATION

Assessed Land Value (MLS)	\$1,976,760	Assessed Total Value (MLS)	\$2,288,880
Assessed Improvement Value (MLS)	\$312,120	MLS tax-total field is blank; verify current tax bill independently.	

OPERATING NOTES

- Owner pays gardener and water; tenants pay gas, electric, trash and cable TV per MLS.
- Actual gross income shown in MLS: \$107,988. Actual rent total shown in MLS: \$107,988.
- Financial figures are for marketing convenience and should be independently verified by buyer and advisors.

INCOME SNAPSHOT

Gross Annual Income		\$107,988
NOI		\$72,863
Total Expenses		\$35,104

RENT COMPARABLES

RECENT 2-BEDROOM VENICE LEASES



SUBJECT - 767

\$4,499

SUBJECT - 769

\$4,500

COMP AVG. LEASE RENT

\$4,416

ADDRESS	BR/BA	SF	ASKING	LEASED
608 7th Ave	2/1	650	\$3,295	\$3,295
525 Broadway St #3	2/1	780	\$4,200	\$4,000
635 Westminster Ave #3	2/1	825	\$4,400	\$4,400
840 Brooks Ave	2/1	747	\$4,800	\$4,800
825 Broadway St #1	2/2	850	\$4,800	\$4,800
1037 Pleasantview #A	2/1	900	\$5,200	\$5,200

MARKET CONTEXT

The comparable set provided includes recent 2-bedroom Venice leases from approximately \$3,295 to \$5,200 per month, with an average leased rent of approximately \$4,416. The subject's current rents of \$4,499 and \$4,500 per month are within this recent comp range. Differences in location, size, condition, parking, outdoor space and lease terms can materially affect rent.



SUBJECT PARCEL

APN 4240-017-073 | LARD1.5 zoning | Approx. 5,797 SF lot. Plat shown for general orientation only; buyer to verify boundaries, dimensions, zoning and development rights.

VENICE, CALIFORNIA

COASTAL LOCATION + WESTSIDE ACCESS



VENICE BEACH



VENICE CANALS



MARINA DEL REY

LOCATION | LIFESTYLE | EMPLOYMENT ACCESS

Located in Venice's Oakwood neighborhood, the property combines a residential setting with convenient access to Venice Beach, Abbot Kinney Boulevard, Rose Avenue, the Venice Canals and Marina del Rey. The Westside location also provides connectivity to Santa Monica, Playa Vista, Culver City and LAX, as well as major technology, media, entertainment and creative-industry employment centers.

TRANSPORTATION

Big Blue Bus Route 18, Culver City Bus connections and access to the Metro E Line. Walk Score: 92. Bike Score: 89.

LIFESTYLE

Nearby beaches, bike paths, surfing, outdoor recreation, cafes, restaurants, boutiques and the pedestrian-oriented atmosphere of Abbot Kinney and Rose Avenue.

EMPLOYMENT CORRIDOR

Convenient access to Culver City, Playa Vista / Silicon Beach and LAX-area employers, including technology, media, entertainment and creative industries.



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840 Apollo Street, Suite 100, El Segundo, CA 90245

pacificpropertiesrealtygroup.com

PRIVATE SHOWINGS

Call Johan Cisneros at 323-547-8094

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Information deemed reliable but not guaranteed. Buyer to independently verify all information.