

718-720 Hampton Drive



Venice Live/Work Bungalows

718-720 Hampton Drive, Venice CA 90291

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Here's your chance to own a unique 2-building live/work gem in one of LA's most vibrant corridors. **Muselli Commercial Realtors** is proud to present 718-720 Hampton Drive—not 1, but 2 stylish and flexible properties comprising of approximately 2,126 sq ft on rare 5,875 square foot corner lot.

The property is being sold as a package compound of 718 Hampton (APN: 4286-008-009) + 720 Hampton (4286-008-010).

This versatile compound is ideal for office use, showroom, studio, or inspiring home base OR, consider living in one property while renting the other for passive income, or renting both for the ultimate investment opportunity— whatever your vision, the possibilities are endless! Just minutes from top dining, shopping, and the beach, the location couldn't be better.

Delivered vacant and ready to show—come make it yours! **DO NOT DISTURB OCCUPANT**

Size	<p>718 Hampton Drive - 1,088 Square Feet. 720 Hampton Drive -1,038 Square Feet. Total is approximately 2,126 Square Feet.</p> <p>5,875 Square Foot Corner Lot</p> <p>Buyer is advised to independently verify the accuracy of all information through professional inspection.</p>
Asking Price	\$3,200,000
Highlights:	<p>Open concept space 4 private offices, 2 full baths, 2 full kitchens Gated perimeter Flooded with natural light Hardwood floors throughout Front and back yard space Built in 1953</p>
Parking	6 striped parking spaces
Zoning	LAC2



Area Demographics

Radius	2 Miles	5 Miles	10 Miles
2024 Household	73,039	285,895	854,800
Median Household Income	\$100,334	\$106,573	\$78,891
Daytime Employees	127,013	581,514	1,199,274
Vehicular Traffic	457,917 within .19 miles of the property. Data from 2022 survey.		



About Venice Beach, California



Venice Beach, California is one of Los Angeles' most iconic and eclectic coastal neighborhoods. Founded in 1905 by tobacco millionaire Abbot Kinney as a seaside resort inspired by Venice, Italy, the area quickly gained fame for its charming canals, vibrant boardwalk, and bohemian spirit.

Today, Venice remains a hub of creativity and counterculture, attracting artists, musicians, skaters, and free spirits from around the world. Its historic beachfront promenade is alive with street performers, colorful murals, and a mix of local vendors, boutiques, and restaurants that reflect the neighborhood's unique personality.

Beyond the beach, Venice is known for its architectural diversity, from quaint craftsman homes and modernist masterpieces to the picturesque canals that still wind through the residential core.

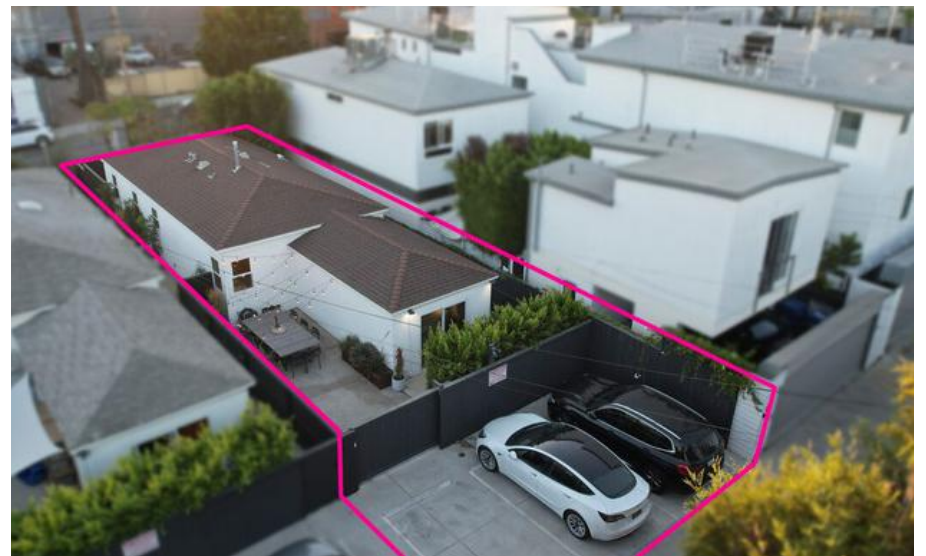
Abbot Kinney Boulevard, often dubbed "the coolest block in America," is the neighborhood's stylish spine—lined with trendsetting shops, award-winning restaurants, and innovative galleries.

Whether you're drawn by the surf and skate scene, the art and culture, or the people-watching and sunset views, Venice Beach offers a distinctive slice of Southern California life that's both laid-back and electric.

718 Hampton Drive: Interior Photos



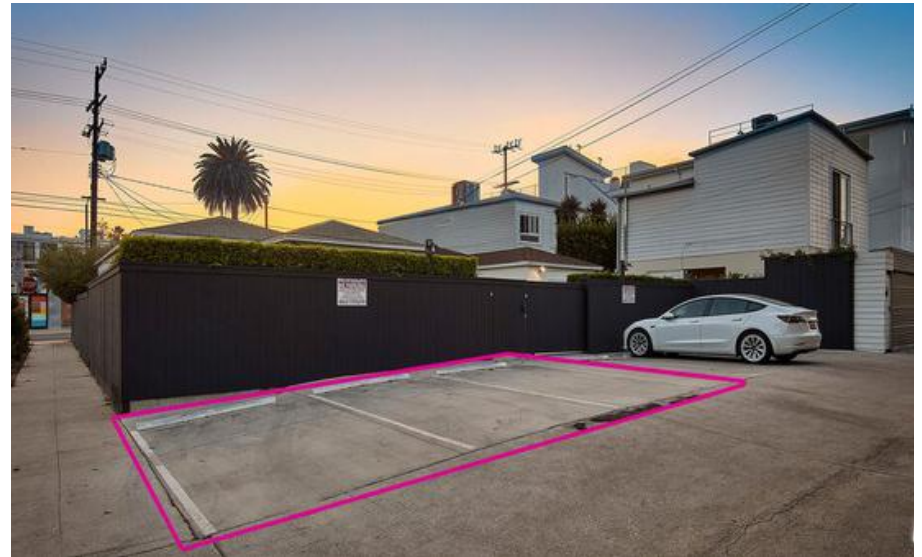
718 Hampton Drive: Exterior Photos



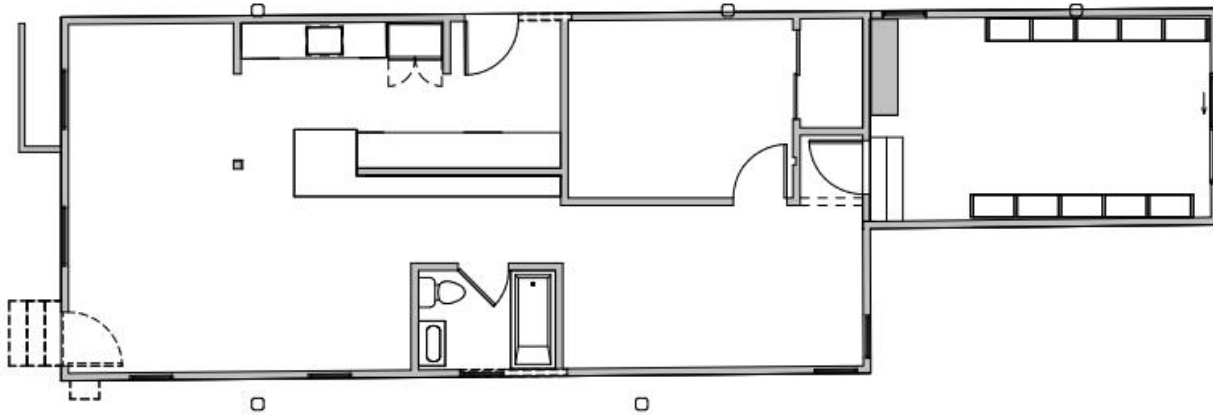
720 Hampton Drive: Interior Photos



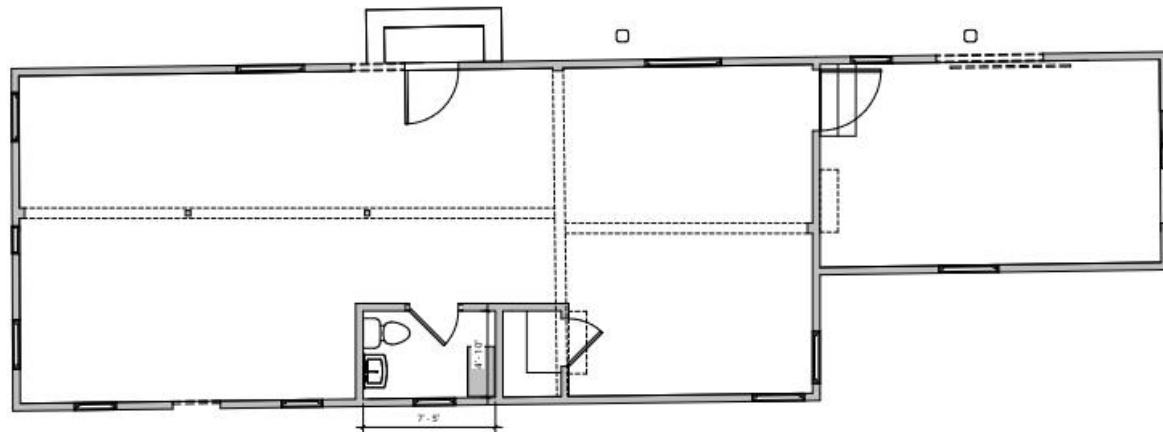
720 Hampton Drive: Exterior Photos



Floor Plan



718 Hampton Drive



720 Hampton Drive

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have been supplied by the ownership and have not, and will not, be verified by Muselli Commercial Realtors. All Parties are advised to conduct an independent investigation to verify all information.