NOW PRE-LEASING · SUMMER 2026

THE MARLOWE

VENICE BEACH, CALIFORNIA

Unit Mix · Floor Plans · Lease Pricing

LUXURY RESIDENCES · ROOFTOP LOUNGE · WELLNESS STUDIO · SAUNA · COFFEE & JUICE BAR · OUTDOOR LOUNGING & WORKSPACES



50	4	21	$3,300
RESIDENCES + 2 BMR	HOME TYPES	FLOOR PLANS	STARTING / MONTH

1808 Lincoln Blvd · Venice, CA 90291

Listed exclusively by Pardee Properties
leasing@themarlowevenice.com · marlowevenice.com · (310) 402.4014 (call or text)

Unit Mix & Lease Pricing

50 residences + 2 BMR
4 home types · 21 floor plans

28 Studios

6 LAYOUTS

LEASE RANGE $3,300 – $6,000

F G N T B H

06 Two Bedroom

4 LAYOUTS

LEASE RANGE $7,495 – $8,750

J R M V

14 One Bedroom

9 LAYOUTS

LEASE RANGE $5,300 – $6,300

L E K BMR P BMR I Q A D C

02 Three Bedroom

2 LAYOUTS

LEASE RANGE $9,500 – $10,000

S U

NOTES

Units K & P are income-qualified affordable (BMR) homes. Square footages are approximate. Founding Member incentives available for a limited time. Pricing and availability subject to change without notice.

EQUAL HOUSING OPPORTUNITY

Founding Member Pricing

Current availability
Monthly & net effective rent

6 Weeks	$1,000	$200
FREE ON A 12-MONTH LEASE	LOOK & LEASE	EREWHON GIFT CARD

Studios

28 HOMES AVAILABLE

UNIT	MONTHLY	NET EFFECTIVE
Unit 203	~~$3,800~~	$3,325
Unit 204	~~$3,300~~	$2,888
Unit 206	~~$3,300~~	$2,888
Unit 208	~~$3,300~~	$2,888
Unit 209	~~$4,750~~	$4,156
Unit 210	~~$3,300~~	$2,888
Unit 211	~~$4,500~~	$3,938
Unit 213	~~$4,750~~	$4,156
Unit 304	~~$3,600~~	$3,150
Unit 306	~~$3,600~~	$3,150
Unit 307	~~$4,750~~	$4,156
Unit 308	~~$3,600~~	$3,150
Unit 309	~~$4,750~~	$4,156
Unit 310	~~$3,600~~	$3,150
Unit 311	~~$5,000~~	$4,375
Unit 313	~~$3,500~~	$3,063
Unit 315	~~$3,500~~	$3,063
Unit 403	~~$3,700~~	$3,238
Unit 404	~~$4,250~~	$3,719
Unit 406	~~$3,700~~	$3,238
Unit 407	~~$5,000~~	$4,375
Unit 408	~~$3,700~~	$3,238
Unit 409	~~$5,000~~	$4,375
Unit 411	~~$5,000~~	$4,375
Unit 502	~~$3,900~~	$3,413
Unit 503	~~$5,500~~	$4,813
Unit 504	~~$3,900~~	$3,413
Unit 506	~~$3,900~~	$3,413

NET EFFECTIVE REFLECTS 6 WEEKS FREE ON A 12-MONTH LEASE

Founding Member Pricing

One · Two · Three
Bedroom availability

One Bedrooms

12 HOMES AVAILABLE

UNIT	MONTHLY	NET EFFECTIVE
Unit 201	~~$5,500~~	$4,813
Unit 202	~~$5,300~~	$4,638
Unit 207	~~$5,950~~	$5,206
Unit 212	~~$6,100~~	$5,338
Unit 214	~~$5,600~~	$4,900
Unit 301	~~$5,600~~	$4,900
Unit 312	~~$6,200~~	$5,425
Unit 314	~~$6,100~~	$5,338
Unit 401	~~$5,800~~	$5,075
Unit 405	~~$6,300~~	$5,513
Unit 410	~~$6,000~~	$5,250
Unit 412	~~$5,800~~	$5,075

Two Bedrooms

4 HOMES

UNIT	MONTHLY	NET EFF.
Unit 215	~~$7,195~~	$6,296
Unit 305	~~$8,295~~	$7,258
Unit 413	~~$7,795~~	$6,821
Unit 507	~~$8,750~~	$7,656

Three Bedrooms

2 HOMES

UNIT	MONTHLY	NET EFF.
Unit 501	~~$9,500~~	$8,313
Unit 505	~~$10,000~~	$8,750

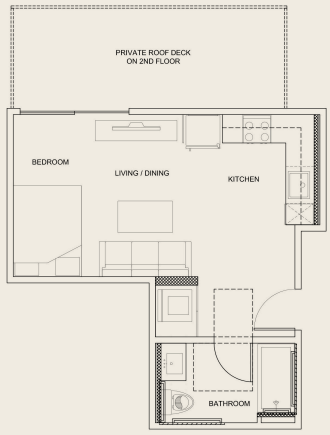
FOUNDING MEMBER OFFER

6 weeks free on a 12-month lease · $1,000 Look & Lease · $200 Erewhon gift card. Net effective rent reflects the 6 weeks free amortized across a 12-month term. Pricing and availability subject to change without notice.

Studios

28 HOMES · 6 LAYOUTS · 405–546 SF

LEASE RANGE
$3,300 – $6,000

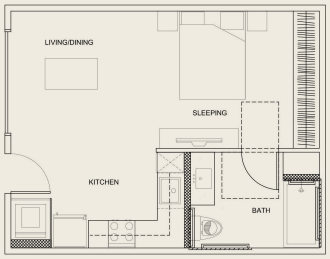


Unit F

$3,300–6,000

Studio · 405 SF

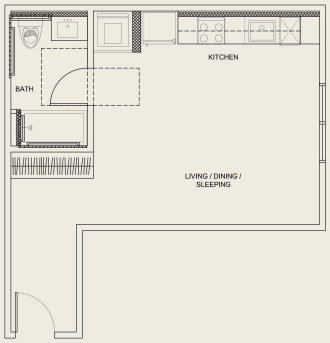
ROOF DECK



Unit G

$3,300–6,000

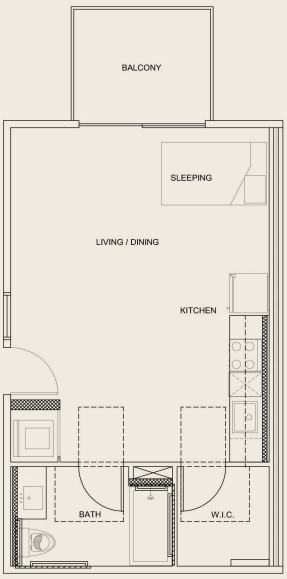
Studio · 455 SF



Unit N

$3,300–6,000

Studio · 455 SF

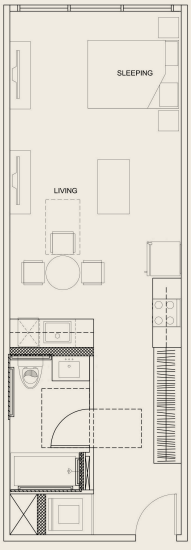


Unit T

$3,300–6,000

Studio · 479 SF

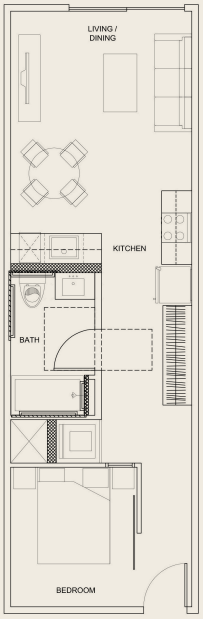
BALCONY



Unit B

$3,300–6,000

Studio · 512 SF



Unit H

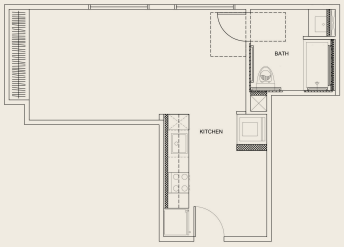
$3,300–6,000

Studio · 546 SF

One Bedroom

14 HOMES · 9 LAYOUTS · 448–689 SF

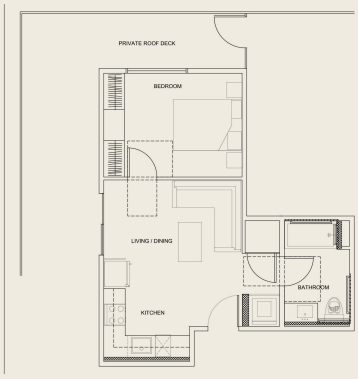
LEASE RANGE
$5,300 – $6,300



Unit L

$5,300–6,300

1 Bed · 448 SF

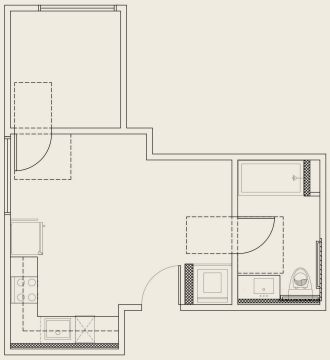


Unit E

$5,300–6,300

1 Bed · 504 SF

ROOF DECK

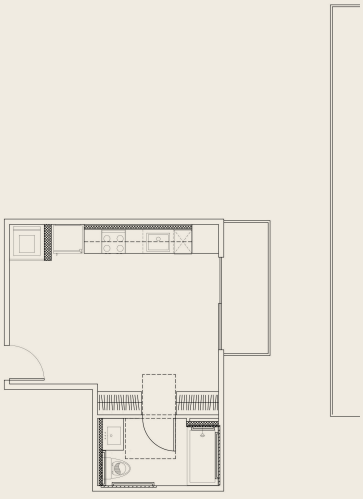


Unit K

$5,300–6,300

1 Bed · 530 SF

AFFORDABLE · BMR

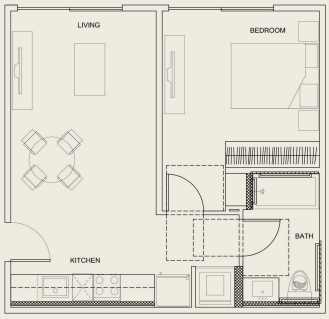


Unit P

$5,300–6,300

1 Bed · 530 SF

AFFORDABLE · BMR



Unit I

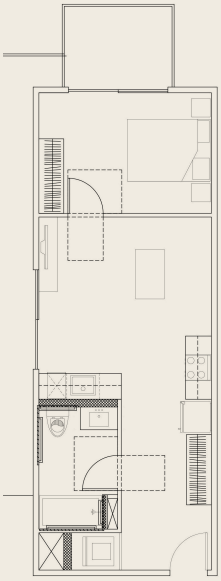
$5,300–6,300

1 Bed · 567 SF

One Bedroom

CONTINUED · LARGEST LAYOUTS

LEASE RANGE
$5,300 – $6,300

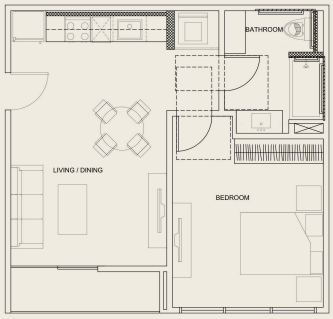


Unit Q

$5,300–6,300

1 Bed · 573 SF

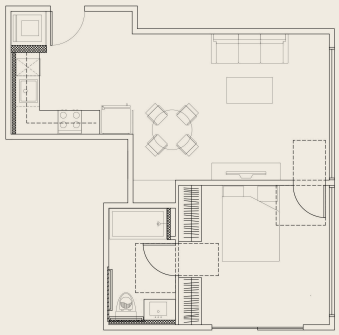
BALCONY



Unit A

$5,300–6,300

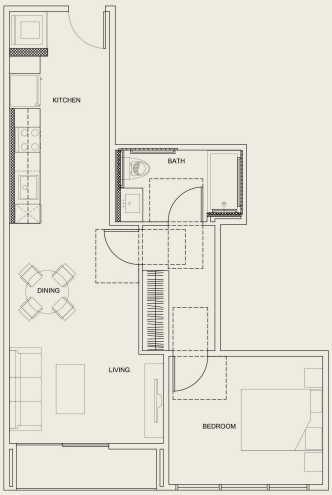
1 Bed · 608 SF



Unit D

$5,300–6,300

1 Bed · 617 SF



Unit C

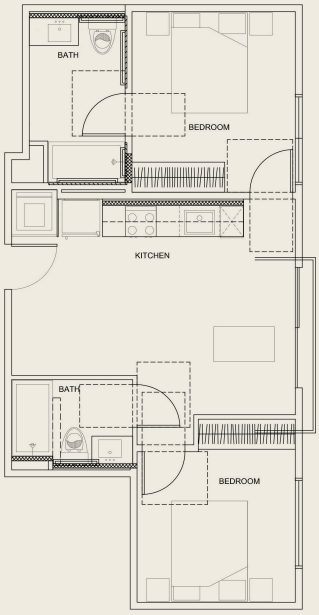
$5,300–6,300

1 Bed · 689 SF

Two Bedroom

6 HOMES · 4 LAYOUTS · 699–1,306 SF

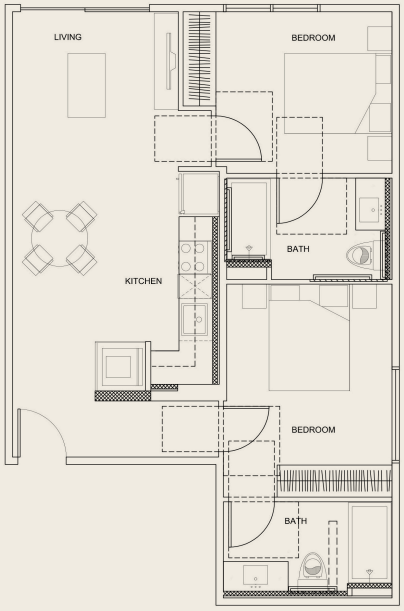
LEASE RANGE
$7,495 – $8,750



Unit J

$7,495–8,750

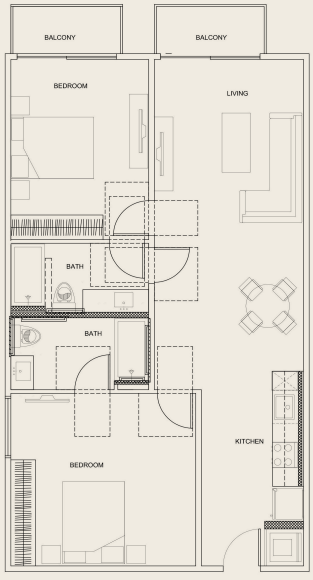
2 Bed · 699 SF



Unit R

$7,495–8,750

2 Bed · 788 SF

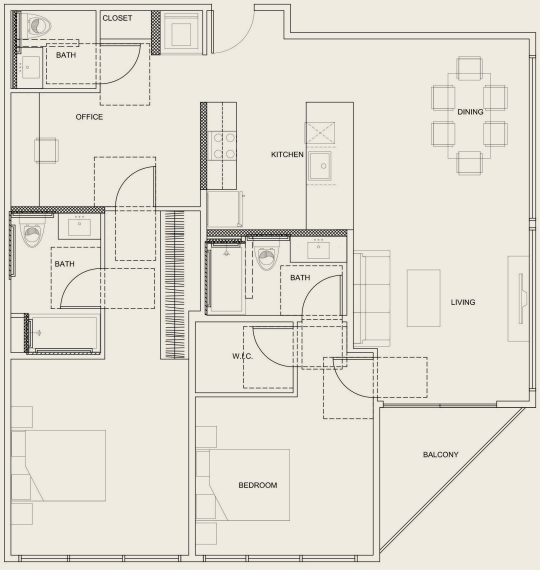


Unit M

$7,495–8,750

2 Bed · 1,018 SF

2 BALCONIES



Unit V

$7,495–8,750

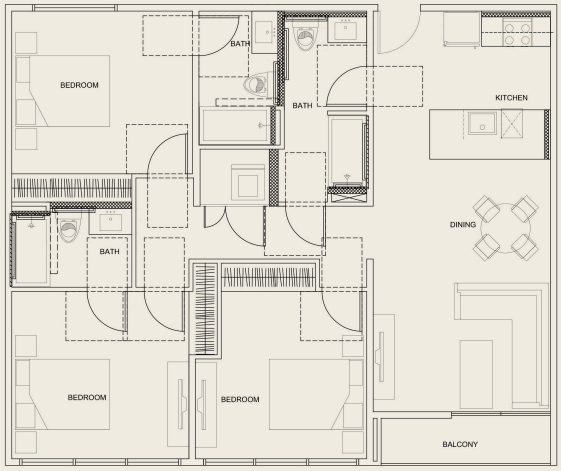
2 Bed · 1,306 SF

BALCONY
OFFICE

Three Bedroom

2 HOMES · 2 LAYOUTS · 1,268–1,305 SF

LEASE RANGE
$9,500 – $10,000

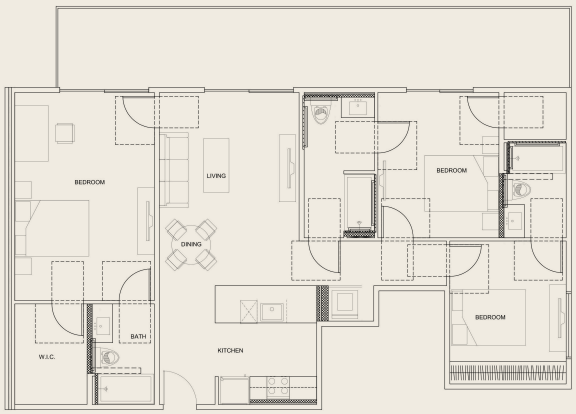


Unit S

$9,500–10,000

3 Bed · 1,268 SF

BALCONY



Unit U

$9,500–10,000

3 Bed · 1,305 SF

BALCONY