

OWNER
Ralph Ziman

ARCHITECT/S
Design Universal

PROJECT TYPE/S
Adaptive Reuse, Renovation

SIZE
3,784 SF

LEVELS
2

LOS ANGELES, CA

78 Market

3,784 SF two-story core & shell building renovation featuring new foundations and structural framing, curtain wall and storefront glazing, exterior envelope improvements, and full MEP infrastructure for restaurant, spa, & future tenant build-outs.

78 Market is a 3,784 SF, two-story core-and-shell building renovation and vertical addition in Venice, California, designed to support future restaurant, spa, and high-end hospitality build-outs. The project transformed an existing one-story, approximately 2,150 SF medical office building through a **change of use and construction of a new second story**, establishing the architectural framework and building infrastructure required for its new hospitality program.

Scope included selective and structural demolition, including slab demolition at new footing locations and removal of the existing window system, followed by new foundations, CMU and structural framing, exterior envelope construction, and storefront and curtain wall glazing. New electrical distribution, plumbing, and mechanical infrastructure was installed to support future kitchen, bar, restaurant, and spa operations.

Exterior improvements included modifications to the curtain wall and fire shutter systems and the addition of new windows. The team also coordinated owner-furnished furniture, fixtures, and equipment and managed an extended design-development process that included a mid-project electrical distribution system upgrade.

Located along Venice's constrained Market Street corridor, the project required careful logistics to navigate a tight urban footprint, no lay-down area, limited street access, and ongoing pedestrian and neighboring-business activity.