

# 245 MAIN STREET, VENICE, CA 90291

## NON VENTED FOOD USE/RETAIL SPACE



# FOR LEASE

**SIZE:** Approximately 1,150 SF

**RATE:** \$4.95 per SF per month,  
NNN (NNN estimated to be  
\$1.25 per SF per month)

**TERM:** 5 - 10 Years

**PARKING:** In excess of 200  
parking spaces on site

**AVAILABLE:** Immediately

- Former ice cream shop, can also be used as a retail space
- Heavy foot and auto traffic
- High ceilings
- Located on trendy Main Street with numerous amenities nearby including restaurants, banks, convenience stores, various retailers and the beach
- High income area with strong demographics & eclectic mix of retailers



**RAFAEL PADILLA**  
310.395.2663 x102  
RAFAEL@PARCOMMERCIAL.COM  
Lic# 00960188

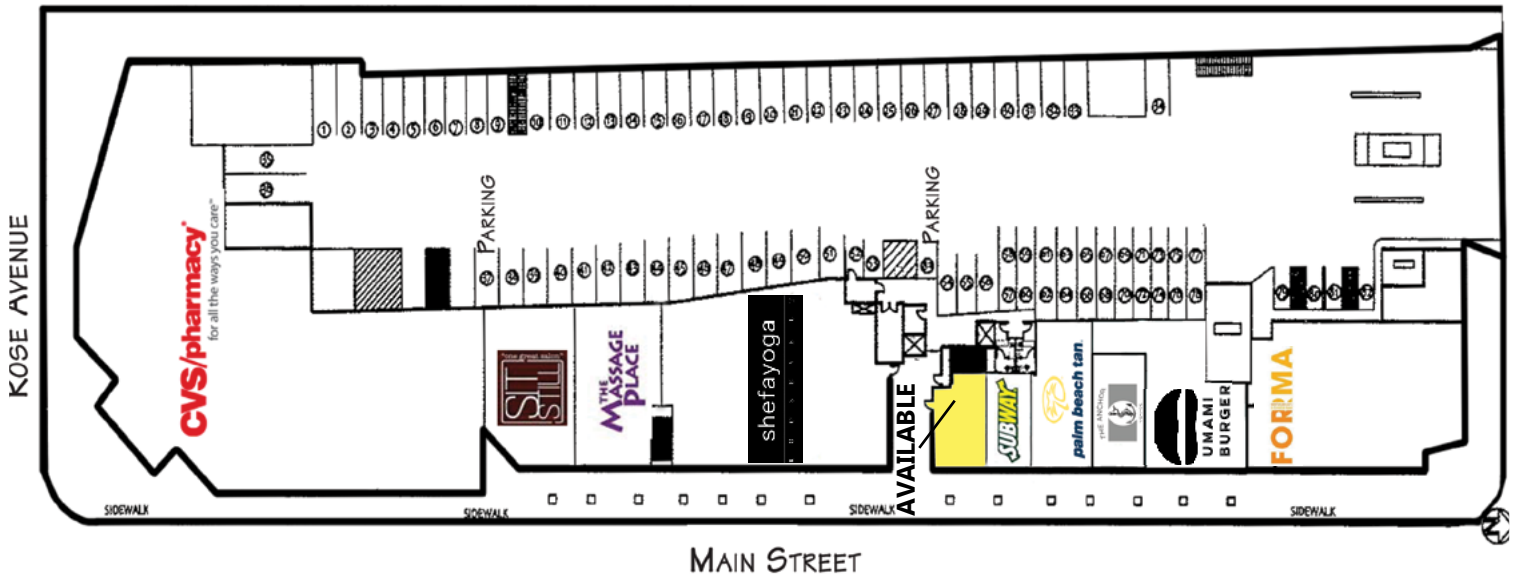
**GREG ECKHARDT**  
310.395.2663 x101  
GECKO@PARCOMMERCIAL.COM  
Lic# 01068613

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • [www.parcommercial.com](http://www.parcommercial.com)

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# SITE PLAN & DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2010 Census	29,916	169,383	412,273
2021 Estimated	30,014	178,136	441,895
2026 Projection	29,733	178,001	443,049
Percent w/ college degree or higher	61%	59%	60%
<b>Households</b>			
2021 Estimated Total HH	16,165	90,726	209,402
HH Growth 2010-2021	1.20%	3.98%	6.07%
Owner Occupied	3,864	28,792	73,285
Renter Occupied	12,301	61,934	136,118
Avg Household Income	\$133,344	\$139,057	\$135,292
Avg Household Size	1.80	1.90	2.00
2021 Median Home Value	\$1,081,118	\$1,059,219	\$1,048,993



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