

RESTAURANT SPACE

202 MAIN STREET, UNIT B
Venice, CA 90291

FOR LEASE



STUNNING RESTAURANT SPACE WITH PATIO
IDEAL FOR PIZZA & FAST CASUAL CONCEPTS



JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

202 MAIN STREET, UNIT B, VENICE, CA 90291

SIZE: Approximately 800 square feet with front entrance and patio

RATE: \$9,000 per month, Modified Gross (Net of utilities and janitorial)

PARKING: Ample street parking

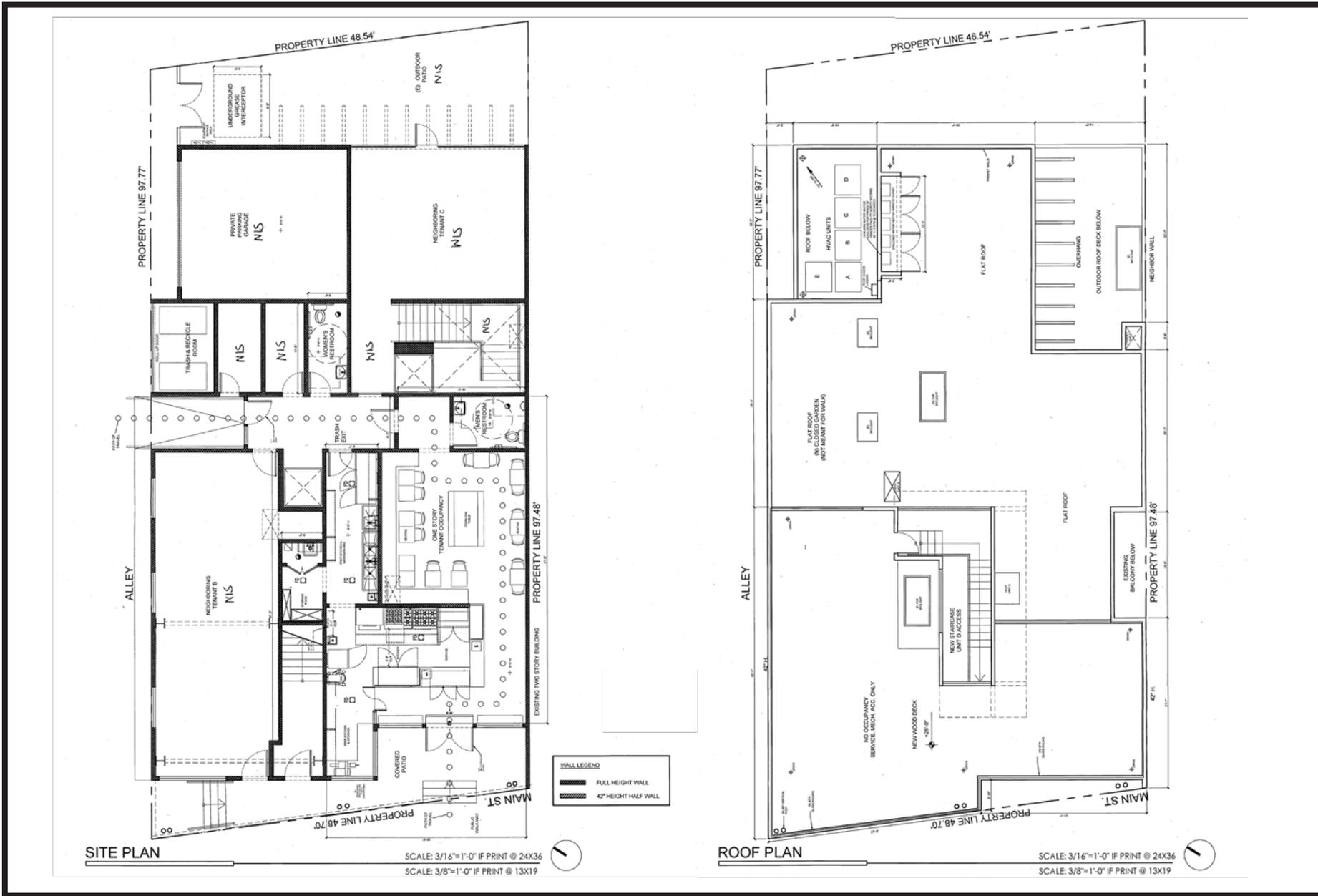
TERM: 5 - 10 years

AVAILABLE: Immediately

- Landlord will furnish the CUP for beer wine
- Heavy foot and auto traffic along Main Street shopping and restaurant district
- Close to the beach, borders the City of Santa Monica
- Adjacent to many restaurants on Rose Avenue & Abbot Kinney Blvd
- Landlord to deliver in the vanilla shell including shaft for the hood, ADA approved bathrooms and grease trap
- Additional entrance on the side of the building for all deliveries



SITE PLAN

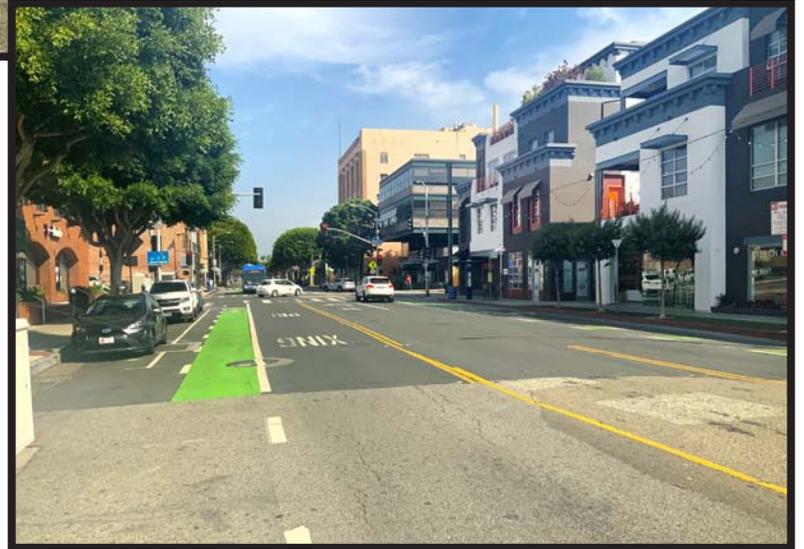
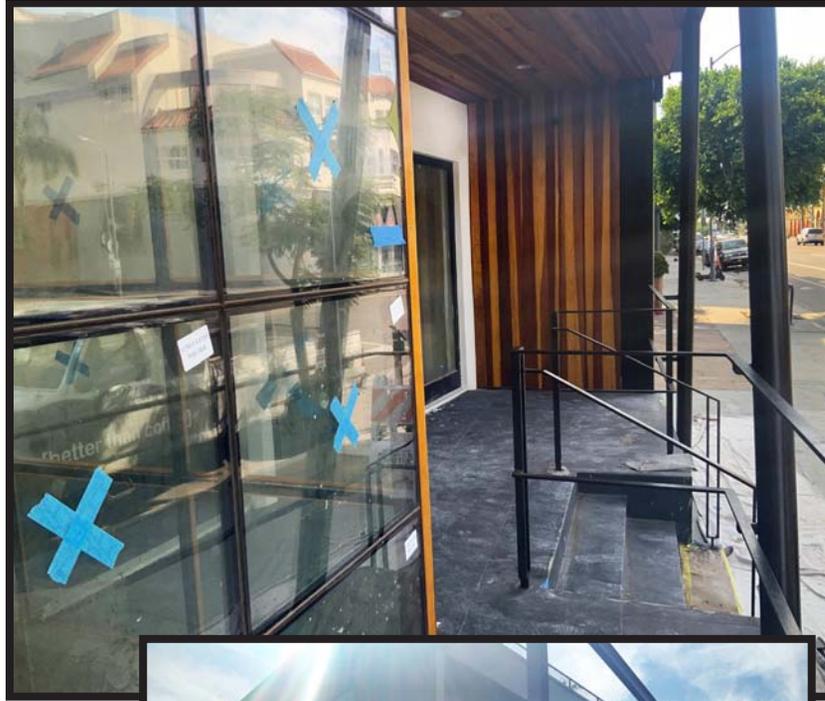


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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

PROPERTY PHOTOS



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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.

