

**1811-A OCEAN FRONT WALK  
Venice, CA 90291**

RETAIL SPACE  
**FOR LEASE**



**PLEASE DO NOT  
DISTURB TENANT**

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

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

# 1811 Ocean Front Walk, Venice, CA 90291

**SIZE:** Approximately 800 square feet of retail space

**PARKING:** Beach parking plus some street parking

**KEY FEE:** \$18,500

**TERM:** 5 years

Year one, \$7000 modified gross lease

Year two, \$7500 modified gross lease

Year three, \$8000 modified gross lease

Years four and five, 3% increase each year

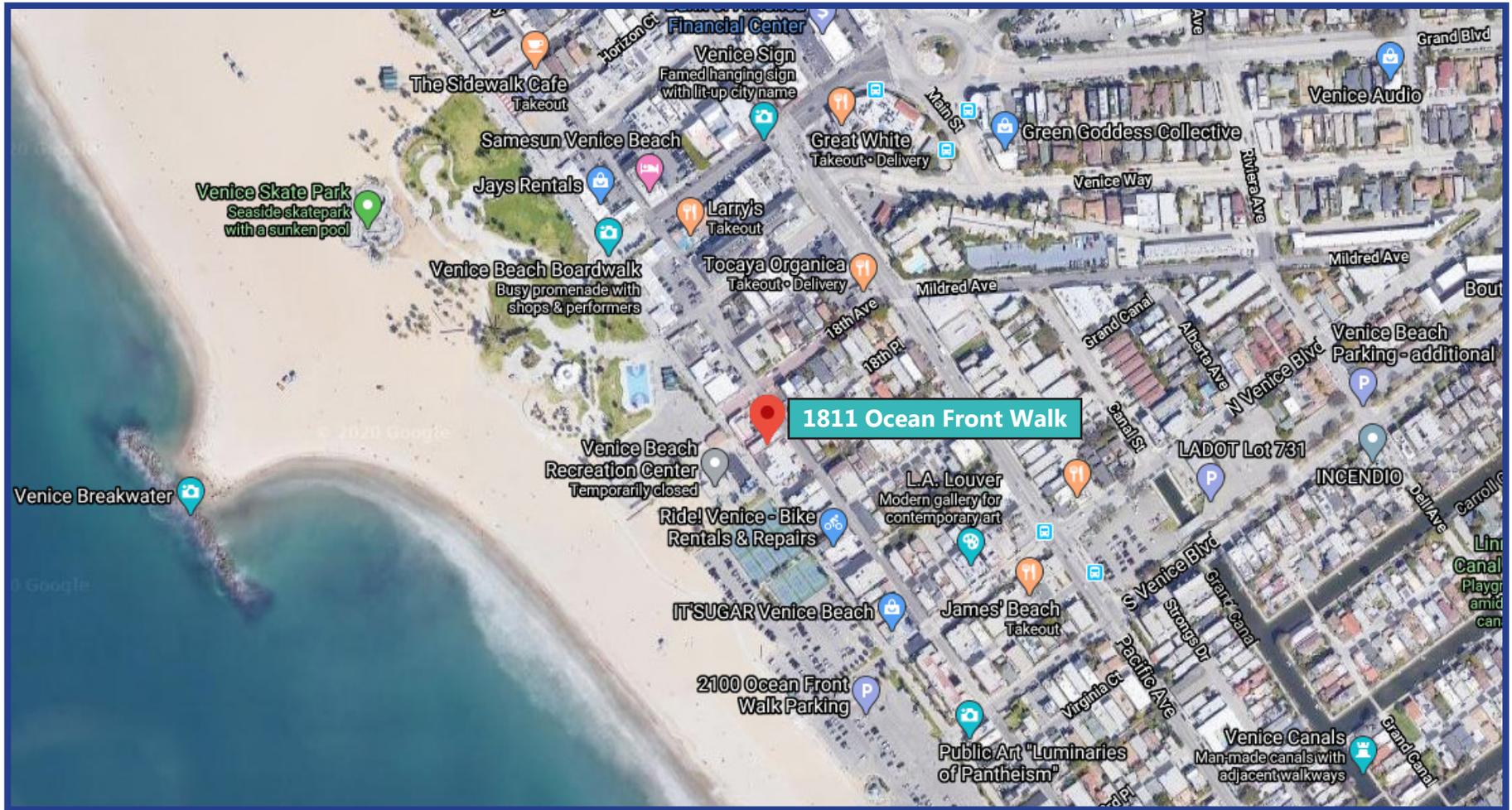
**Located on the Venice Beach Boardwalk staring at the Pacific Ocean and World Famous Muscle Beach!**

- Retail storefront available
- Bring your concepts
- Location is one of the best foot traffic and tourist spots in Southern California



# 1811 Ocean Front Walk, Venice, CA 90291

PROPERTY  
MAPS



www.parcommercial.com

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

**RUDY QUINTANAR**  
310.395.2663 X128  
RUDY@PARCOMMERCIAL.COM  
LIC# 00912513

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.

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.

