

*1809 Ocean Front Walk  
Venice, CA 90291*



**BUSINESS OPPORTUNITY:  
RESTAURANT**

**FOR SALE**



**JOHN MOUDAKIS**  
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# Property Characteristics

**SIZE:** Approximately 800 square feet with small hood and a walk in refrigerator

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

**ASKING PRICE:** \$85,000

**CURRENT RENT:** \$9,250 per month, MG  
(Tenant pays utilities)

**LEASE:** Four years left on the lease

## 1809 Ocean Front Walk, Venice, CA 90291

*Located right in front of the world famous Muscle Beach at the Ocean front Boardwalk!*

- Looking for “hands on” business owners only
- Seller may consider potential partnership as well
- Walk up window
- Ideal space for most any type of successful food concepts such as Mediterranean, pizza, Mexican food, etc.

- Principals only
- Serious and experienced operators; please call or email agent for appointment
- Location is one of the best foot traffic and tourist spots in Southern California



[www.parcommercial.com](http://www.parcommercial.com)

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.

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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.

