

325 OCEAN FRONT WALK, VENICE, CA 90291

FOR LEASE

*CORNER RESTAURANT
AVAILABLE ON THE WORLD
FAMOUS VENICE BEACH!*



RAFAEL PADILLA • 310-395-2663 x102
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Bike to work...

Surf at lunch.....

Walk to dinner.....



SIZE: Approximately 1,750 square foot

RATE: \$17,500 per month, NNN (NNN estimated to be \$3,600 per month)

PARKING: Large public parking lot in front

AVAILABLE: Immediately

TERM: 5 - 10 years

- Great corner identity
- High identity location
- Heavy foot traffic
- Large public parking lot in front
- Great demographics
- Walking distance from Santa Monica Pier

AERIAL MAP

CENTURY CITY

DOWNTOWN
LOS ANGELES

MAIN STREET

PACIFIC AVENUE

ROSE AVENUE

325 OCEAN FRONT WALK

OCEAN FRONT WALK

SANTA MONICA

VENICE BEACH

The Waterfront
Venice

AIR Venice

Venice Ale
House

Boardwalk
Skate & Surf

Dudley Market

The Cadillac
Hotel

Venice Suites

Tatnic Boutique

Fig Tree BB Cafe

Pacific Jewish
Center

Oceana's
Beach Booth



PAR
COMMERCIAL BROKERAGE

www.parcommercial.com

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VENICE, CA

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.

