

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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# 325 OCEAN FRONT WALK VENICE, CA 90291

*Bike to work...*

*Surf at lunch.....*

*Walk to dinner.....*



**SIZE:** Approximately 1,750 square foot

**RATE:** \$16,500 per month, NNN (NNN estimated to be \$4,700 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

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# AERIAL MAP

CENTURY CITY

DOWNTOWN  
LOS ANGELES

MAIN STREET

PACIFIC AVENUE

ROSE AVENUE

325 OCEAN FRONT WALK

DUDLEY COURT

The Waterfront Venice

AIR Venice

Venice Ale House

Dudley Market

The Cadillac Hotel

Venice Suites

Pacific Jewish Center

Fig Tree BB Cafe

Tiatnic Boutique

Oceana's Beach Booth

Boardwalk Skate & Surf

OCEAN FRONT WALK

SANTA MONICA

VENICE BEACH



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COMMERCIAL BROKERAGE

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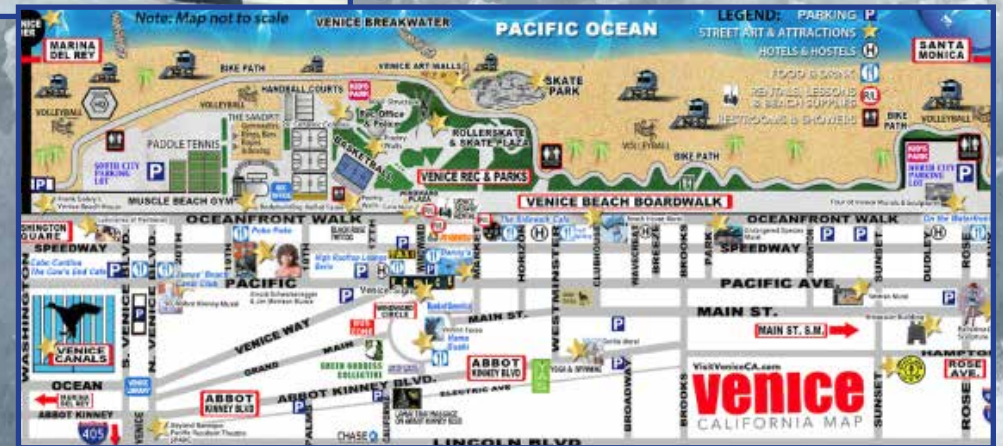
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# VENICE, CA

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.



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