

235 MAIN STREET • Venice, CA 90291

2ND GENERATION RESTAURANT SPACE

FOR LEASE



RAFAEL PADILLA
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LIC# 00960188

GREG ECKHARDT
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235 Main Street, Venice, CA 90291

SIZE: Approximately 2,869 square feet

RENT: \$5.25 per square foot per month, NNN
(NNN estimated to be \$1.25 per square foot per month)

TERM: 5-10 years

PARKING: In excess of 200 parking spaces on site

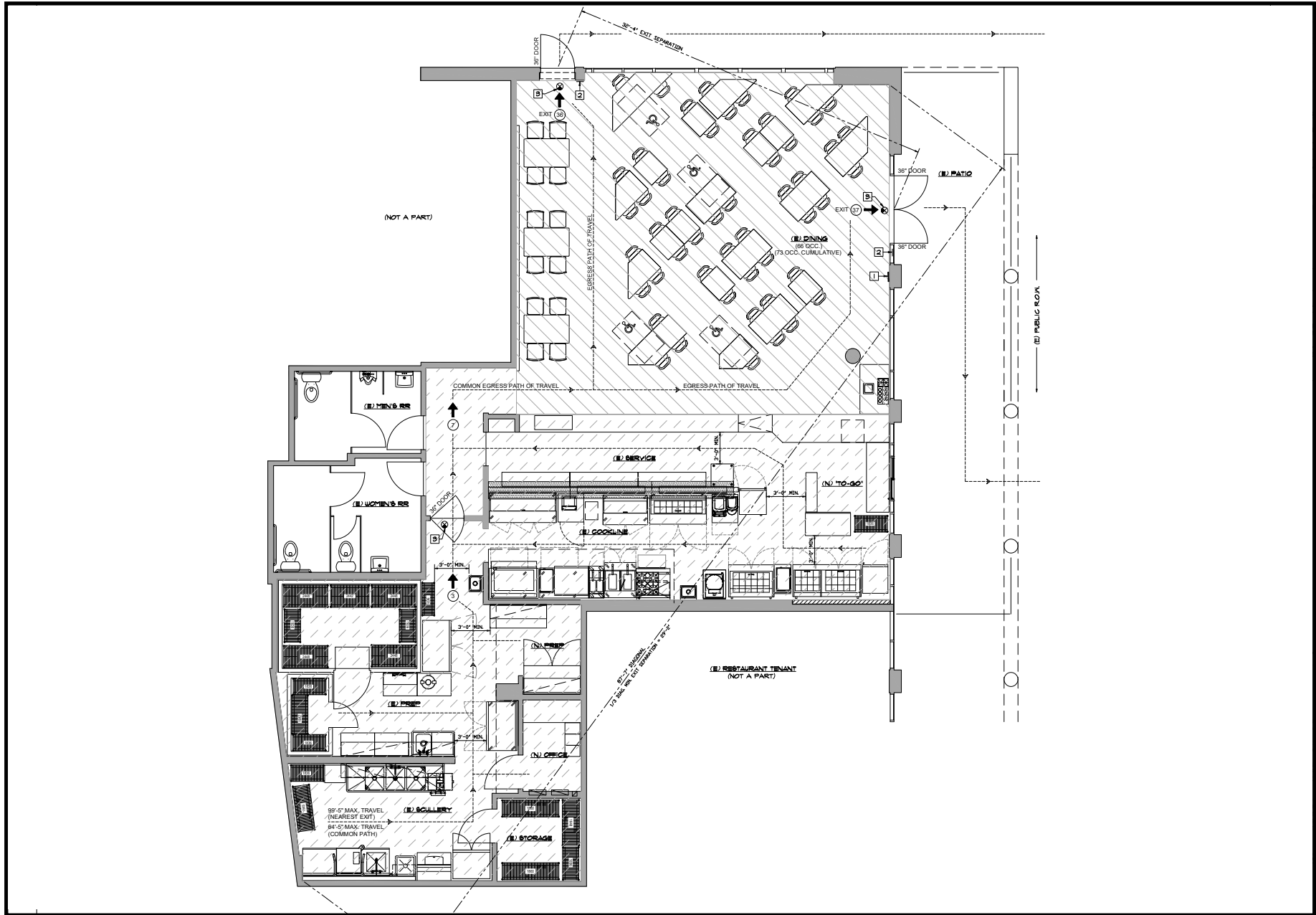
AVAILABLE: Immediately

- **Spacious restaurant with ample seating and patio**
- **Two blocks to Venice Beach**
- **18 foot hood**
- **Two handicap bathrooms**
- **Heavy foot and auto traffic counts in high income area**
- **Neighbors include Anchor Bar, Forma, Subway, Shefayoga, Gnarwhal Coffee Co., CVS and many more**



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FLOOR PLAN



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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. See it all from the famous Muscle Beach outdoor gym to the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

Just two blocks from the beach, lies Main Street. By day, it's lined with laid-back patio-lined cafés and indie boutiques that can easily fill an afternoon. In the evening, trendy restaurants & watering holes glow with a lively mix of options for nightlife lovers.

