

**1809 OCEAN FRONT WALK
Venice, CA 90291**

**BUSINESS OPPORTUNITY:
FAST FOOD WALK-UP WINDOW**



**PLEASE DO NOT
DISTURB TENANT**

FOR LEASE



**JOHN MOUDAKIS
310.395.2663 X116
JOHNM@PARCOMMERCIAL.COM
LIC# 01833441**

**TATIANA NIKISHINA
WEALTH MANAGERS
323.203.8149
LIC# 02081961**

1809 Ocean Front Walk, Venice, CA 90291

SIZE: Approximately 1,200 square feet of retail space

PARKING: Beach parking plus some street parking.
Parking in the rear for one car.

ASSET SALE: \$\$40,000.00

CURRENT RENT: \$9,527.00 per month, Modified Gross with
3% annual increases

LEASE: To be assigned

- **Presently in use and operating**
- **Fully entitled fast food walk-up window. Large walk-in refrigerator, 6' hood and fryers.**
- **Great storefront located on the Venice Beach Boardwalk right in front of Muscle Beach**
- **Location is one of the best foot traffic and tourist spots in Southern California**
- **Serious and experienced operators only**
- **Call or email agents for appointment**



PROPERTY PHOTOS



COMMERCIAL BROKERAGE

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KITCHEN PHOTOS



PAR
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PROPERTY MAPS



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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.



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