

SUBLEASE OPPORTUNITY

Inside the Popular Venice Colony Kitchens



411

LINCOLN BOULEVARD

LOS ANGELES, CA

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

PROPERTY FEATURES



RENT

\$10,000 per Month
+ Utilities
+ Share of Common Area Charges



KITCHEN #K7

12' Commercial Exhaust Hood
3-Compartment Sink
Hand Sink
Prep Sink
Private Walk-in Cooler
Kitchen Display System
(for order acceptance & ticket printing)



PARKING

Free On-site for Customers in the Rear



JOIN THESE AMAZING TENANTS



NEARBY AMENITIES



AREA OVERVIEW

VENICE OVERVIEW

Venice was the creation and dream of one man, Abbot Kinney. Kinney was an investor who built a sort of recreation of Venice, Italy including a massive system of canals and a huge entertainment complex that opened in 1905 and became very popular. The overly ambitious canals were mostly filled and made into streets in 1929. A few of the canals survive and are lined with funky, expensive, and architecturally diverse urban homes.

Kinney's huge Pacific Ocean Park entertainment complex survived until the mid-1960s, eventually succumbing to competition from Disneyland and others. The spirit of his seaside entertainment complex however, still pulses in Venice's captivating Boardwalk.

In the late '60s, Venice became a center for radical activism, including a Black Panther chapter, a Free Venice (from Los Angeles) movement and many other activities opposing various urban renewal plans. Venice, today, is a community in the throes of gentrification but maintains a strong identity and progressive political posture.

SURROUNDING NEIGHBORHOODS



VENICE BOARDWALK



The Venice Beach Boardwalk stretches over two (2) miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues. The Venice Beach Recreation Center offers various activities.

VENICE SKATE PARK



The Venice Beach Skatepark is a public skatepark located in Venice, Los Angeles. It opened in late 2009. It is also officially known as the Dennis "Polar Bear" Agnew Memorial Skatepark, named after famed Z-Boy skater Dennis Agnew. The 16,000 SF park is located near Ocean Front Walk street.

VENICE BOARDWALK MURALS



The Venice Art Walls are nestled in the heart of iconic Venice Beach. Southern Californians second most visited destination (only to Disneyland). Where the ocean meets art, culture, and everything else under the sun, there's never a dull day or other destination quite like it.

VENICE CANALS



The Venice Canals in Los Angeles County are one of the most unique things you can do during a day at the beach. The area is primarily a neighborhood of houses that line four canals about a quarter-mile long each.



DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	38,216	241,948	513,001
Estimated Households	18,946	117,880	238,032
Median Age	41	40	39.8

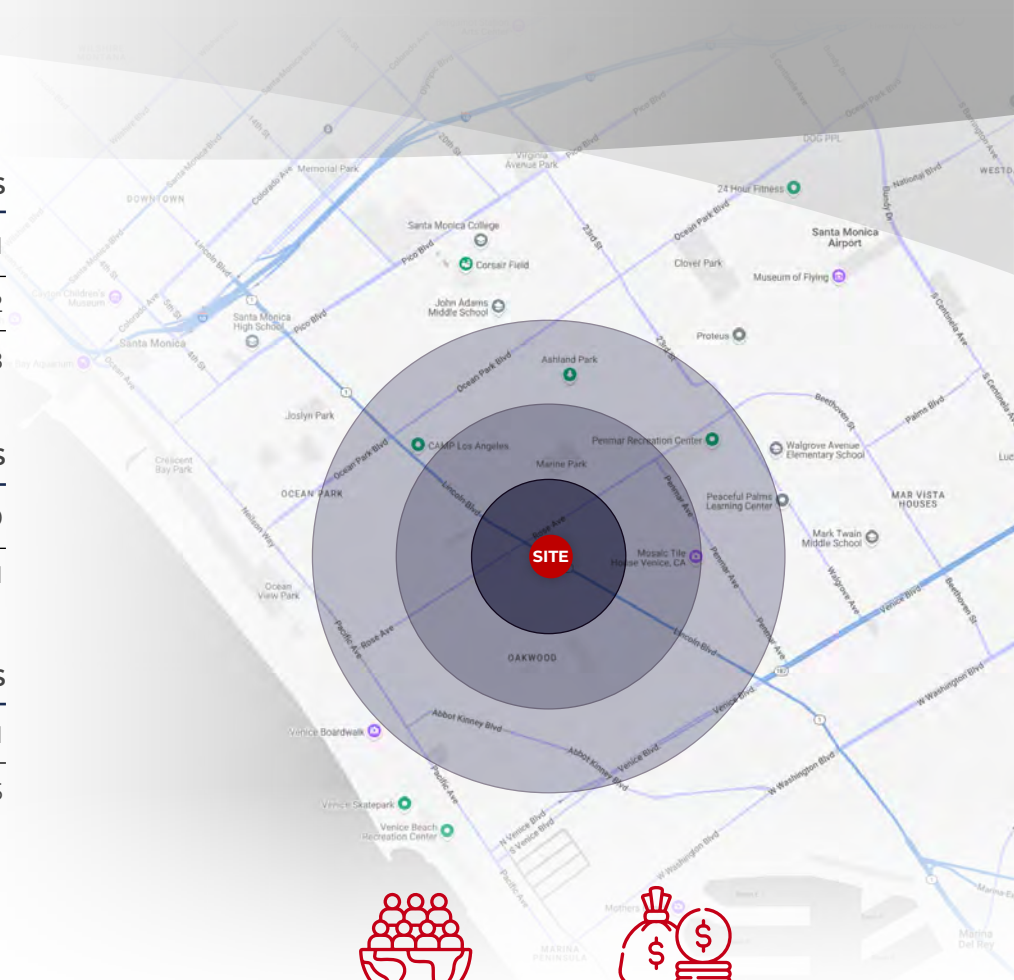
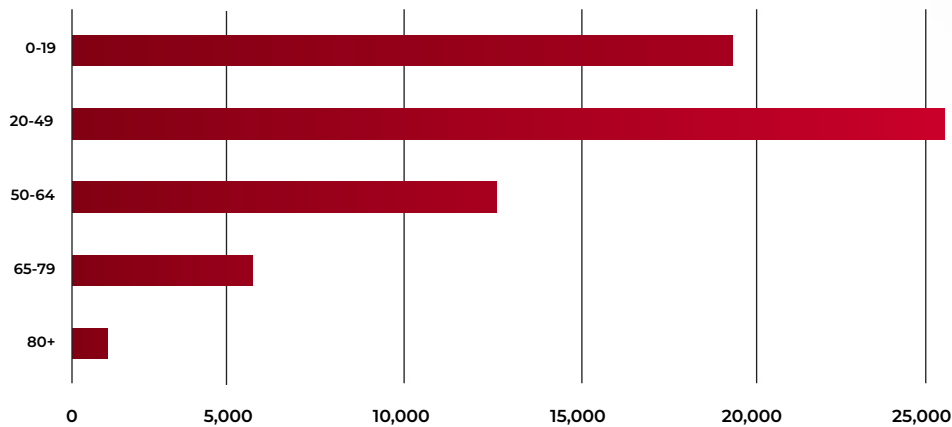


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$201,952	\$183,457	\$197,630
Median Household Income	\$126,307	\$120,092	\$127,111



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	2,705	23,491	47,581
Total Employees	14,107	170,440	370,095

AGE DISTRIBUTION



513,001*
TOTAL POPULATION



\$197,630*
AVERAGE INCOME



370,095*
DAYTIME EMPLOYMENT



47,581*
TOTAL BUSINESSES

* 5 MILE RADIUS

411

LINCOLN BOULEVARD

LOS ANGELES, CA

FOR SUBLEASE



CHRIS ALIHEMMAT

Vice President

419.280.3361

calihemmat@spectrumcre.com

CA DRE Lic. #02105695

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805