

FOR LEASE

\$4.00 PSF BROKER BONUS*

202

MAIN STREET
VENICE, CA 90291



EXCLUSIVELY REPRESENTED BY:

***MINIMUM 5 YEAR TERM**



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WESTMAC Commercial Brokerage Company
1515 S Sepulveda Boulevard | Los Angeles, CA 90025
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WESTMAC
Commercial Brokerage Company

PROPERTY DESCRIPTION



RESTAURANT

ONE [north-side]

Approximately 1,500 square feet

Ready for tenant improvements with hood, walk-in, plumbing, restrooms, and counter installed.

RESTAURANT

TWO [south-side]

Approximately 3,800 square feet

A unique space for the discerning restaurateur with retail frontage, a front and back patio, basement level area for food prep, restrooms or wine storage.

RENTAL RATE

Restaurant 1: \$6.50/SF/Mo. NNN
Restaurant 2: \$6.00/SF/Mo. NNN
(Triple net charges = ±\$0.90/SF/Mo.)

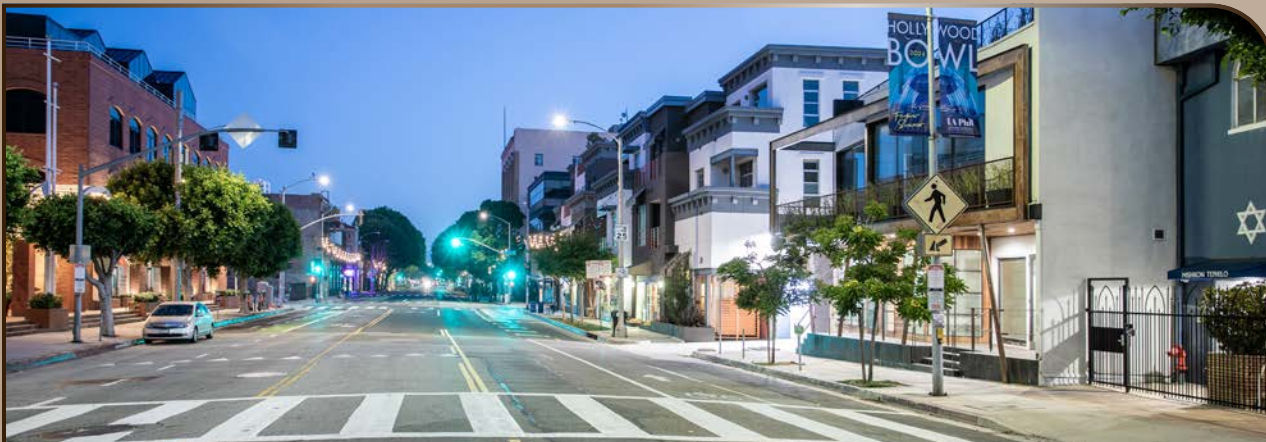
ZONING

LAC2

AVAILABILITY

Immediate

PROPERTY PHOTOS



RESTAURANT

ONE [north-side]

Approximately 1,500 square feet

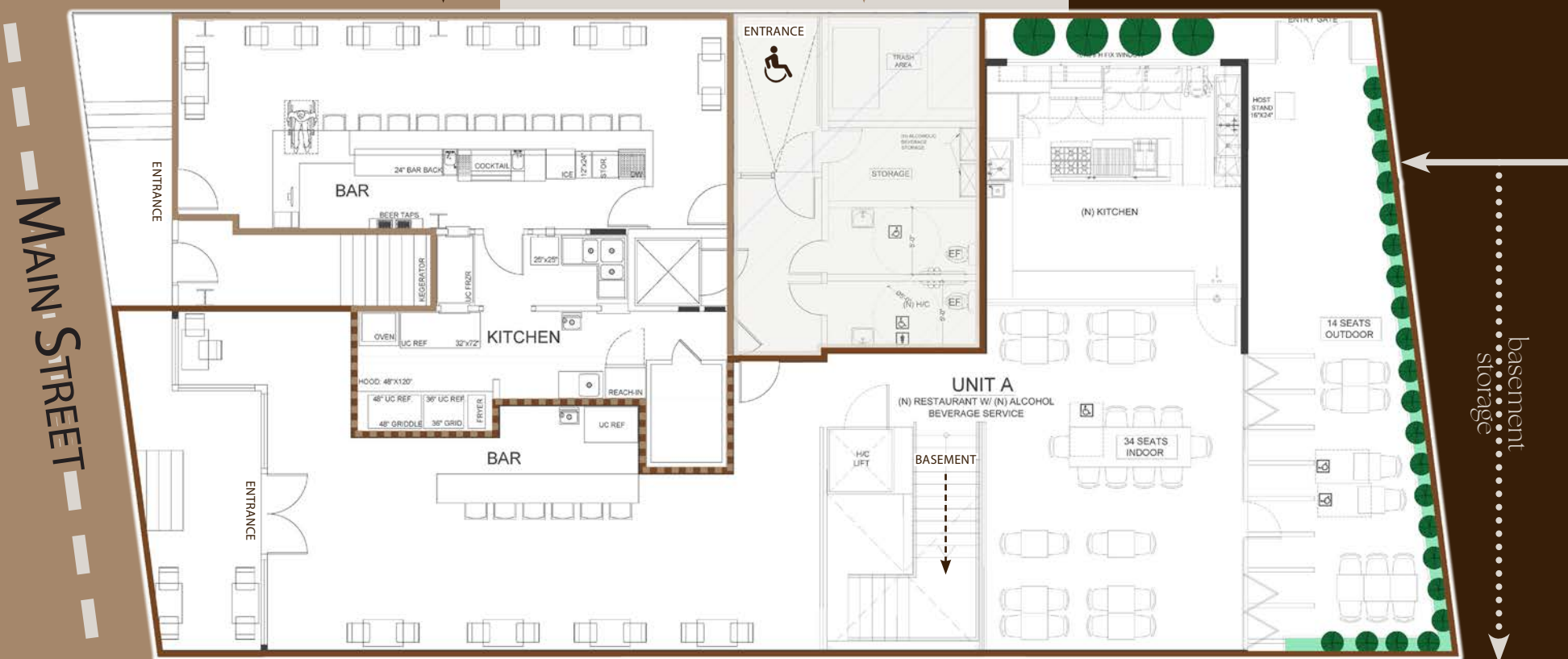
SHARED

SPACE

RESTAURANT

TWO [south-side]

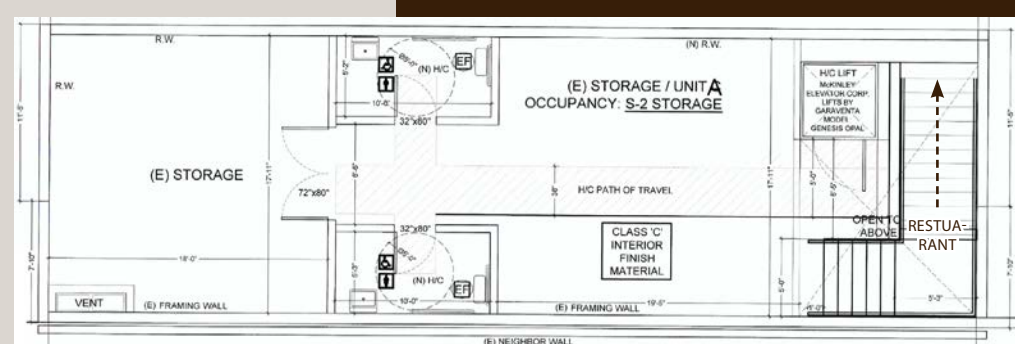
Approximately 3,800 square feet



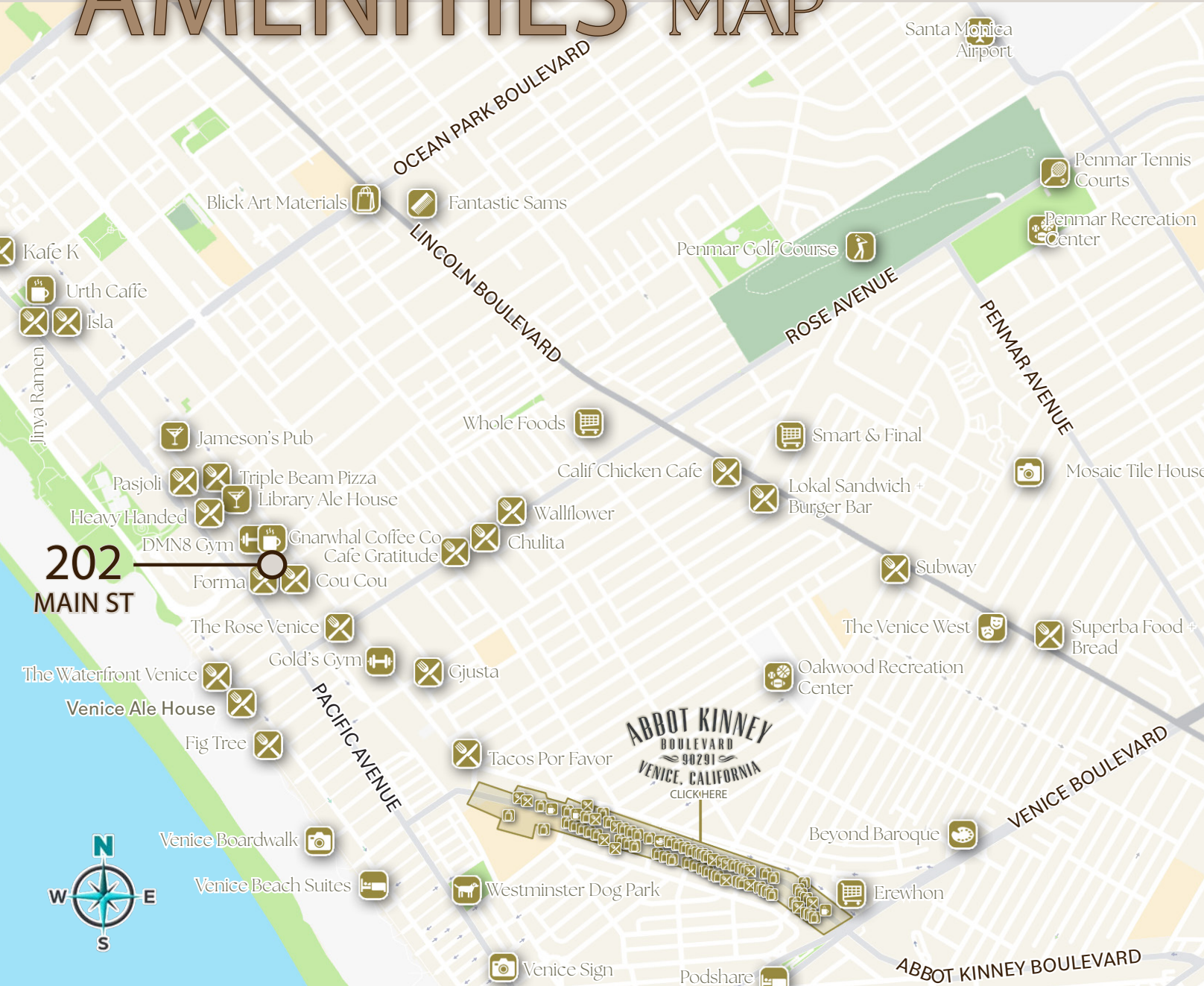
MAIN STREET

basement storage

FLOOR PLAN



AMENITIES MAP



DEMOGRAPHICS

POPULATION

1 mile	3 miles	5 miles
2023 Population		
29,369	177,410	428,677
2028 Projection		
28,588	174,881	422,530

HOUSEHOLDS

1 mile	3 miles	5 miles
2023 Households		
15,850	90,391	203,895
2028 Projection		
15,372	88,858	200,511

HOME VALUES

1 mile	3 miles	5 miles
Median Value		
\$1.08 M	\$1.07 M	\$1.05 M

HOUSEHOLD INCOME

1 mile	3 miles	5 miles
Average		
\$133,285	\$139,514	\$137,084
Median		
\$102,291	\$111,249	\$107,698

BUSINESSES

1 mile	3 miles	5 miles
Employees		
14,484	137,928	292,340
Businesses		
2,205	17,824	37,074

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