

245 MAIN STREET, VENICE, CA 90291

NON VENTED FOOD USE/RETAIL SPACE



SIZE: Approximately 1,150 SF

RATE: \$4.95 per SF per month,
NNN (NNN estimated to be
\$1.25 per SF per month)

TERM: 5 - 10 Years

PARKING: In excess of 200
parking spaces on site

AVAILABLE: Immediately

- Former ice cream shop, can also be used as a retail space
- Heavy foot and auto traffic
- High ceilings
- Located on trendy Main Street with numerous amenities nearby including restaurants, banks, convenience stores, various retailers and the beach
- High income area with strong demographics & eclectic mix of retailers



RAFAEL PADILLA
310.395.2663 x102
RAFAEL@PARCOMMERCIAL.COM
Lic# 00960188

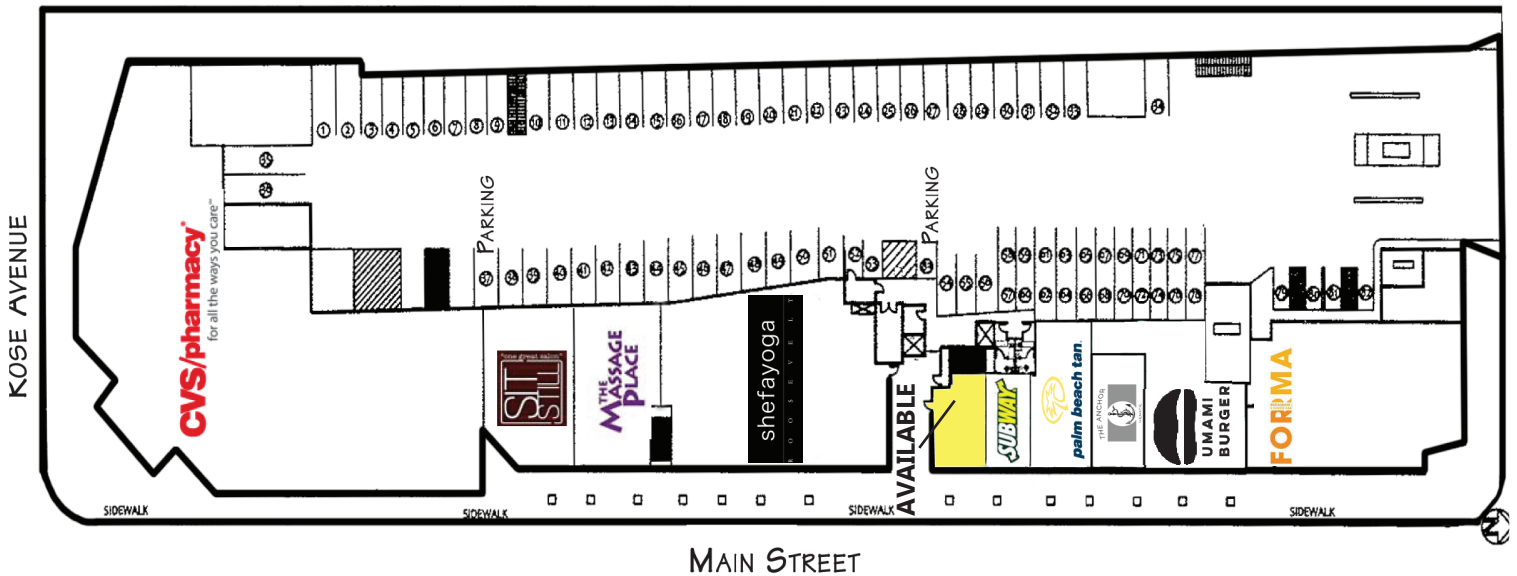
GREG ECKHARDT
310.395.2663 x101
GECKO@PARCOMMERCIAL.COM
Lic# 01068613

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

SITE PLAN & DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2010 Census	29,916	169,383	412,273
2021 Estimated	30,014	178,136	441,895
2026 Projection	29,733	178,001	443,049
Percent w/ college degree or higher	61%	59%	60%
Households			
2021 Estimated Total HH	16,165	90,726	209,402
HH Growth 2010-2021	1.20%	3.98%	6.07%
Owner Occupied	3,864	28,792	73,285
Renter Occupied	12,301	61,934	136,118
Avg Household Income	\$133,344	\$139,057	\$135,292
Avg Household Size	1.80	1.90	2.00
2021 Median Home Value	\$1,081,118	\$1,059,219	\$1,048,993



RAFAEL PADILLA
 310.395.2663 x102
 RAFAEL@PARCOMMERCIAL.COM
 Lic# 00960188

GREG ECKHARDT
 310.395.2663 x101
 GECKO@PARCOMMERCIAL.COM
 Lic# 01068613