

RESTAURANT/BAR
FOR LEASE

417 WASHINGTON BOULEVARD
Venice, CA 90291



GREG ECKHARDT
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LIC# 01255469

SIZE: Approximately 2,080 rentable square feet

RENT: \$5.50 per square foot per month, NNN
(NNN estimated to be \$0.91 per square foot per month)

TERM: 5-10 years

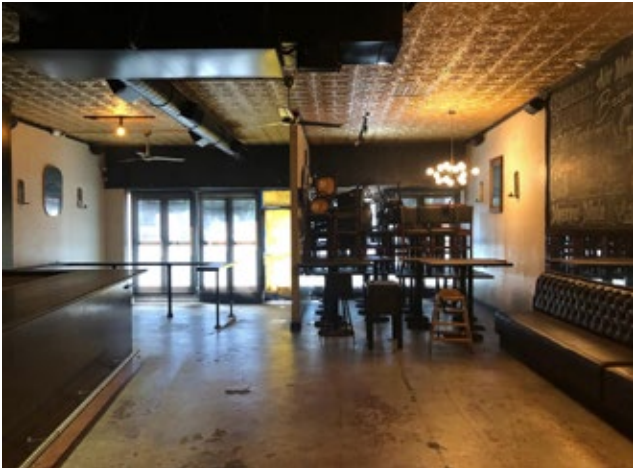
AVAILABLE: Immediately

PARKING: Three (3) parking spaces

- Turn key restaurant and bar
- Former tenant had type 47 full liquor license and 58 catering permit
- Approved for 70 seats
- 25 foot bar
- Approximately 25 feet of street frontage with excellent signage on Washington Boulevard
- Space has a 12 foot hood with grease trap



Property Photos



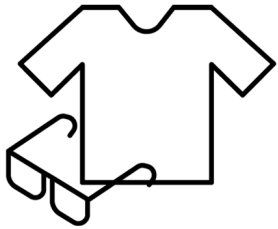
www.parcommercial.com

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.

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Demographics

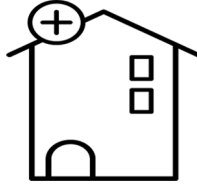
WITHIN 1 MILE



Apparel, Food/Entertainment & Services

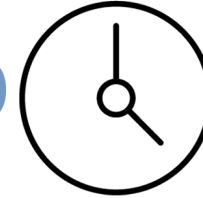
\$275,935

2023 yearly consumer spending



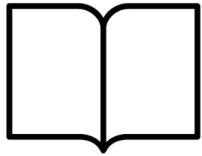
Median Home Value

\$1,073,720



Estimated Population

27,304



Educational Attainment

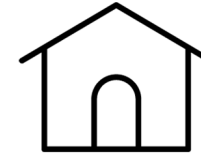
63%

with college or higher degree



Average Household Income

\$160,477



Housing Units

18,202

POPULATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2028 Projected Population	27,175	1158,795	409,347
2023 Estimated Population	27,304	160,160	414,439
2010 Census Population	25,108	150,449	397,457
Growth 2023-2028	-0.47%	-0.85%	-123%
Growth 2010-2023	8.75%	6.45%	4.27%

2023 HOUSEHOLDS BY HH INCOME \$50,000 +

\$50,000-\$74,999	1,373	8,435	22,169
\$75,000-\$99,000	1,228	7,870	21,375
\$100,000 +	9,781	42,693	104,714
TOTAL	12,382	58,998	148,258
2023 Estimated Average HH Income	\$160,477	\$139,800	\$135,693
2023 Estimated Households	15,293	78,818	196,228



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.

