

325 OCEAN FRONT WALK, VENICE, CA 90291

# FOR LEASE

CORNER RESTAURANT  
AVAILABLE ON THE WORLD  
FAMOUS VENICE BEACH!



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# 325 OCEAN FRONT WALK VENICE, CA 90291

*Bike to work...  
Surf at lunch.....  
Walk to dinner.....*



**SIZE:** Approximately 1,964 square foot

**RATE:** \$12,500 per month, NNN (NNN estimated to be \$4,700 per month)

**PARKING:** Large public parking lot in front

**AVAILABLE:** Immediately

**TERM:** 5 - 10 years

- Great corner identity
- High identity location
- Heavy foot traffic
- Large public parking lot in front
- Great demographics
- Walking distance from Santa Monica Pier

# AERIAL MAP

CENTURY CITY

DOWNTOWN  
LOS ANGELES

MAIN STREET

PACIFIC AVENUE

ROSE AVENUE

325 OCEAN FRONT WALK

AIR Venice  
The Waterfront Venice  
Venice Ale House  
Boardwalk Skate & Surf

Dudley Market

The Cadillac Hotel  
Venice Suites  
Tatnic Boutique  
Fig Tree BB Cafe  
Pacific Jewish Center  
Oceana's Beach Booth

OCEAN FRONT WALK

SANTA MONICA

VENICE BEACH

# VENICE, CA

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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