

10801 VENICE BOULEVARD, PALMS, CA 90034



GROUND FLOOR RETAIL/RESTAURANT/
COFFEE/GALLERY

FOR LEASE



GREG ECKHARDT
310.395.2663 X103
GECKO@PARCOMMERCIAL.COM
LIC# 01255469

10801 Venice Boulevard, Palms, CA 90034

THE PROPERTY: A Five (5) story mixed use development consisting of ground floor retail and 85 residential units

RETAIL SPACE: Approximately 3,870 square feet divisible to:

Suite A: Restaurant 1,000 square feet

Suite B: Restaurant 1,000 square feet

Suite C: Retail 935 square feet

Suite D: Retail 935 square feet

Suites B, C and D can be combined for a total of 2,870 square feet

RENT: \$4.25 per square foot per month, NNN

NNN: Approximately \$1.00 per square foot per month

TERM: 5-10 years

PARKING: 16 on-site dedicated customer parking spaces

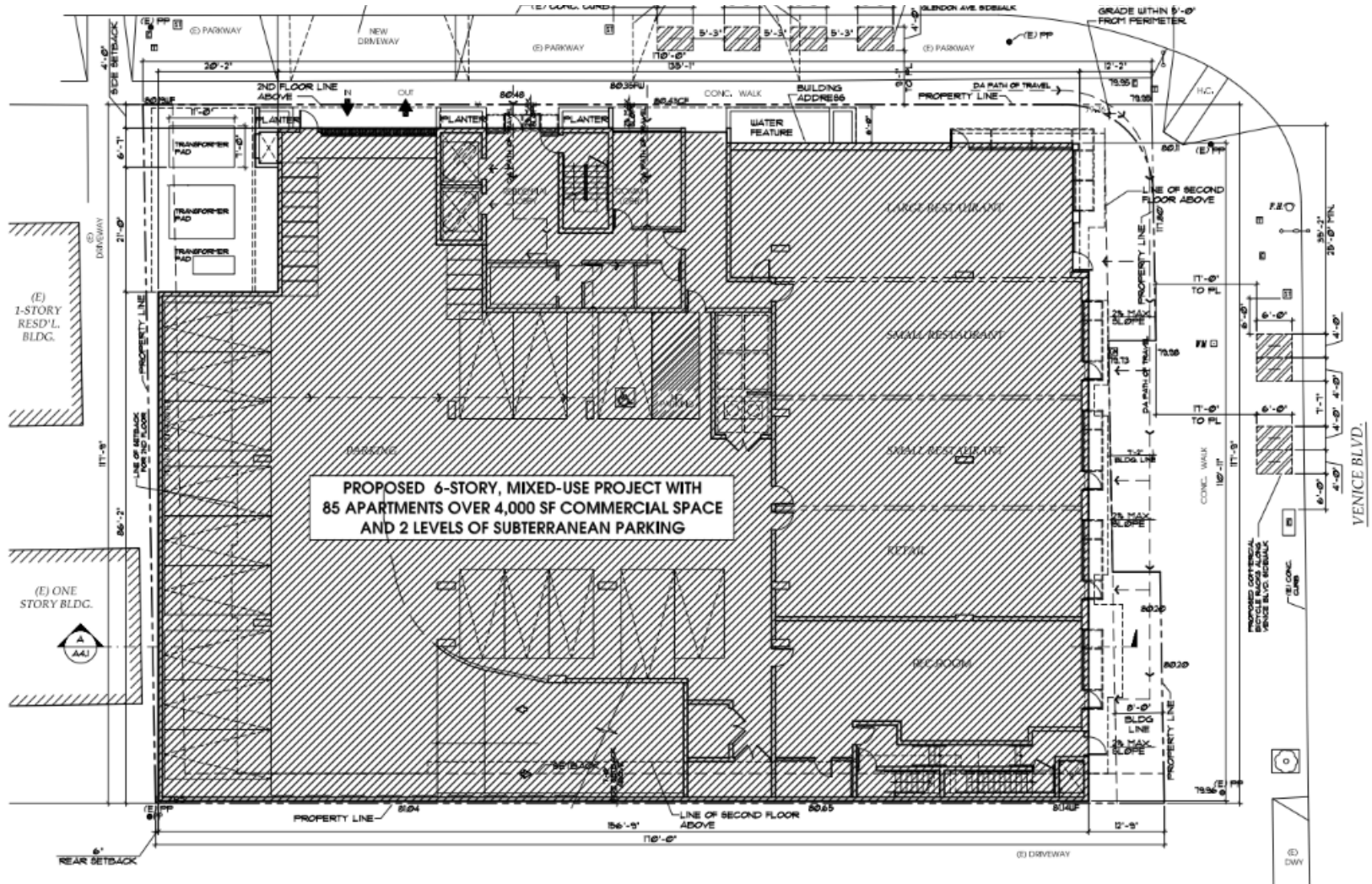
AVAILABLE: Construction estimated completion 3rd quarter of 2025

- Affluent demographics
- Delivered in shell condition with services and HVAC stubbed
- Near many tech and entertainment companies
- The Westside Pavillion Mall has been repurposed into 600,000 square feet of Google offices
- Employees of tech and creative companies have high levels of discretionary income.
- 12' ceilings
- Located on the northwest corner of Venice Blvd. and Glendon Ave. and close to the 405 and 10 freeways
- Ideal for restaurant, coffee/juice, sandwich shop, nail spa, hair salon, service retail, showroom
- Signalized corner with have traffic counts



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FLOOR PLAN



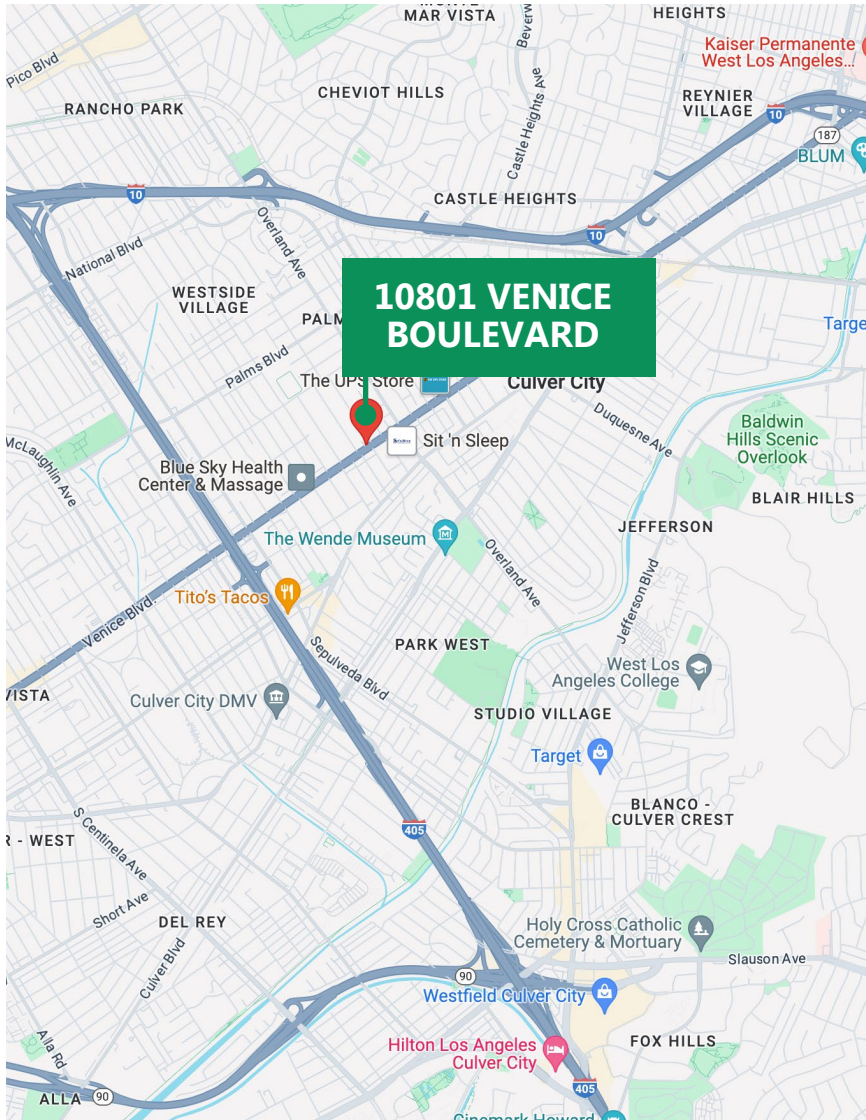
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AREA
MAP



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AREA
INFORMATION



PALMS

is a densely populated neighborhood with a current population of 53,089. It's located on the Westside of L.A., just north of Culver City. To the south is Cheviot Hills, Beverlywood and Rancho Park. To the east, you'll find Mid City, and to the west is Mar Vista and Venice. Palm has an average age range of 19 to 35 years old and is primarily for singles or small families.

Palms has an endless supply of entertainment from dining to nightlife and everything in between — there's never a dull moment here. There are many popular dining areas in the neighborhood, such as The Irish Times Pub & Restaurant, Lobster & Beer and The Doughroom, known for its pizza, craft beer and use of local ingredients.



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