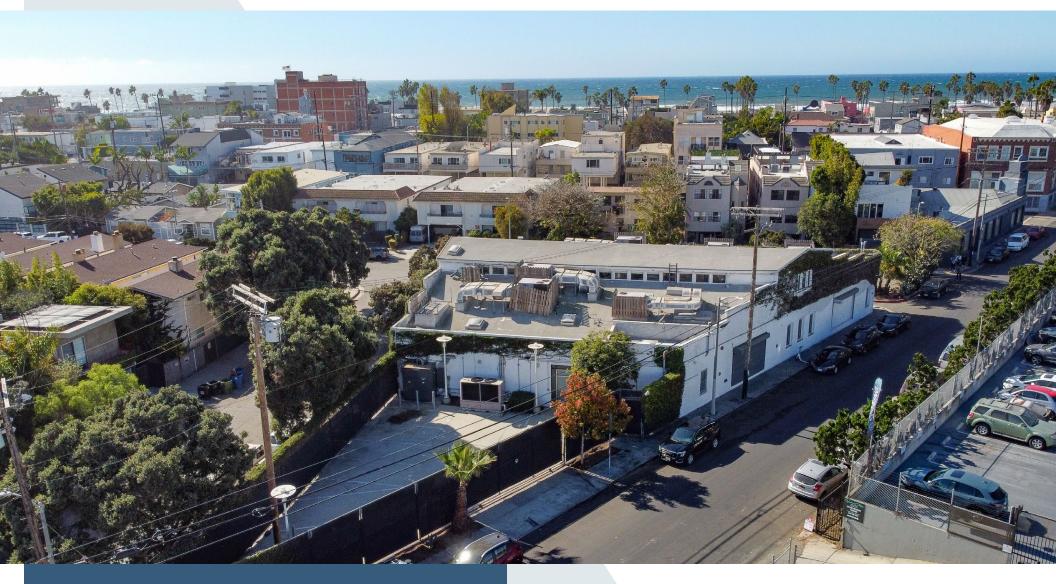


200 MILDRED AVE VENICE, CA 90291







One block from the Pacific Ocean, 4 blocks from Abbot Kinney, and just minutes from countless dining options

PALOMA REALTY PARTNERS

RBA: 9,328 SF

LOT SIZE: 12,632 SF

PARKING: Private Secured 8-10 stalls

ZONING: LAR3

FEATURES:

- One Block from The Pacific Ocean
- 4 Blocks from Abbot Kinney

State Of The Art Power and Connectivity Capabilities

- Large Server Room With Dedicated HVAC System
- · 8 Gated Parking Stalls
- Outdoor Patio Area
- Minutes from Countless Dining Options
- Surrounding Street Parking Available

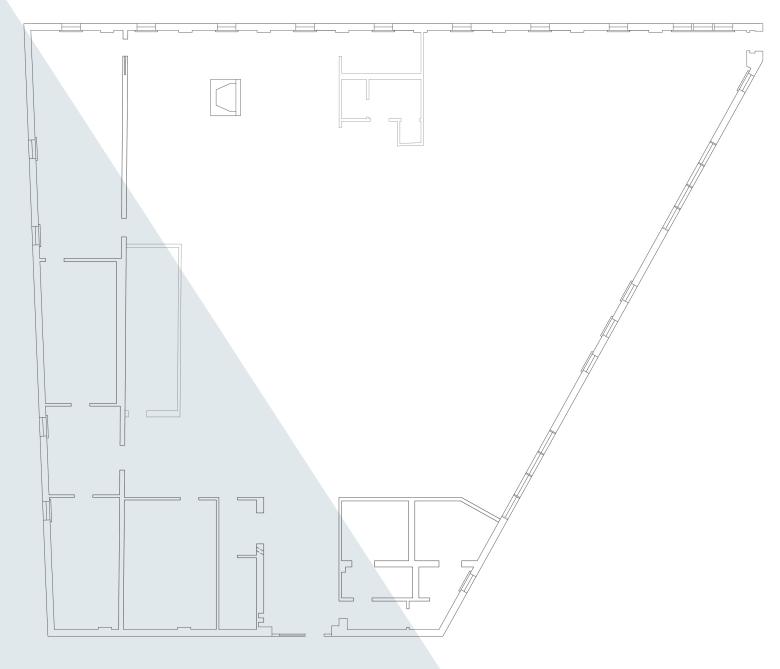
PRICE \$8,250,000







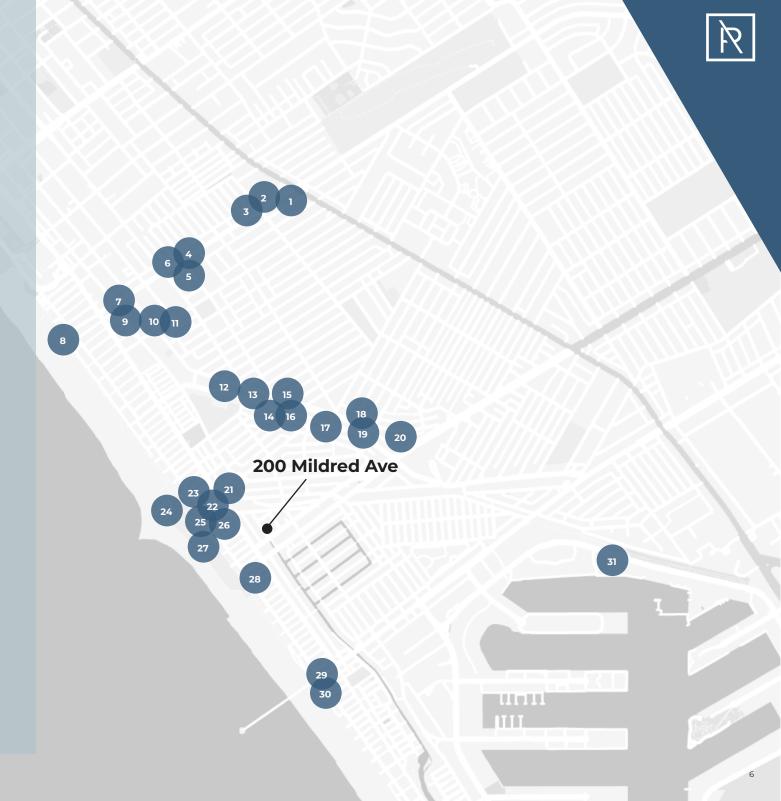
PALOMA REALTY PARTNERS



FLOOR PLAN

AREA MAP

- 1. La Cabana Venice
- 2. Whole Foods Market
- 3. Groundwork Coffee Co.
- 4. Flake
- 5. Cafe Gratitude
- 6. American Beauty
- 7. The Rose Venice
- 8. Dudley Market
- 9. Google Venice
- 10. Gold's Gym Venice
- 11. Gjusta
- 12. Felix Trattoria
- 13. Blue Bottle Coffee
- 14. lululemon
- 15. The Butcher's Daughter
- 16. MediaMonks LA
- 17. TOMS Flagship
- 18. Gorjana
- 19. Gjelina
- 20. Erewhon Market
- 21. Great White
- 22. Gran Blanco
- 23. Winston House
- 24. Venice Skatepark
- 25. Belles Beach House
- 26. Hotel Erwin
- 27. Muscle Beach
- 28. James' Beach
- 29. Hinano Cafe
- 30. The Venice Whaler
- 31. The Ritz-Carlton MDR





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