

110 Navy Street • Venice, CA 90291

**2ND GENERATION
RESTAURANT SPACE**

FOR LEASE



RAFAEL PADILLA
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GREG ECKHARDT
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110 Navy Street, Venice, CA 90291

SIZE: Approximately 4,821 square feet and 250 square feet of storage

RENT: \$22,000 per month, NNN
(NNN estimated to be \$1.25 per square foot per month)

TERM: 5-10 years

PARKING: In excess of 200 parking spaces on site

AVAILABLE: Immediately

EQUIPMENT: Available for purchase

- Full liquor license and FF&E available for purchase
- Spacious restaurant with ample seating
- Large operable glass windows
- Two blocks to Venice Beach
- Multiple hoods and walk-in refrigerators/freezers
- Two handicap bathrooms
- Heavy foot and auto traffic counts in high income area
- Neighbors include Seline Restaurant, Shefayoga, Gnarwhal Coffee Co., Pvolve, La Vecchia, CVS and many more



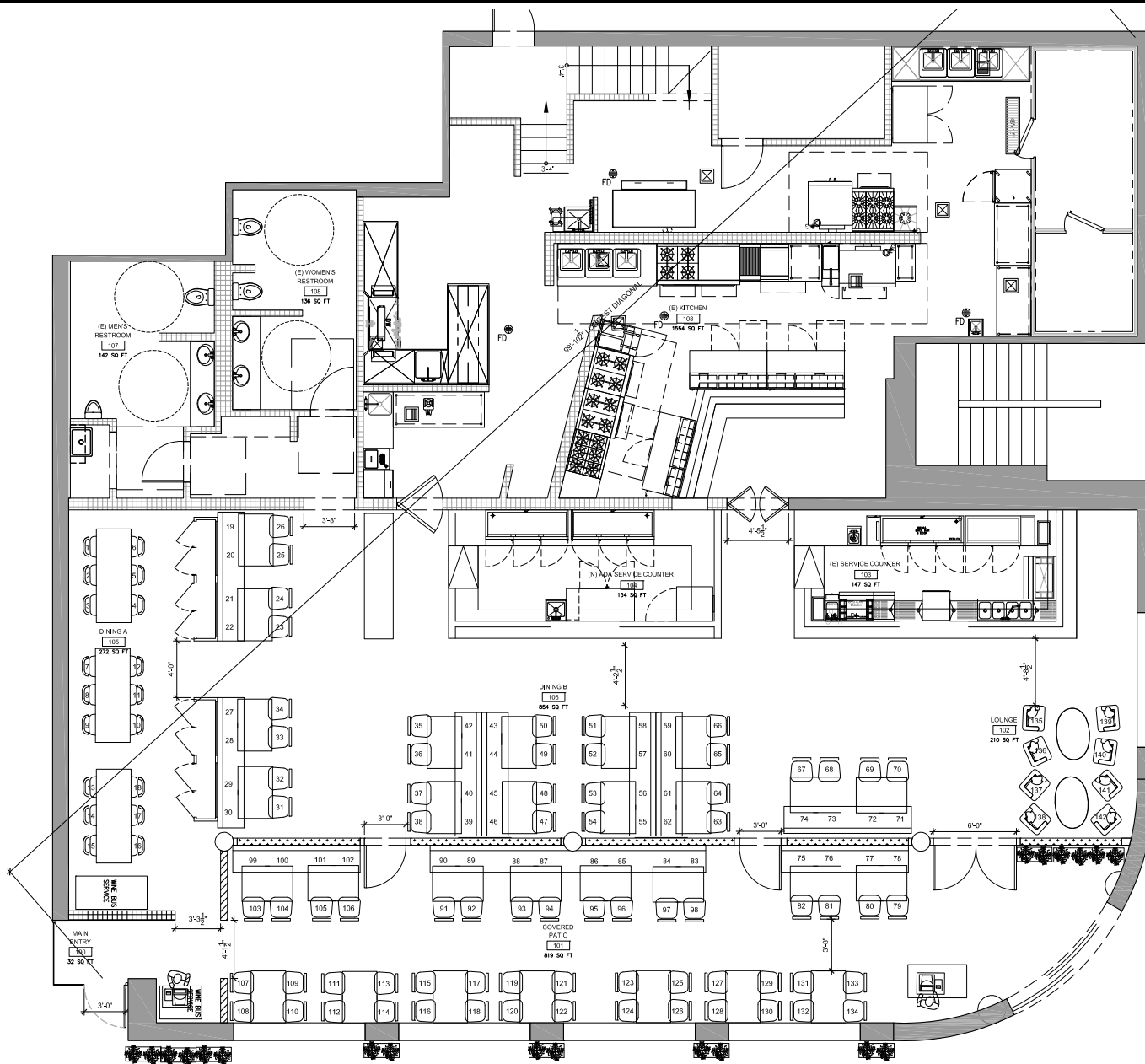
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FLOOR PLAN



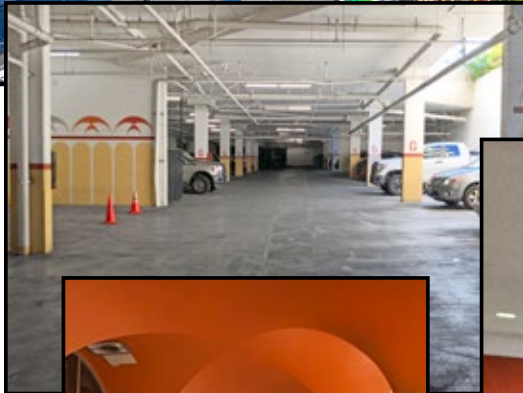
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PROPERTY
PHOTOS



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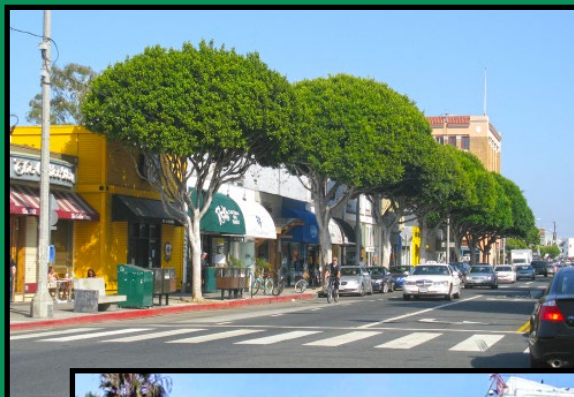
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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of 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.



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