

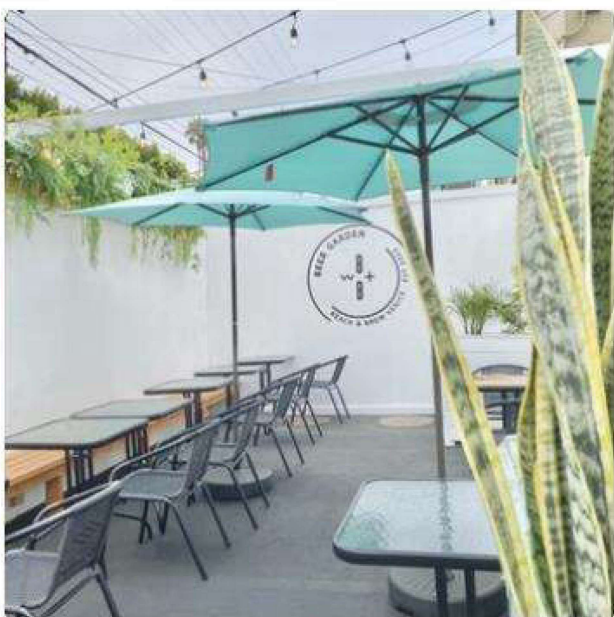
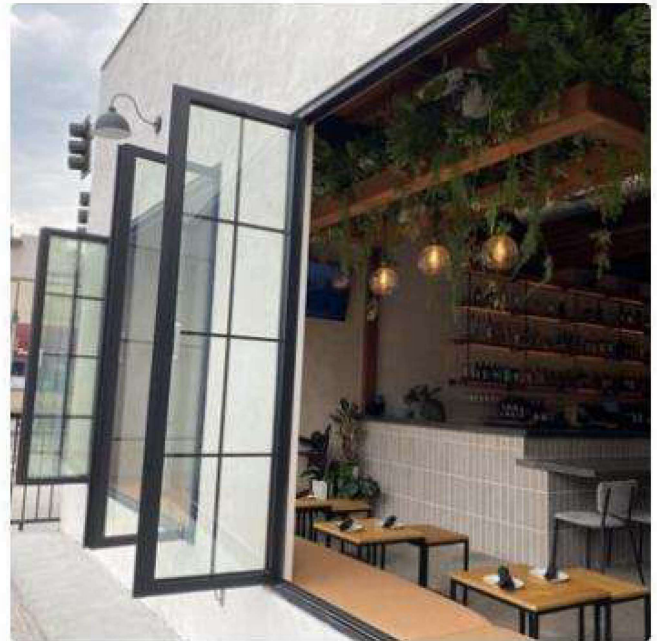
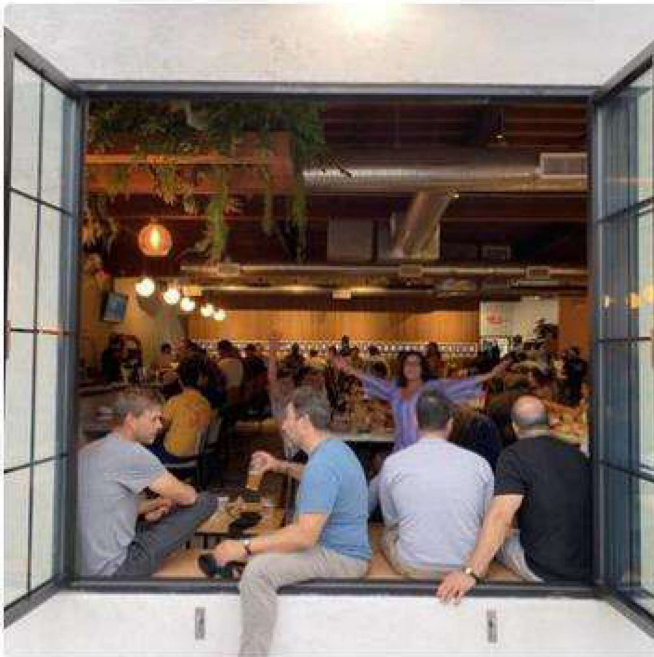
Venice Beach's Self-pour Taproom

American Kitchen with Sushi

Liquor License Type 47

“BEACH AND BREW”

Price \$1,180,000



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Property Highlights:

- **Address: 405 Washington Blvd. Venice/Marina del Rey, CA 90292**
- Beer wall (iPourit self pour system) 40 taps with 34 tap beers and 6 wines.
- Full service premium liquor bar / Type 47 license
- Full service restaurant serving bar food / American comfort food / sushi / ramen
- Current Seating capacity 93 seats inside , possible to increase.
- Patio 25-30 seats
- 3 Large 86 inch HDTVs. 1 Large 55 inch HDTVs
- 11x6 ft Large screen projector
- Equipment and Fixtures are available for inspection
- Lease: 4 years with three 5 year options left.
- Price is \$1,180,000.
- New build out opened August 2021
- Approved New underground grease trap installed during build out.
- 3 Stations Toast POS System / with 4 handhelds
- 3 iPourit work Stations (integrated with Toast POS)
- 23 4K Camera Security System with 2 large screen monitors
- More

- **Beach & Brew – A Prime Investment Opportunity in Venice Beach**

-Step into the future of hospitality with **Beach & Brew**, Venice Beach's pioneering self-pour taproom and New American kitchen. Ideally located in the vibrant Washington Square district—just two blocks from the sand—this thriving business offers an unparalleled guest experience with an ever-changing selection of **self-serve beers, hard ciders, seltzers, kombuchas, and California coastal wines**. A full-service liquor bar ensures that guests can also indulge in premium specialty cocktails.

- **Established & Ready for Growth**

-Founded in 2021, Beach & Brew has transformed the former home of neighborhood icon Kifune (a 32 years Japanese restaurant) into a modern, upscale-casual venue that blends a beachy, relaxed aesthetic with an urban, refined touch. Locals and visitors alike are drawn to its inviting atmosphere, innovative concept, and diverse beverage offerings.

- **Cutting-Edge Experience**

-At the heart of Beach & Brew's success is **iPourIt's RFID-enabled self-pour technology**, allowing guests to serve themselves draft beverages using a wristband that tracks consumption. This **interactive, low-overhead** model encourages exploration, enhances guest engagement, and maximizes efficiency—providing an exciting **investment opportunity** with strong growth potential.

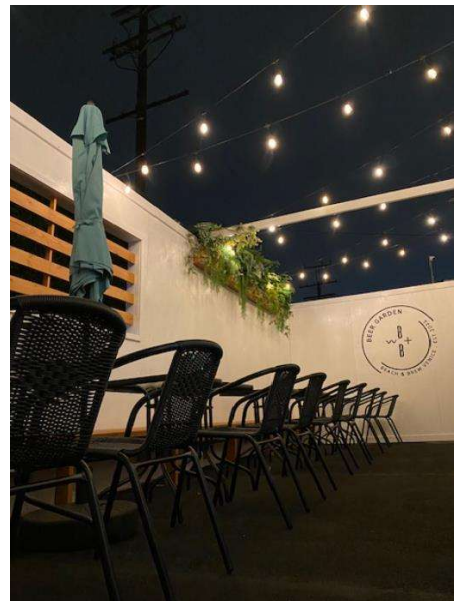
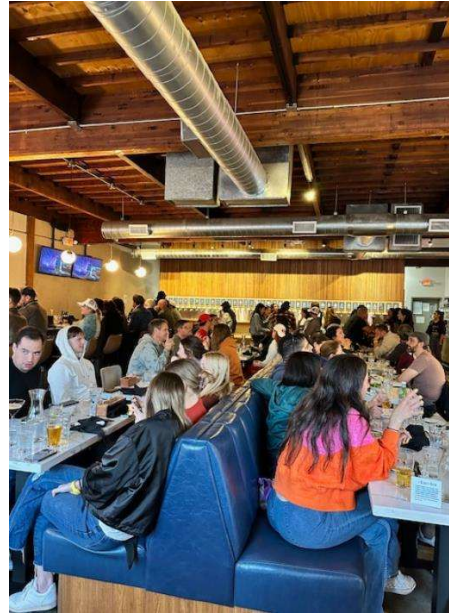
- **A Business That Feels Like Home**

-Designed to be a comfort zone for locals, Beach & Brew is more than a taproom—it's a community gathering space where guests can relax, sample new flavors, and discover unique food pairings. The business is fully operational, beautifully renovated, and ready for new ownership to continue its success.

- **Your Next Venture Starts Here**

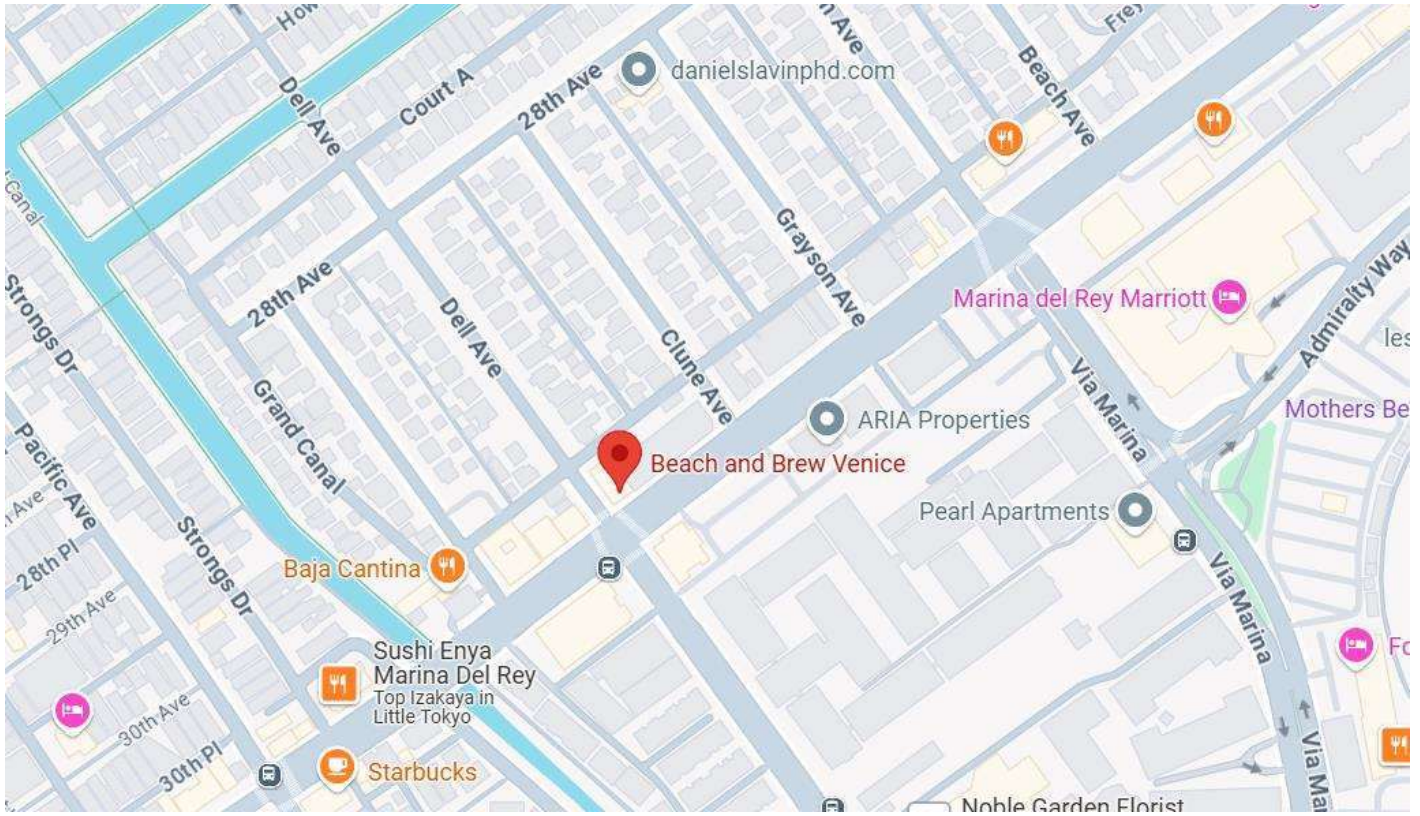
-Don't miss this rare opportunity to acquire a prime hospitality business in Venice Beach. Whether you're an industry veteran or an entrepreneur looking for the perfect location, Beach & Brew offers an established customer base, cutting-edge technology, and a prime beachfront setting.

Additional Photos



Map

405 Washington Blvd. Venice, CA 90292



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