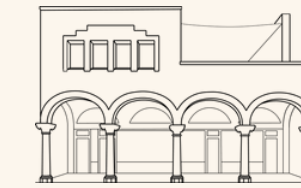


FOR LEASE



*66.5 Windward Ave
Venice Beach, CA*

Coming Fall 2026

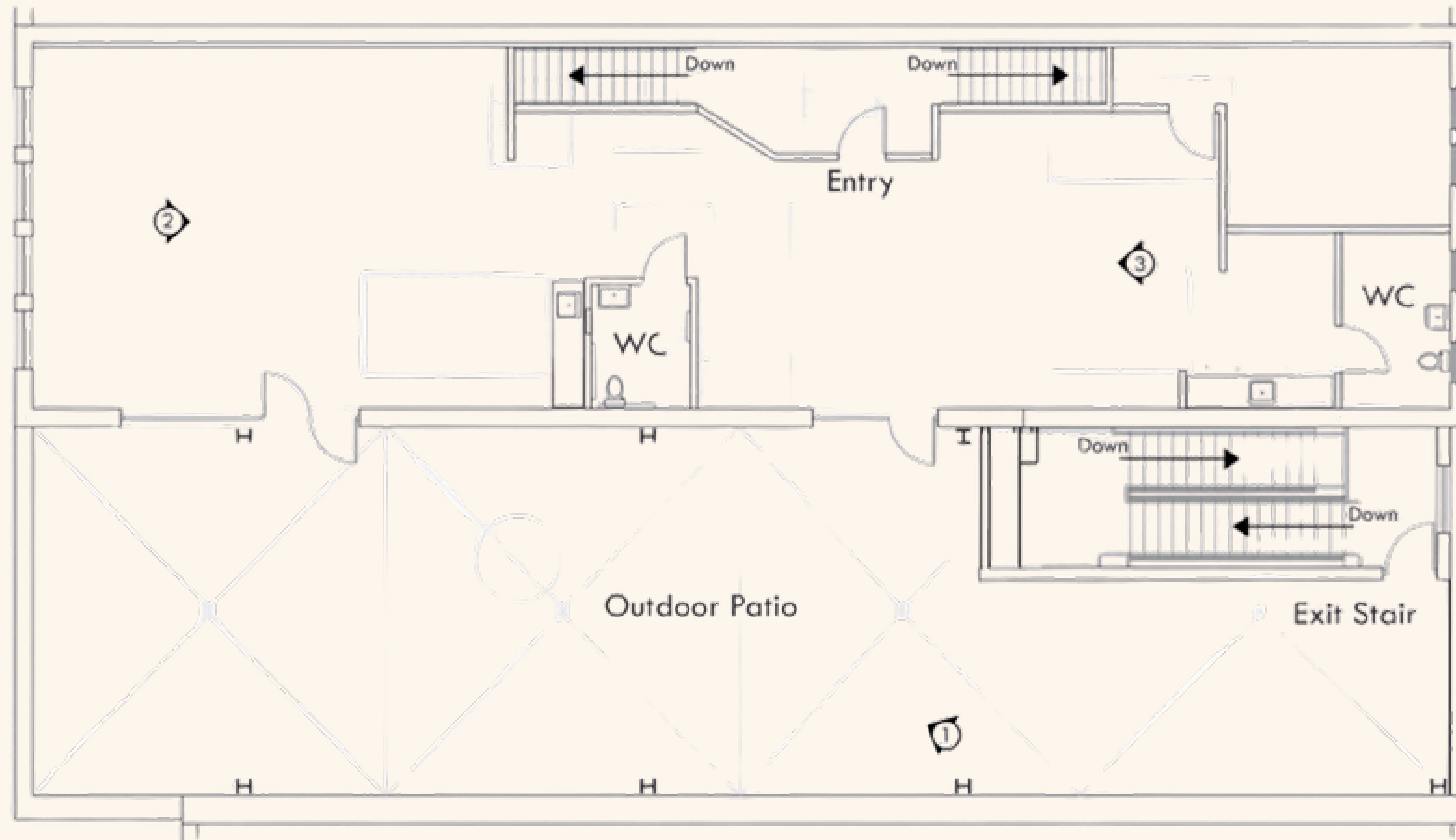
Defined by its signature arches, the Windward Arcades Building presents a rare opportunity to lease 5,531 SF indoor/outdoor second story space that blends California cool and creative edge only found steps from the Venice Beach Boardwalk.

Whether you're a growing brand or expanding your community, this speakeasy entrance, multi-use space is your next experiential destination.





SITE PLAN



Features

- 5,530 Total Square Feet
 - 3,526 Indoor
 - 2,030 Outdoor
- Two Restrooms
- Two Wet Bars
- Three Access Points
- 200 Person Assembly Permit
- Natural Light & Skylights
- Private Outdoor Patio
- Unobstructed Ocean Views

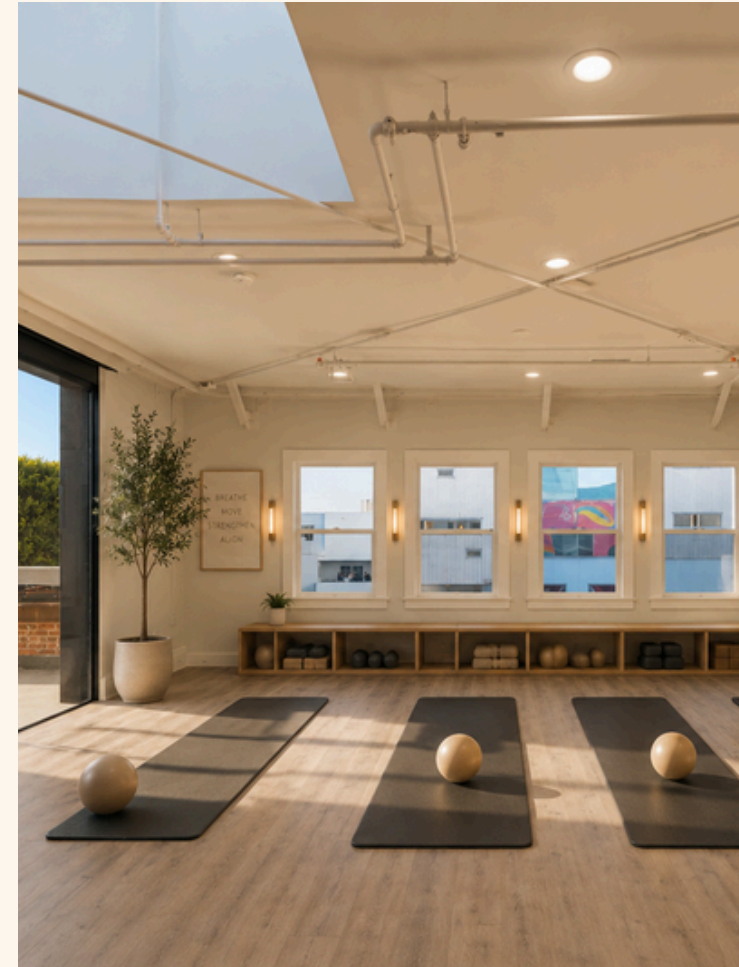
PERMITTED USES



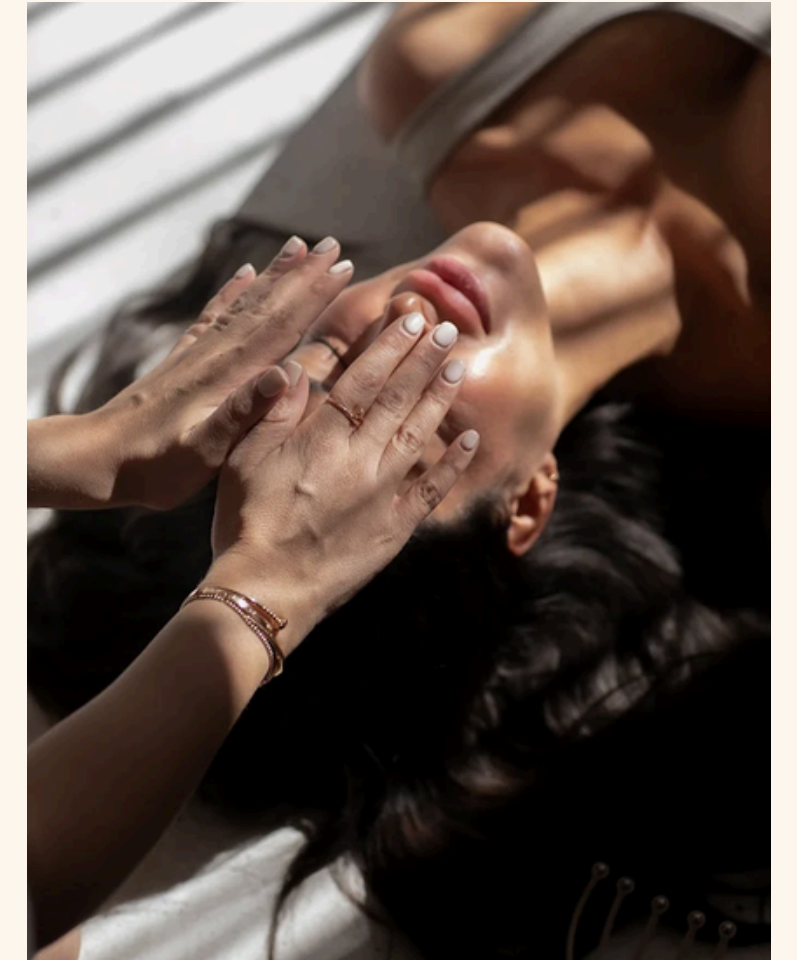
.01 Private Members Club



.02 Content Studio & Creative Coworking



.03 Boutique Health & Fitness



.04 Service-based Appointments

CONCEPT RENDERINGS



CONCEPT RENDERINGS



CONCEPT RENDERINGS



CONCEPT RENDERINGS



THE NEIGHBORHOOD

The Windward District has emerged as Venice's convergence of elevated wellness, creative community, and destination f&b — distinct from Abbot Kinney and anchored by the main entrance to the Venice Beach boardwalk.

Within a two-block radius, brands gain unmatched foot traffic from health-conscious locals and international visitors, alongside structural earned media value that no paid budget replicates. For community innovators and wellness operators, this is where cultural credibility and commercial performance occupy the same address.



DEMOGRAPHICS

Residents

3 mi.

Household Income
\$189K

Trade Area Population
215,000

Retail Sales/ SF
\$600 - 900

Total Consumer Spend
\$11.5B - \$13B

Total Retail Spend
\$2.6B

Foot Traffic

Year-round local community & seasonal tourism, Windward Ave is the 2nd most visited destination in Southern California (vs Disneyland)

- VENICE Sign receives 16M+ Visits per year
- 28-30k daily visitors at the Venice Beach Boardwalk
- Strong worker base with over 500 technology companies including Google, YouTube, Facebook, TikTok, Hulu, and Postmates

Highlights

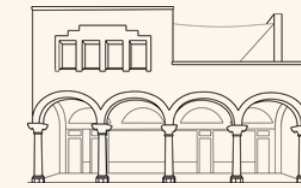
Newly signed leases with strong anchors like SOHO House, Petit Ermitage, HUME, and Travis Lett

Official LA28 Olympics venue and host of first gold medal ceremony; projecting 1.5M additional international visitors during games

Consistent OOH spend by brands like Adidas, Netflix, Vitamin Water, Delta, Disney, Coca Cola & more.



CONTACT US



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Book A Tour