

# VENICE RESTAURANT

# 1009 ABBOT

# KINNEY BOULEVARD

NORTH BLOCK BETWEEN BROOKS AVENUE AND BROADWAY | VENICE, CA



## APPROXIMATE SIZE

Ground Floor	2,000 sf
Outdoor Courtyard	600 sf
Total	2,600 sf

## FRONTAGE

20 feet on Abbot Kinney Boulevard

## TERM

To be determined

## POSSESSION

Arranged

## CURRENT TENANT

Axe

## NEIGHBORING TENANTS

Joe's, Primitivo, Lily's, Gjolina, Hal's, Lemonade, Intelligentsia Coffee, Rockenwagner and The Other Room

## COMMENTS

Rare restaurant opportunity on hip and trendy Abbot Kinney Boulevard

Beautiful and private outdoor garden and patio area

Type 41 License (beer and wine)

Contact agents for information relative to key money and term



FOR MORE INFORMATION, CONTACT CO-EXCLUSIVE AGENTS

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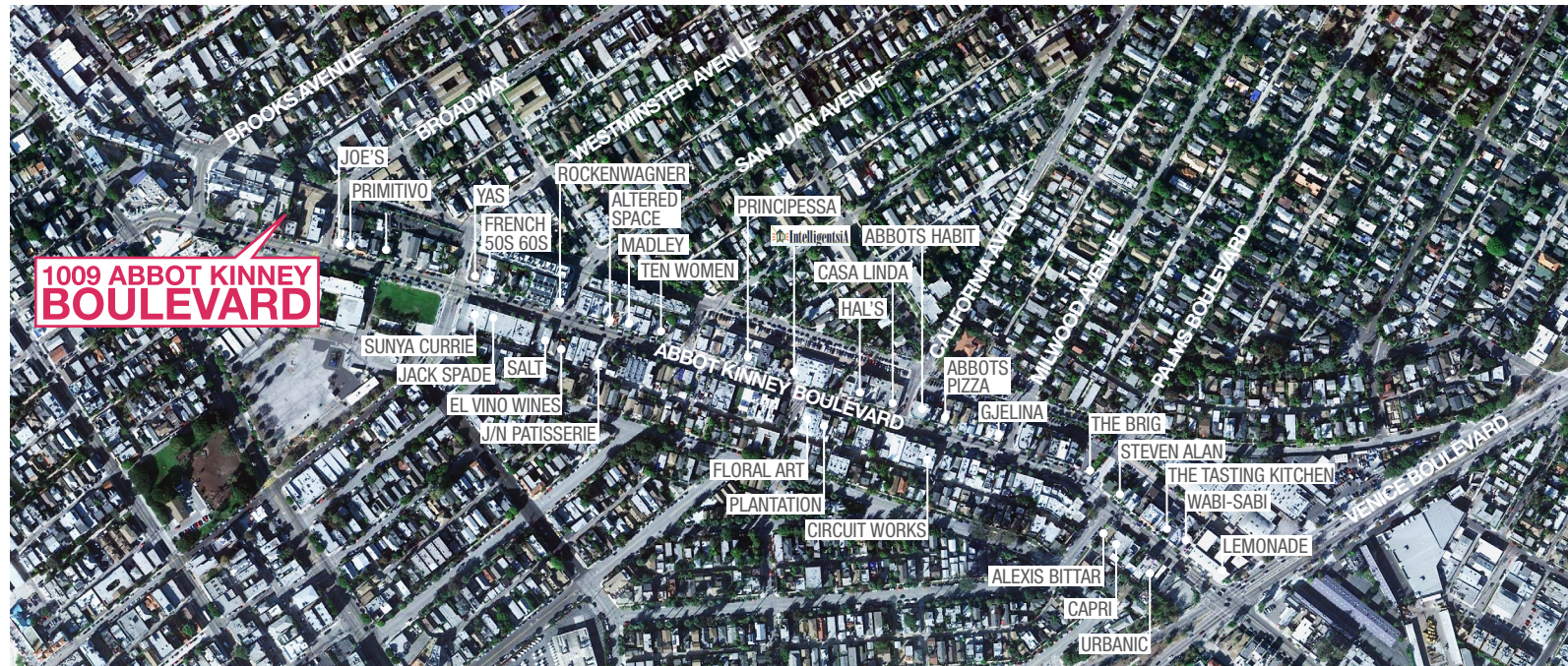
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RKF

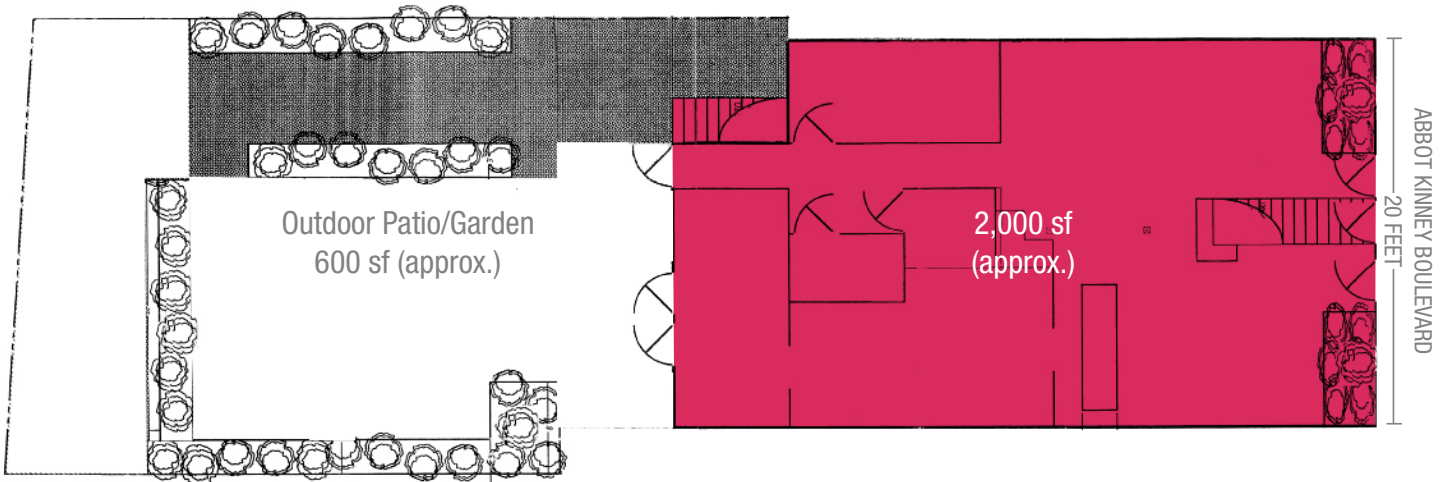


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## AREA RETAIL



## GROUND FLOOR



## DEMOGRAPHICS

### AVERAGE HOUSEHOLD INCOME

1 mile	\$93,149
2 miles	\$100,860
3 miles	\$98,513

### POPULATION

1 mile	33,300
2 miles	85,320
3 miles	177,046

### DAYTIME POPULATION

1 mile	9,584
2 miles	37,963
3 miles	115,007



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