

PROPERTY
FOR LEASE

540
ROSE AVE

Erica L. Taylor
Vice President

WESTMAC Commercial
Brokerage Company



540

ROSE AVENUE
VENICE, CA 90291



Size: ±1,400 SF
Rent: \$10.00 / SF NNN
(NNN= ±\$1.41/SF)
Term: 5+ years
Parking: 4 secure spaces
Use: Retail

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CONTACT:



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DRE#: 01948923

540 Rose Avenue is perfectly situated in the vibrant and eclectic neighborhood of Venice Beach. This high street retail space offers an unparalleled opportunity to establish your presence in one of Los Angeles' most iconic and sought-after locations. The property benefits from high foot traffic and excellent visibility, ensuring maximum exposure for your business. Surrounded by trendy shops, renowned eateries, and artistic hotspots, Rose Ave embodies the unique spirit of Venice Beach, attracting locals and tourists alike. Spanning approximately 1,400 square feet this retail space features large storefront windows, sleek finishes, and high ceiling for a contemporary design aesthetic. Included in **540 Rose Avenue** is a walk-in refrigerator, 3-compartment sink, and two restrooms, which provides a turn-key opportunity for a food use concept. Convenient onsite parking and street parking along Rose Ave and neighboring streets ensures easy access for customers, enhancing the overall shopping experience.



AMENITIES



MARINA DEL REY

VENICE

ABBOT KINNEY BOULEVARD

ROSE

MAIN STREET

540
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GROUNDWORK

ROSE AVENUE

壁花
wallflower

CHULITA

PARACHUTE

BLUESTONE LANE

FLANK

AMERICAN BEAUTY

Wabi

STRETCH LAB

SUGARED BRONZED

CAFÉ GRATITUDE

7TH AVENUE

WHOLE FOODS MARKET

OZONE STREET

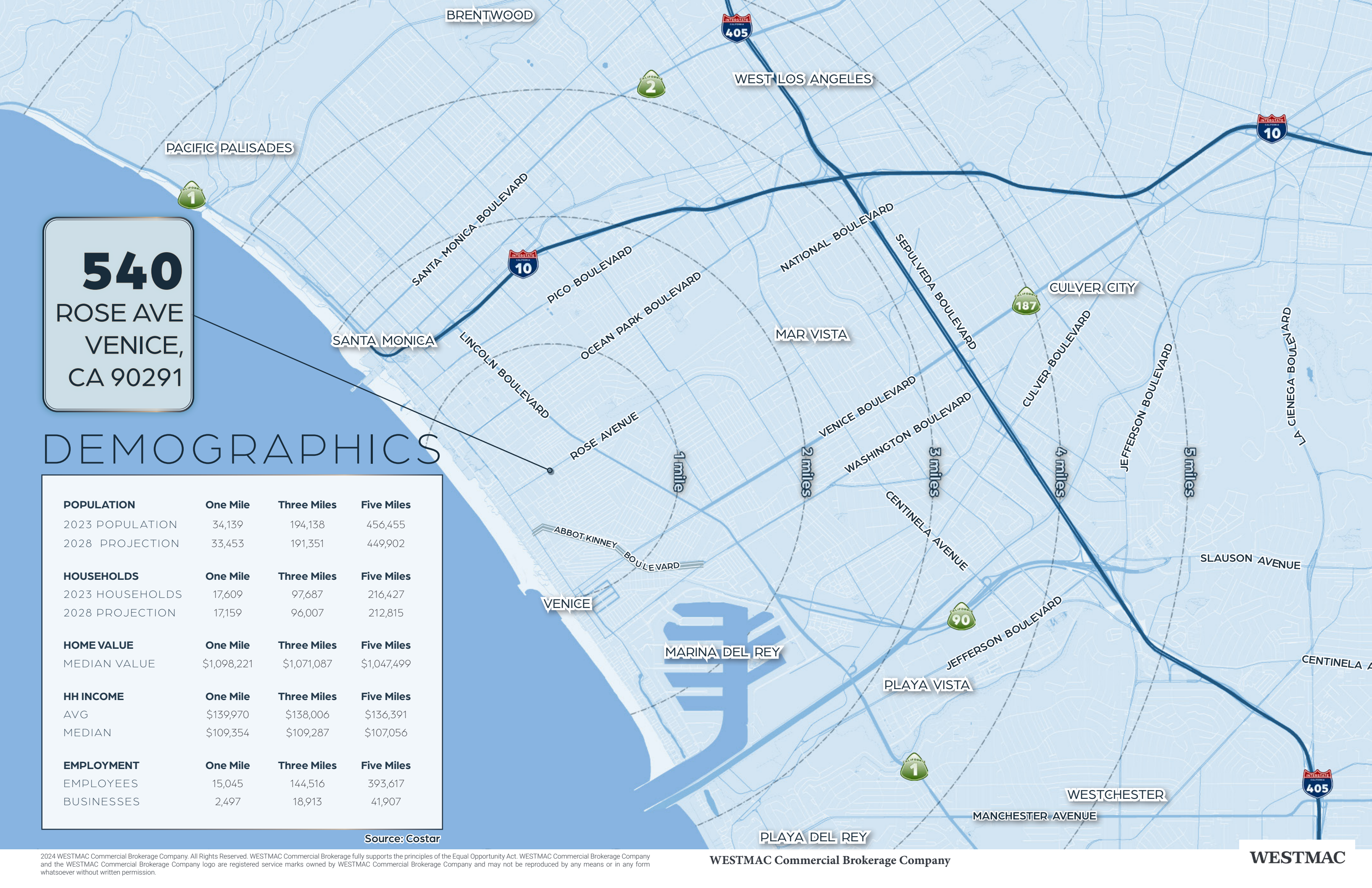
HIGHLAND AVENUE

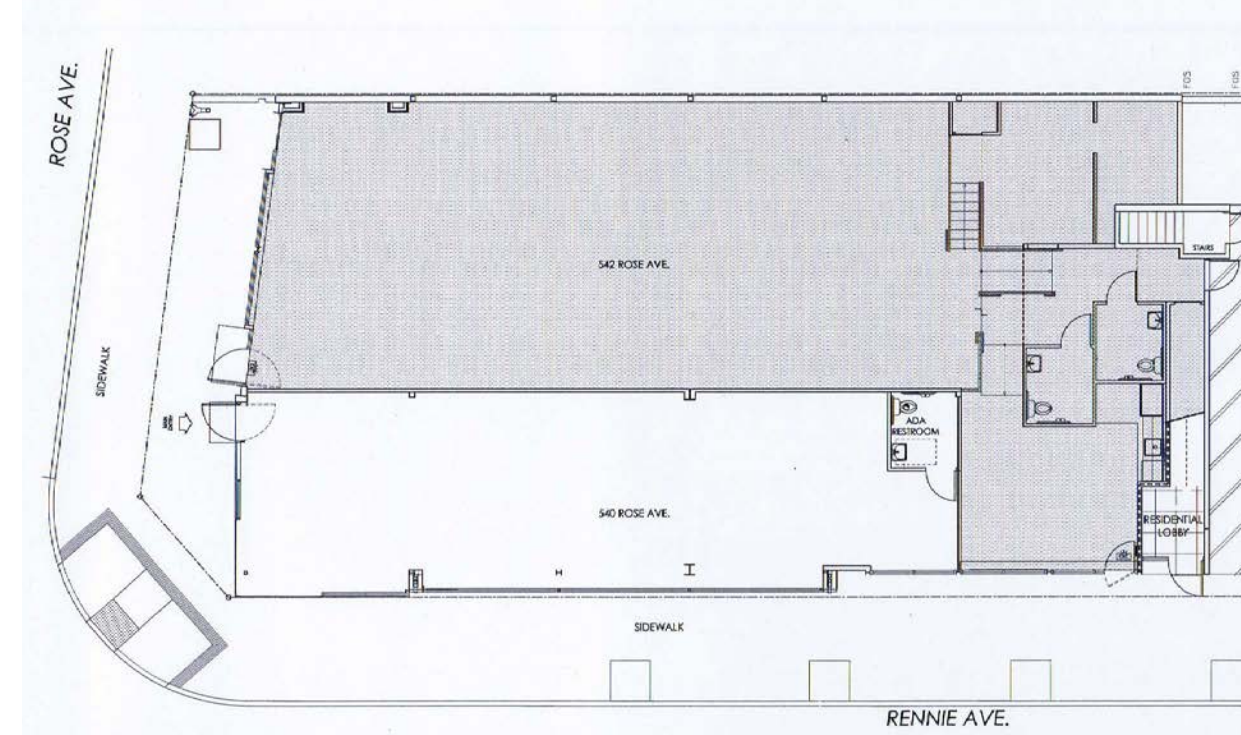
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DEMOGRAPHICS

	One Mile	Three Miles	Five Miles
POPULATION			
2023 POPULATION	34,139	194,138	456,455
2028 PROJECTION	33,453	191,351	449,902
HOUSEHOLDS			
2023 HOUSEHOLDS	17,609	97,687	216,427
2028 PROJECTION	17,159	96,007	212,815
HOME VALUE			
MEDIAN VALUE	\$1,098,221	\$1,071,087	\$1,047,499
HH INCOME			
AVG	\$139,970	\$138,006	\$136,391
MEDIAN	\$109,354	\$109,287	\$107,056
EMPLOYMENT			
EMPLOYEES	15,045	144,516	393,617
BUSINESSES	2,497	18,913	41,907

Source: Costar





540 ROSE - FLOOR PLAN



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