

# BUSINESS OPPORTUNITY

FOOD SERVICE WITH WALK UP WINDOW

1301 OCEAN FRONT WALK  
VENICE, CA 90291



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# INVESTMENT OVERVIEW

WALK-UP WINDOW CLOSE TO MUSCLE BEACH

1301 OCEAN FRONT WALK  
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**SIZE:** Approximately 400 square feet

**RATE:** Base Rent: \$3000 per month plus \$300 per month in CAM fees

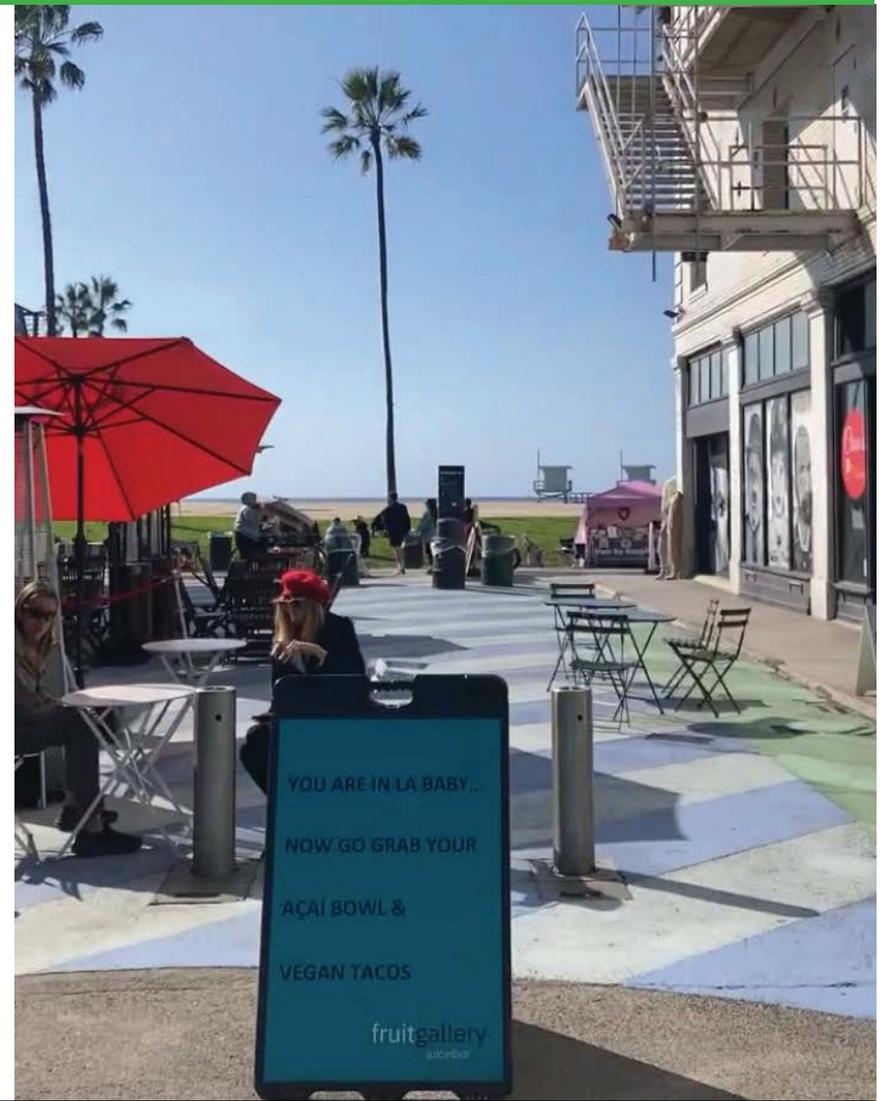
**BUSINESS OPPORTUNITY:** \$39,000

**AVAILABLE:** Immediately

**TERM:** Lease ends September 2027

## KEY FEATURES

- » Hood and grease bin (included in rent)
- » High visibility Boardwalk ID
- » Consistently heavy foot traffic
- » Large public parking lot nearby
- » Significant tourist & local resident patronage
- » Strong Area Demographics
- » Walking distance from Venice & Muscle Beach



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# KITCHEN INTERIOR

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# COMMUNITY PROFILE

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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. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.



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