



78 Market Street  
VENICE, CA 90291 | OFFERED FOR LEASE





## Location

78 Market Street, Venice, CA 90291

## Lease Price

\$19,500 per month + NNN

## Price Per Ft.

\$4.19

## Building Profile

**Total size** 4,649 sq. ft.

**First floor** 2,021 sq. ft.

**Second floor** 1,495 sq. ft.

**Courtyard** 553 sq. ft.

**Balcony** 580 Sq. Ft.

**Use** Restaurant

**Type** Commercial

**Architect** DU Architects

**Parking** 5 onsite parking spaces (per plans), and 11 offsite parking spaces (at Tenants due diligence)

**Approved alcohol CUB**

*Broker/Agent/Landlord does not guarantee the accuracy of the square footage, lot size, zoning, permits, CofO's, or use of property or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Terms of Sale and/or Lease are subject to change, or withdrawal without notice. DRE #01858429*

An exceptional, modern architectural masterpiece that offers an unparalleled dining experience

## 78 Market Street, Venice

Incredible PRIME Venice location - 1/2 block from the beach

Approved Alcohol CUB

New construction located on a high-visibility corner

Part of a vibrant collective of an amazing Venice community

Amazing indoor/outdoor flow

Downstairs courtyard/eating space

2nd story private balcony offers flexibility for additional dining, lounge, private parties

14' ceilings on 1st floor

10' ceiling on 2nd floor

2 x10 ton HVAC Units

Elevator Access

600A, 120/208V, 2 Phase, 4 Wire

Excellent frontage with high visibility

97 walkscore

Onsite Parking, and Offsite Parking Stalls



# 78 Market Street

## **Description**

Welcome to 78 Market Street, a warm and modern architectural masterpiece that offers an unparalleled dining experience. This newly constructed restaurant space with an approved alcohol CUB is in the heart of a PRIME Venice neighborhood, just half 1/2 block from the beach! Newly built from the ground up, this 4,600+ sq. ft. property sits on a high-visibility corner, directly across from the buzzworthy Neuhouse and amongst some of the most popular hotspots in LA - it is simply the perfect location for your restaurant. Outfitted with a blend of natural elements and glass that allow for an abundance of natural light and views, this incredibly curated space was built using top-quality materials and is ready for you to create the ultimate dining experience for your guests. Each floor has a fabulous indoor/outdoor flow for al fresco dining and enjoyment of the beautiful SoCal ambiance and ocean breeze. The 2-story space features a downstairs courtyard/eating space and a 2nd story private balcony that provides flexibility for additional dining, lounge areas, and private parties. You'll find 14' ceilings on the 1st floor and a 10' ceiling on the 2nd floor, two 10-ton HVAC units, all new systems throughout, an elevator, a private dining room for parties or VIP guests, and some parking! This incredible location has undisputed high visibility frontage and a 97 walk score. Venice is one of the most toured destinations in LA, which means your restaurant will have access to many tourists and locals alike. \*\*This is a NNN lease; NNN expenses are an estimated \$3,700 per month.\*\*

# Restaurant rendering



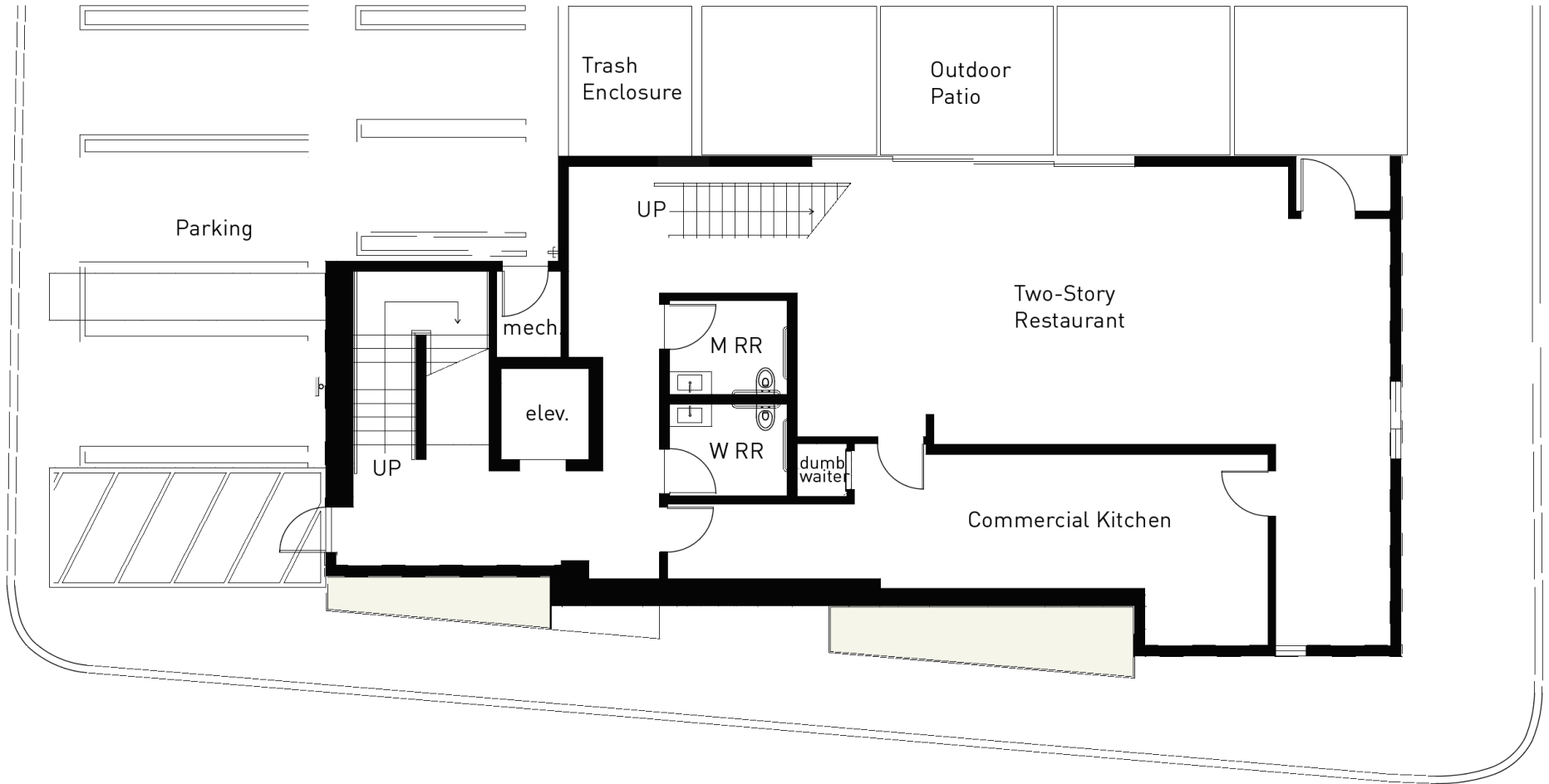
# Restaurant concept - first floor



# Restaurant concept - second floor

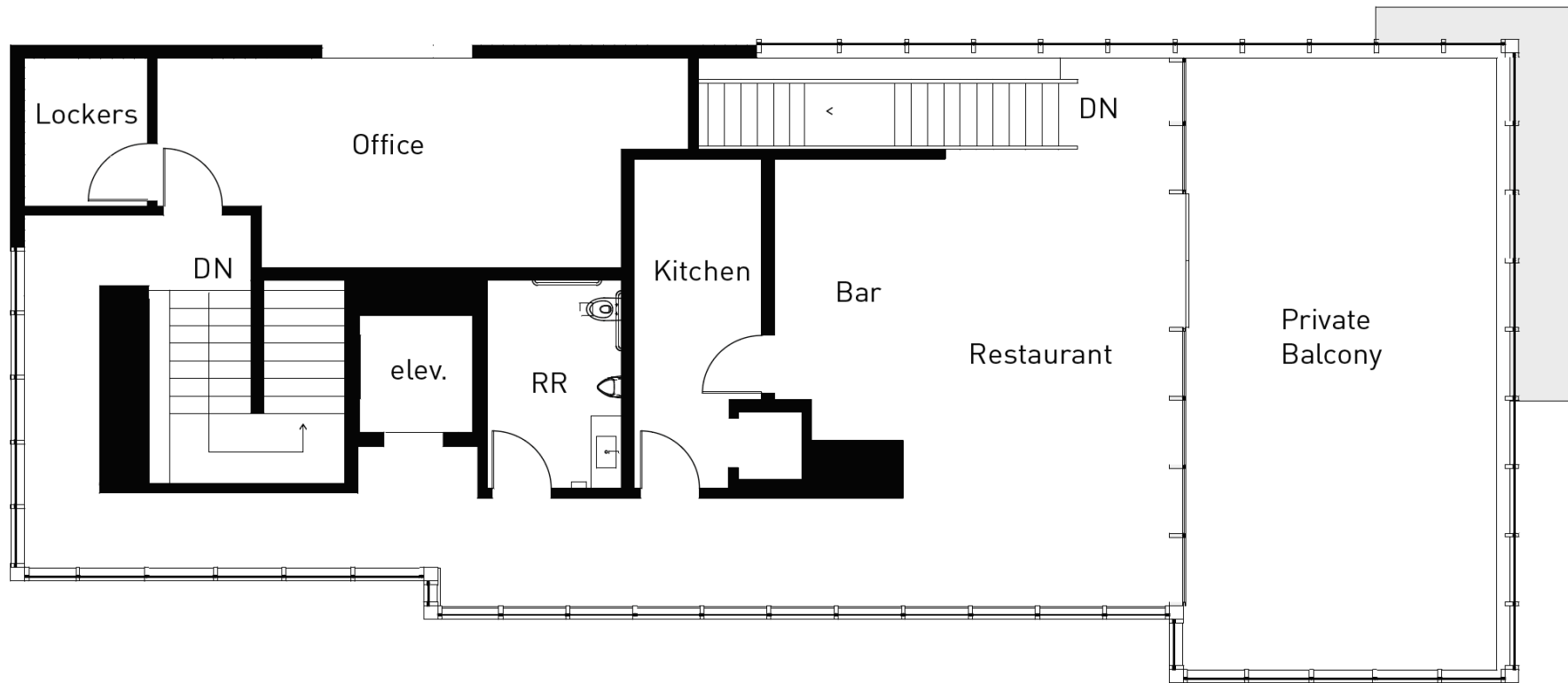


# Floor plan - first floor





# Floor plan — second floor

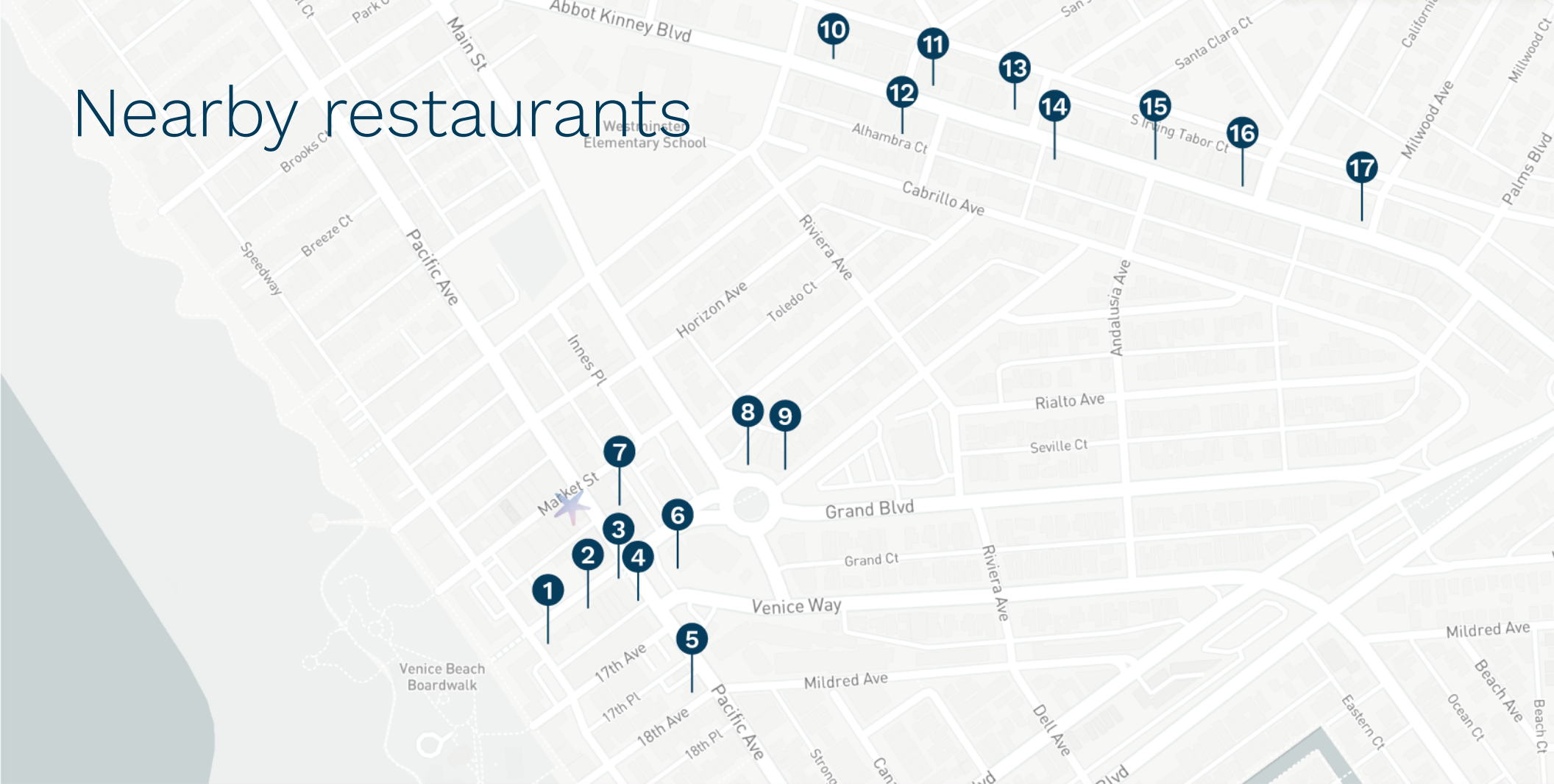


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# Nearby restaurants



1 Belles Beach House

2 Menotti's Coffee Stop

3 Gran Bianco

4 Eggslut

5 Tocaya Modern Mexican

6 Great White

7 Mao's Kitchen

8 Venice Cucina

9 Hama Sushi

10 Blue Bottle Coffee

11 The Butcher's Daughter

12 Blue Star Donuts

13 Greenleaf Kitchen & Cocktails

14 Roosterfish

15 Intelligentsia

16 Salt & Straw

17 Gjelina

# Nearby headquarters & production studios

- |    |   |            |   |            |    |                     |    |                    |    |               |    |                |
|----|---|------------|---|------------|----|---------------------|----|--------------------|----|---------------|----|----------------|
| 15 | 1 | Google     | 5 | HBO        | 9  | Activision Blizzard | 13 | Toms               | 18 | 72 and Sunny  | 22 | Amazon Studios |
|    | 2 | Snap, Inc. | 6 | Viacom     | 10 | Bouqs               | 14 | TWA/Chiat/Day      | 19 | Yahoo!        | 23 | Culver Studios |
|    | 3 | Vice       | 7 | RedBull    | 11 | Dollar Shave Club   | 16 | The Honest Company | 20 | TikTok        | 24 | MeUndies       |
|    | 4 | Rivian     | 8 | Riot Games | 12 | TrueCar             | 17 | Belkin             | 21 | Sony Pictures |    |                |



Abbot Kinney Blvd



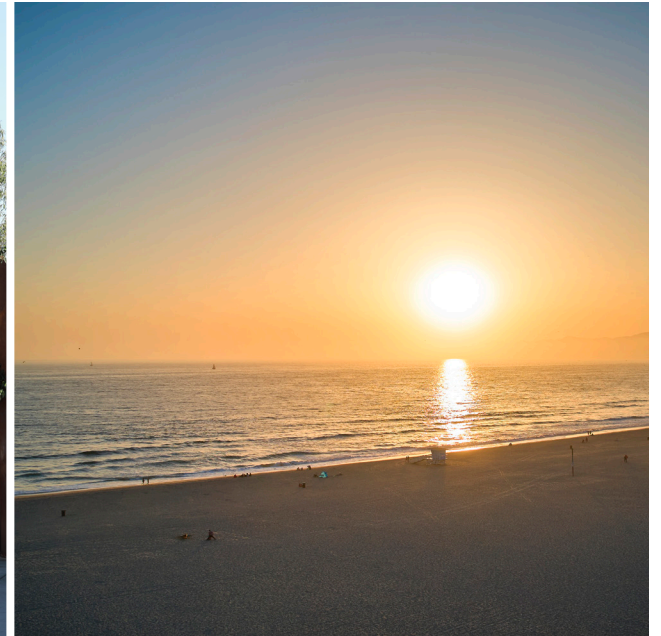
The famous Venice Canals



Venice Boardwalk



Rose Avenue



Venice Beach



PARDEE  
— PROPERTIES —

**Listed for lease**

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