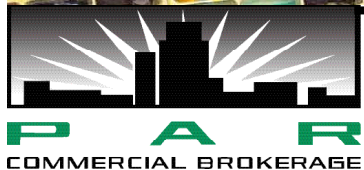


1701 OCEAN FRONT WALK, VENICE, CA 90291

BUSINESS OPPORTUNITY: FOOD SERVICE WITH WALK-UP WINDOW



JOHN MOUDAKIS • 310-395-2663 x116
JOHNM@PARCOMMERCIAL.COM • LIC# 01833441

1701 OCEAN FRONT WALK VENICE, CA 90291

Business Opportunity: \$129,000
Walk-up Window...
Close to Muscle Beach...



SIZE: Approximately 650-700 square foot

RATE: \$6,057 (2025), \$6,299 (2026), \$6,551 (2027),
\$6,813 (2028)

PARKING: 2-car parking in the rear included

AVAILABLE: Immediately

TERM: Through 12/31/2028; 5 year option is available

- Hood and grease trap
- Great Boardwalk identity
- High identity location
- Heavy foot traffic
- Large public parking lot in front
- Great demographics
- Walking distance from Venice and Muscle Beach

JOHN MOUDAKIS • 310-395-2663 x116
JOHNM@PARCOMMERCIAL.COM • LIC# 01833441

AERIAL MAP



JOHN MOUDAKIS • 310-395-2663 x116
JOHNM@PARCOMMERCIAL.COM • LIC# 01833441

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

VENICE, CA

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.



PAR
COMMERCIAL BROKERAGE
www.parcommercial.com

JOHN MOUDAKIS • 310-395-2663 x116
JOHNM@PARCOMMERCIAL.COM • LIC# 01833441

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.