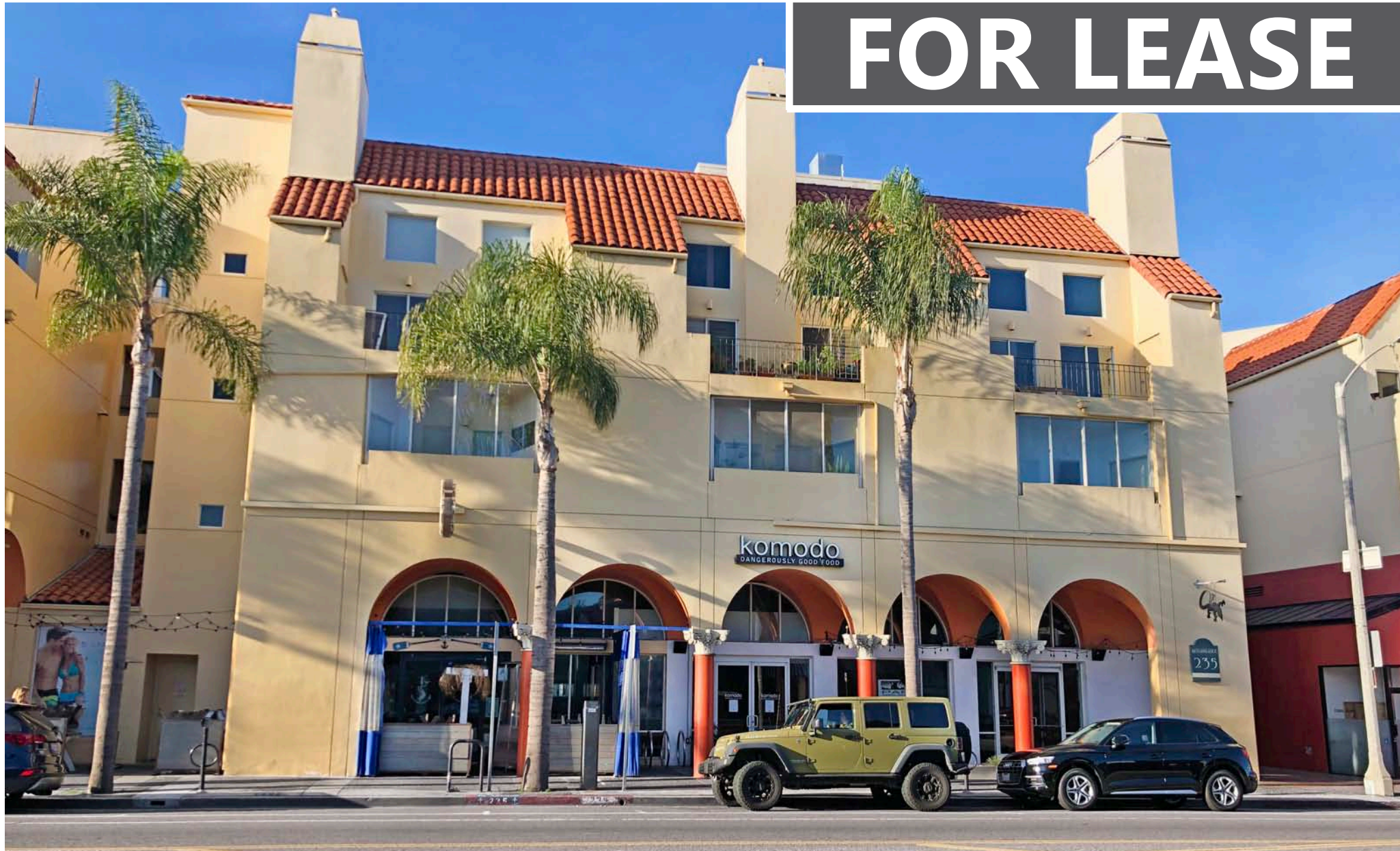


235 MAIN STREET • Venice, CA 90291

RESTAURANT SPACE

FOR LEASE



RAFAEL PADILLA
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GREG ECKHARDT
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235 Main Street, Venice, CA 90291

SIZE: Approximately 2,869 square feet

RENT: \$5.65 per square foot per month, NNN
(NNN estimated to be \$1.00 per square foot per month)

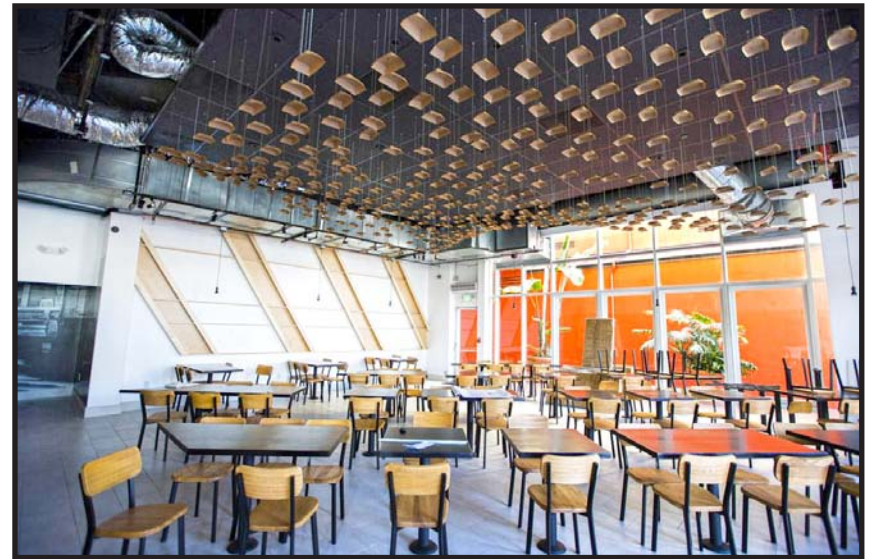
TERM: 5 years

PARKING: In excess of 200 parking spaces on site

AVAILABLE: Immediately

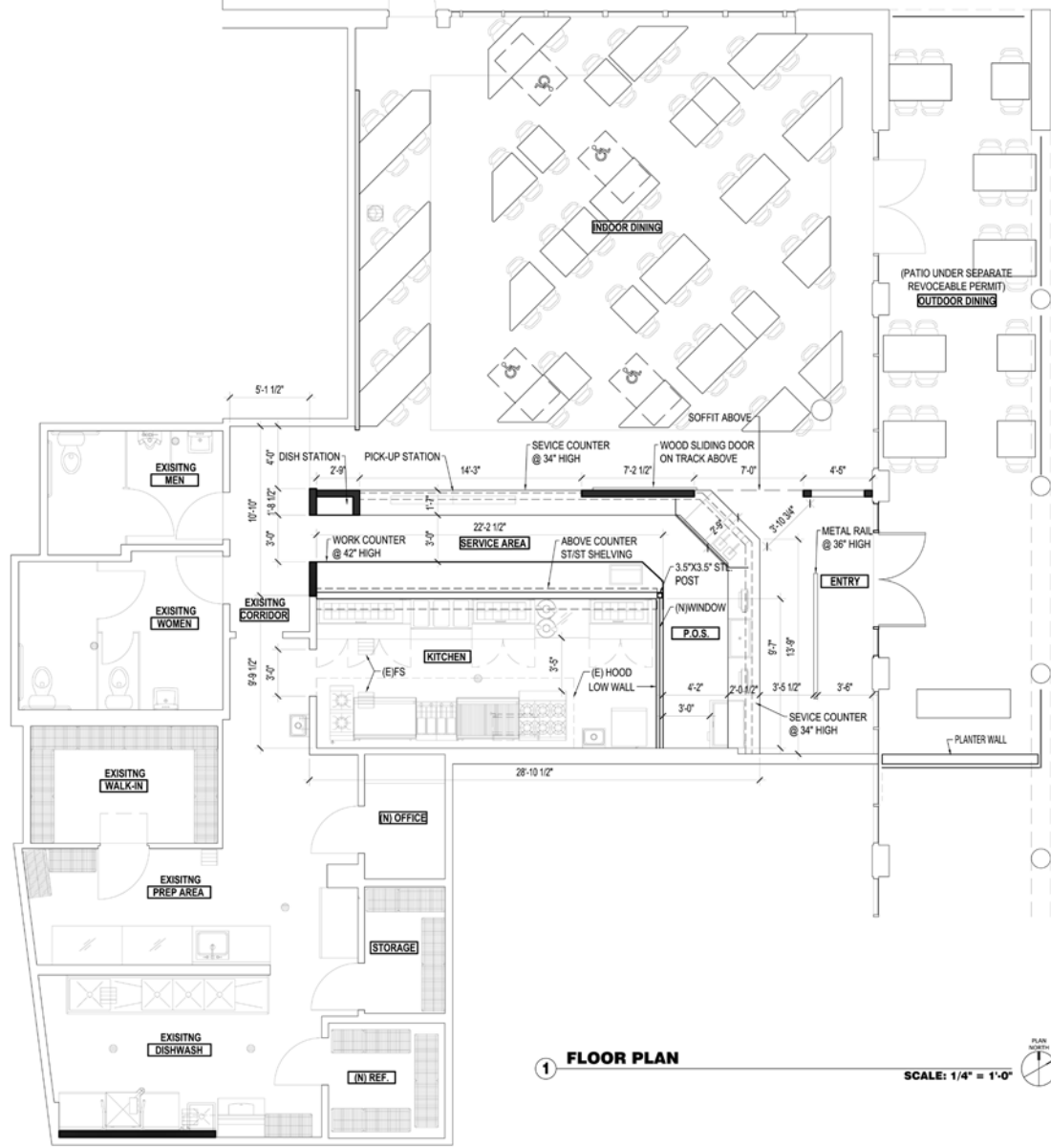
EQUIPMENT: Available for purchase

- Spacious restaurant with ample seating and patio
- Two blocks to Venice Beach
- 18 foot hood
- Two handicap bathrooms
- Heavy foot and auto traffic counts in high income area
- Neighbors include Anchor Bar, Kippy's Non-Dairy Ice Cream Shop, Subway, Bulletproof Coffee, CVS and many more



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FLOOR PLAN



1 FLOOR PLAN SCALE: 1/4" = 1'-0" PLAN NORTH



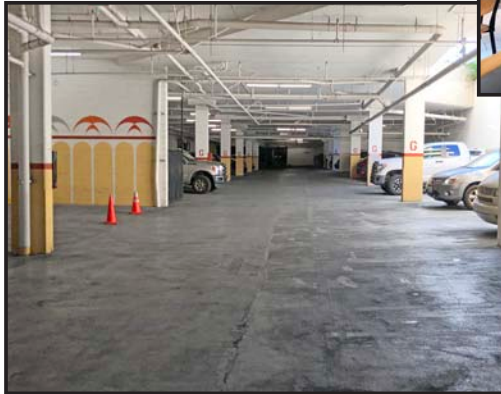
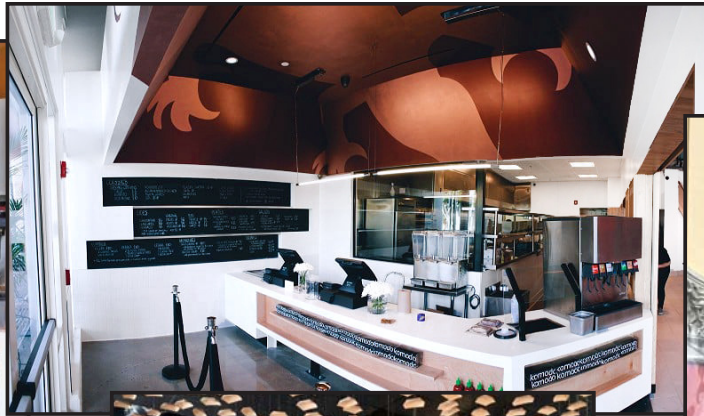
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PROPERTY PHOTOS

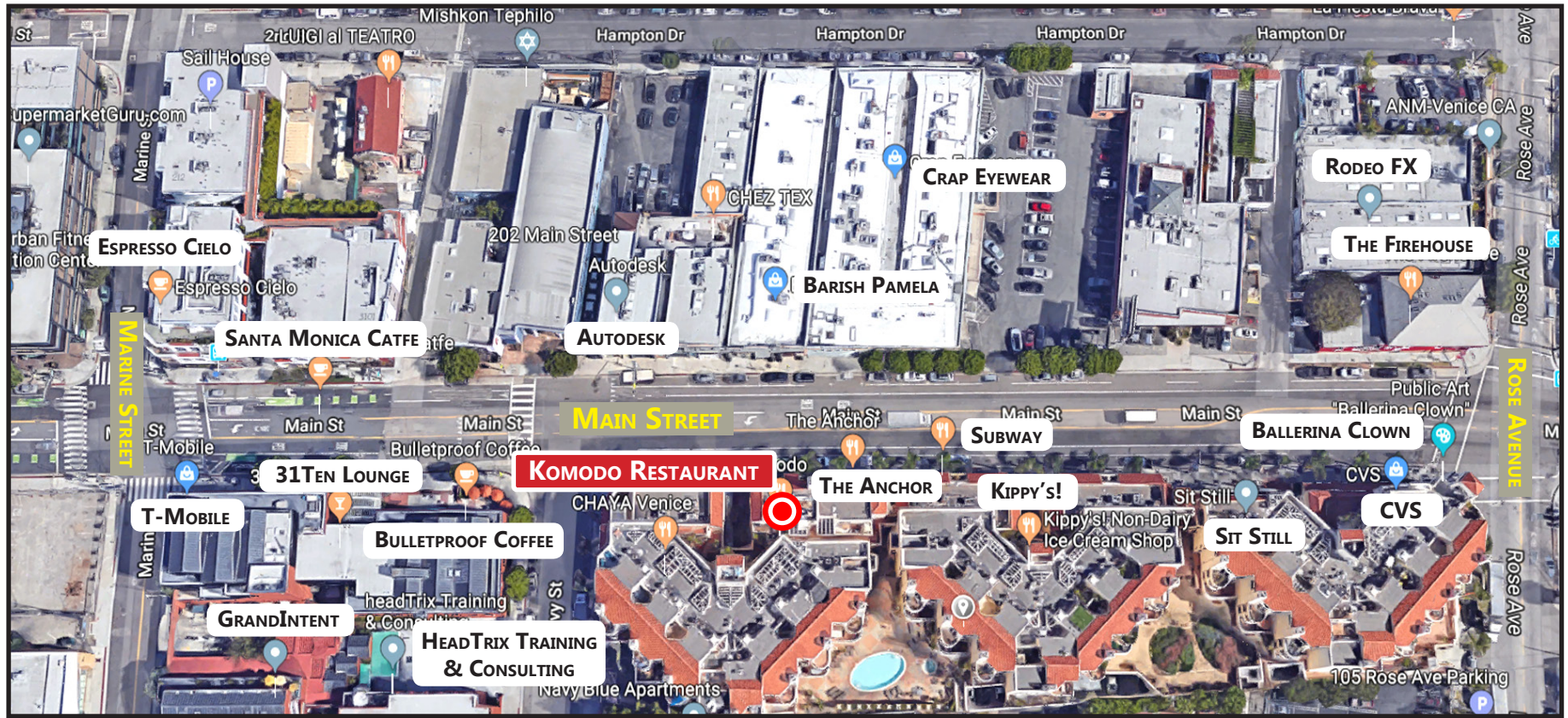


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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. See it all from the famous Muscle Beach outdoor gym to the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

Just two blocks from the beach, lies Main Street. By day, it's lined with laid-back patio-lined cafés and indie boutiques that can easily fill an afternoon. In the evening, trendy restaurants & watering holes glow with a lively mix of options for nightlife lovers.

