

CAFE FOR LEASE!

Abbot Kinney Boulevard / Venice, CA



2805 Abbot Kinney Boulevard, Venice, CA 90291



Laura Pozarny, Executive Vice-President
(310) 458-4100 ext: 222
lpozarny@muselli.net
DRE License 02129230

Evan Pozarny, Executive Vice-President
310-458-4100 ext: 221
epozarny@muselli.net
DRE License 01304769

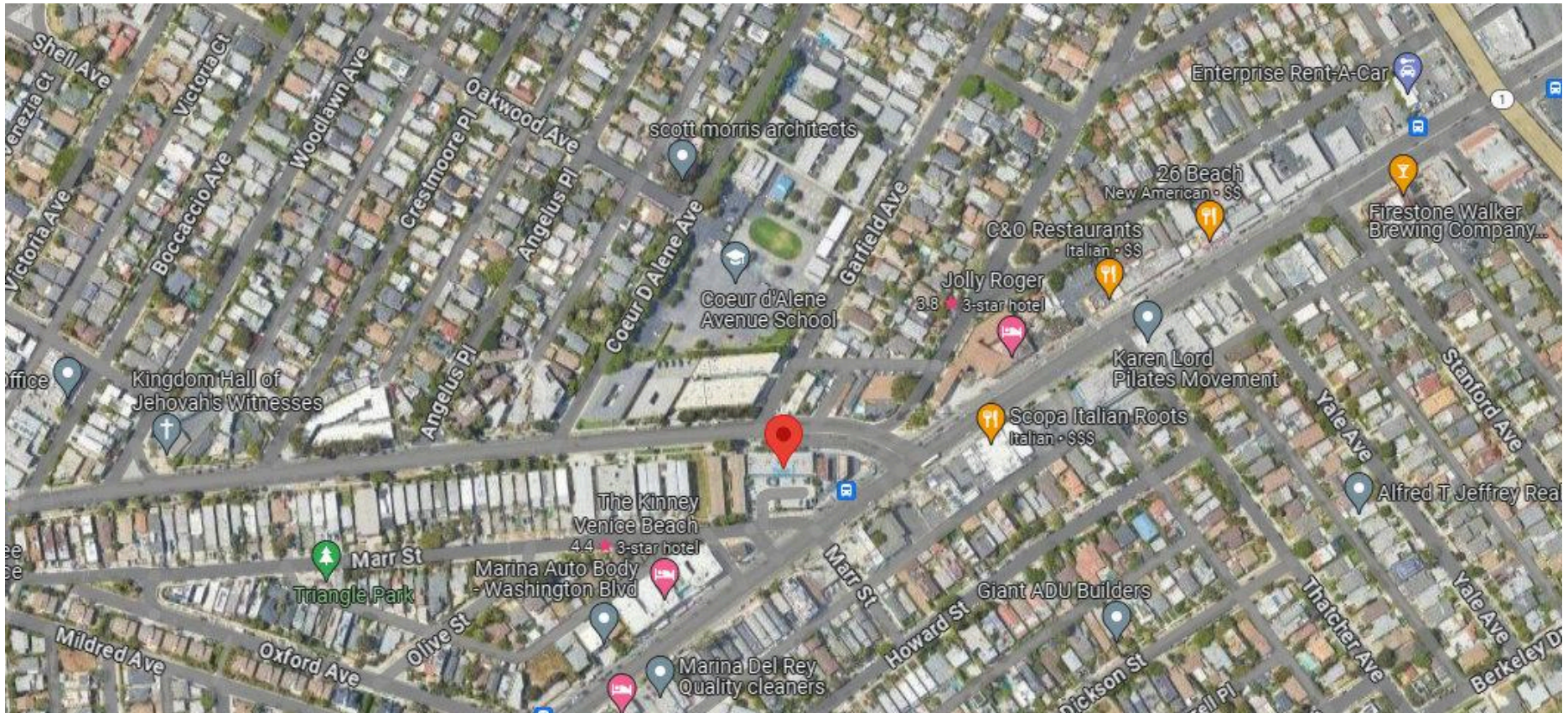
Prime Venice restaurant location on the coveted and well-trafficked Abbot Kinney Boulevard and Washington Blvd. Surrounded by well-established businesses, in a booming neighborhood, this is a dream location for a restaurant operator to open their first location or expand their business into this popular urban marketplace.

Lease Rate	\$5.00 per SF per month plus NNN charges of \$2.59 per SF per month
Size	Approximately 1,000 Square Feet
Term	3-10 Years
Highlights	Small cafe Built-out kitchen with hood, refrigerator, Multiple sinks, and wash stations Food pass-through window from kitchen to the bar Wine fridge Concrete floors Stylish Wooden Bar with Built-in Stools Cool mural on the wall Bar tables and chairs are included
Restrooms	2 Private ADA Restrooms
Parking	Shared customer parking at no extra charge. No employee parking.
Plaza Tenants	Other tenants in the plaza are Wacky Wok, Nail Salon, Asaka Sushi Restaurant, Johnny Pizzas, and Abbot Massage.
Area	Prime Abbot Kinney location with easy access to the 10 Freeway, West Los Angeles, Brentwood, Mar Vista, Culver City, Venice & Marina Del Rey.
Demographics 3 Mile Radius	Population is 218,000 Households are 109,000 Median household income is \$105,000.00 The median age is 43.50 years Daytime employees are 51,000



Interior Photos





1513 6th Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 www.muselli.net

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