

# LEASED!

Abbot Kinney Boulevard / Venice, CA



2805 Abbot Kinney Boulevard, Venice, CA 90291



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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.

<b>Lease Rate</b>	\$5.00 per SF per month plus NNN charges of \$2.59 per SF per month
<b>Size</b>	Approximately 1,000 Square Feet
<b>Term</b>	3-10 Years
<b>Highlights</b>	<ul style="list-style-type: none"> <li>Small cafe</li> <li>Built-out kitchen with hood, refrigerator, Multiple sinks, and wash stations</li> <li>Food pass-through window from kitchen to the bar</li> <li>Wine fridge</li> <li>Concrete floors</li> <li>Stylish Wooden Bar with Built-in Stools</li> <li>Cool mural on the wall</li> <li>Bar tables and chairs are included</li> </ul>
<b>Restrooms</b>	2 Private ADA Restrooms
<b>Parking</b>	Shared customer parking at no extra charge. No employee parking.
<b>Plaza Tenants</b>	Other tenants in the plaza are Wacky Wok, Nail Salon, Asaka Sushi Restaurant, Johnny Pizzas, and Abbot Massage.
<b>Area</b>	Prime Abbot Kinney location with easy access to the 10 Freeway, West Los Angeles, Brentwood, Mar Vista, Culver City, Venice & Marina Del Rey.
<b>Demographics 3 Mile Radius</b>	<ul style="list-style-type: none"> <li>Population is 218,000</li> <li>Households are 109,000</li> <li>Median household income is \$105,000.00</li> <li>The median age is 43.50 years</li> <li>Daytime employees are 51,000</li> </ul>

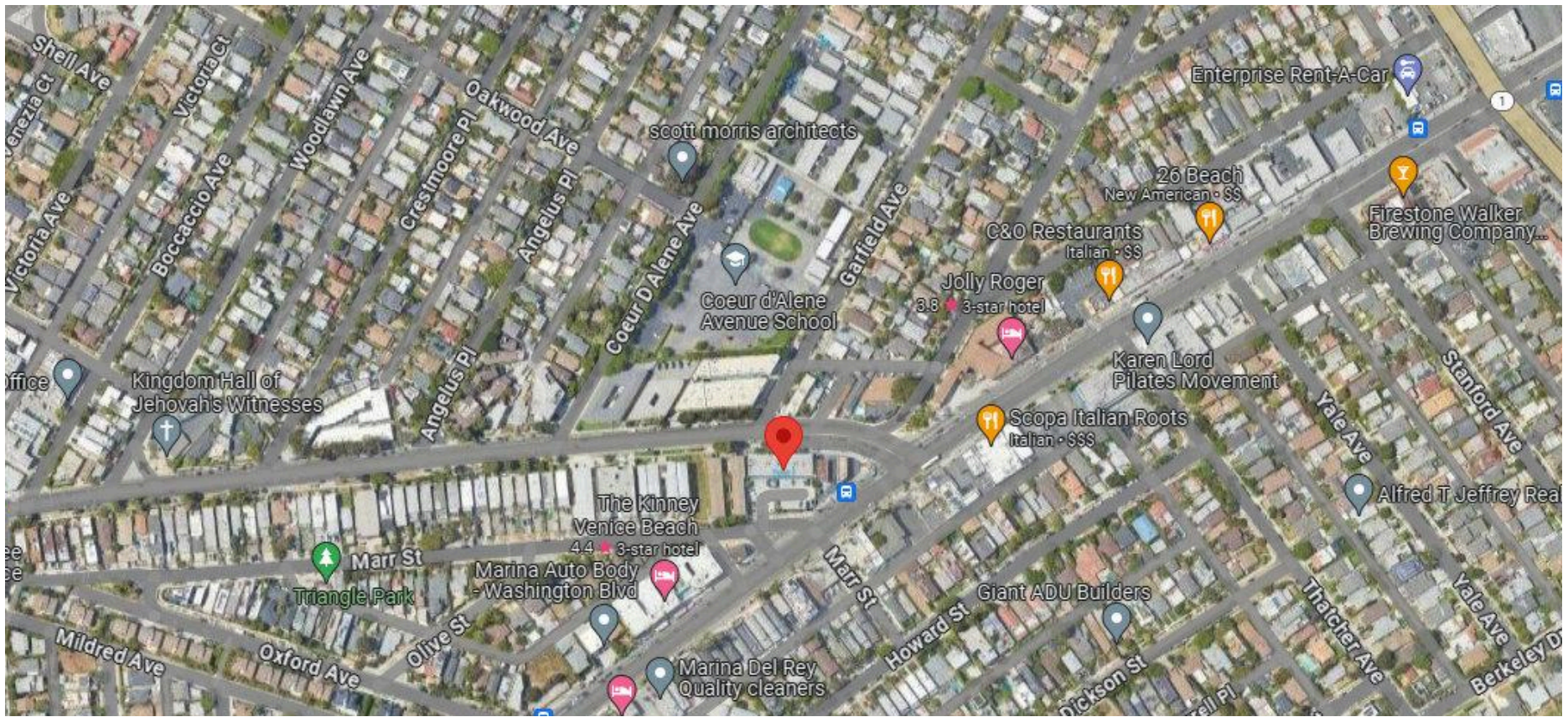




## Interior Photos







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