# **FOR LEASE**

# Formerly "The Massage Place"

2805 Abbot Kinney, Suite A, CA 90291





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## **Property Information** 2805 Abbot Kinney, Suite A, CA 90291

### **Entrance to the property is from West Washington Boulevard**

This is an opportunity to lease a fully built out massage therapist space. It is located in a retail center fronting on the highly trafficked street of West Washington Boulevard directly across from Marina Del Rey. **AVAILABLE NOW!** 

#### **Lease Terms**

- \$4,500.00 per month + NNN costs of \$500.00 per month.
- Rent includes the existing tenant improvements.
- The lease term is negotiable.

#### **Space Description**

- 1,106 SF. Tenant is advised to hire their own expert to determine the actual size.
- Fully equipped massage and/or therapist offices.
- 7 private treatment rooms.
- Reception area.
- 1 ADA bathroom with full shower.
- 22-foot window line.
- There are front and back entrances.
- Great visibility from West Washington Blvd.

#### **Property Description**

- The lot size is approximately 20,430 SF.
- Part of a 6,480 SF retail center.
- The retail center was built in 1984.
- C2 Zoning per public records. The tenant is advised to verify zoning with the City.

## **Parking**

• 27 shared parking spaces on site included at no additional charge.

#### **Co-Tenants:**

- South End Pizzeria
- Asakuma Sushi
- Wacky Wok Chinese

### **Demographics**

- 221,000 people within a 3 miles radius. The median age of residents in a 3-mile radius is 40 years old and an average yearly household income of \$97,000.
- Venice, Marina Del Rey, Santa Monica, the famous Abbot Kinney Retail District, Ocean Front Walk, Playa Vista are a short drive away. Los Angeles Airport (LAX) is 5.5 miles to the south and the 405 Freeway is 2 miles to the East.



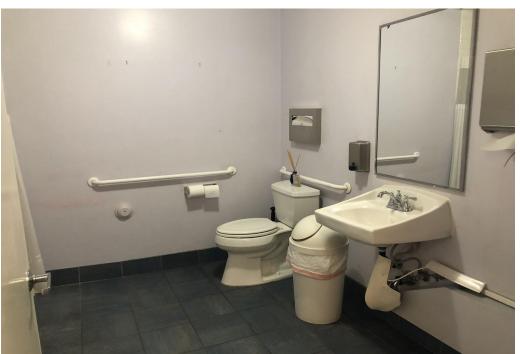










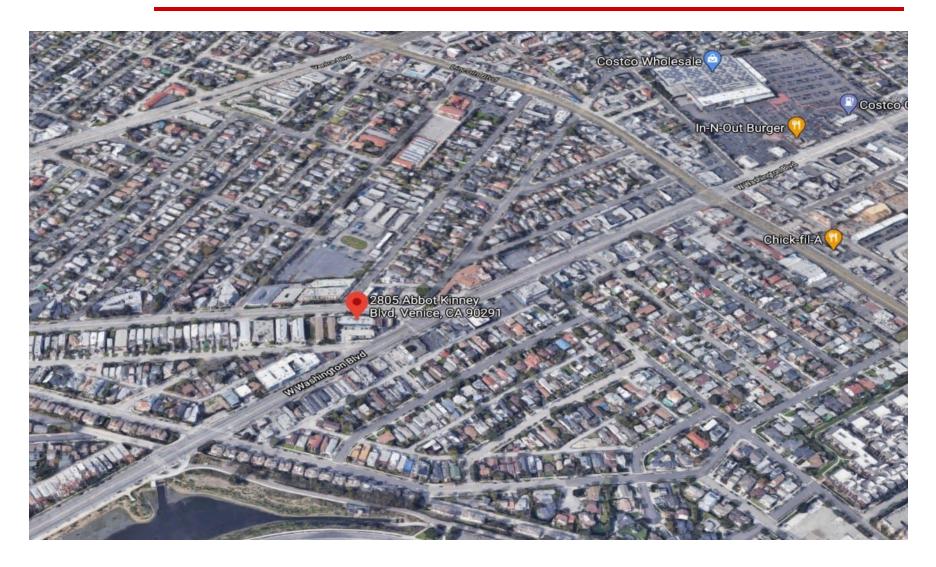








# Location Map 2805 Abbot Kinney, Suite A, CA 90291





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All information furnished is from sources deemed reliable and which we believe to be correct, but 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 the Broker. You are advised to conduct an independent investigation to verify all information. DRE BROKER # 00825237