

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
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