

# FOR LEASE!

Abbot Kinney Boulevard / Restaurant/ Take Out / Venice, CA



**2805 Abbot Kinney Boulevard, Venice, CA 90291**



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

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

Excellent Venice cafe 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 \$2.49 per SF per month
<b>Size</b>	Approximately 810 Square Feet
<b>Term</b>	3 - 5 Years
<b>Highlights</b>	Brand new renovation including newly installed hood Small storage room Small cafe for dine-in or take out Tile floors
<b>Restrooms</b>	1 Private ADA Restroom
<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, incoming cafe/coffee shop, 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>	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

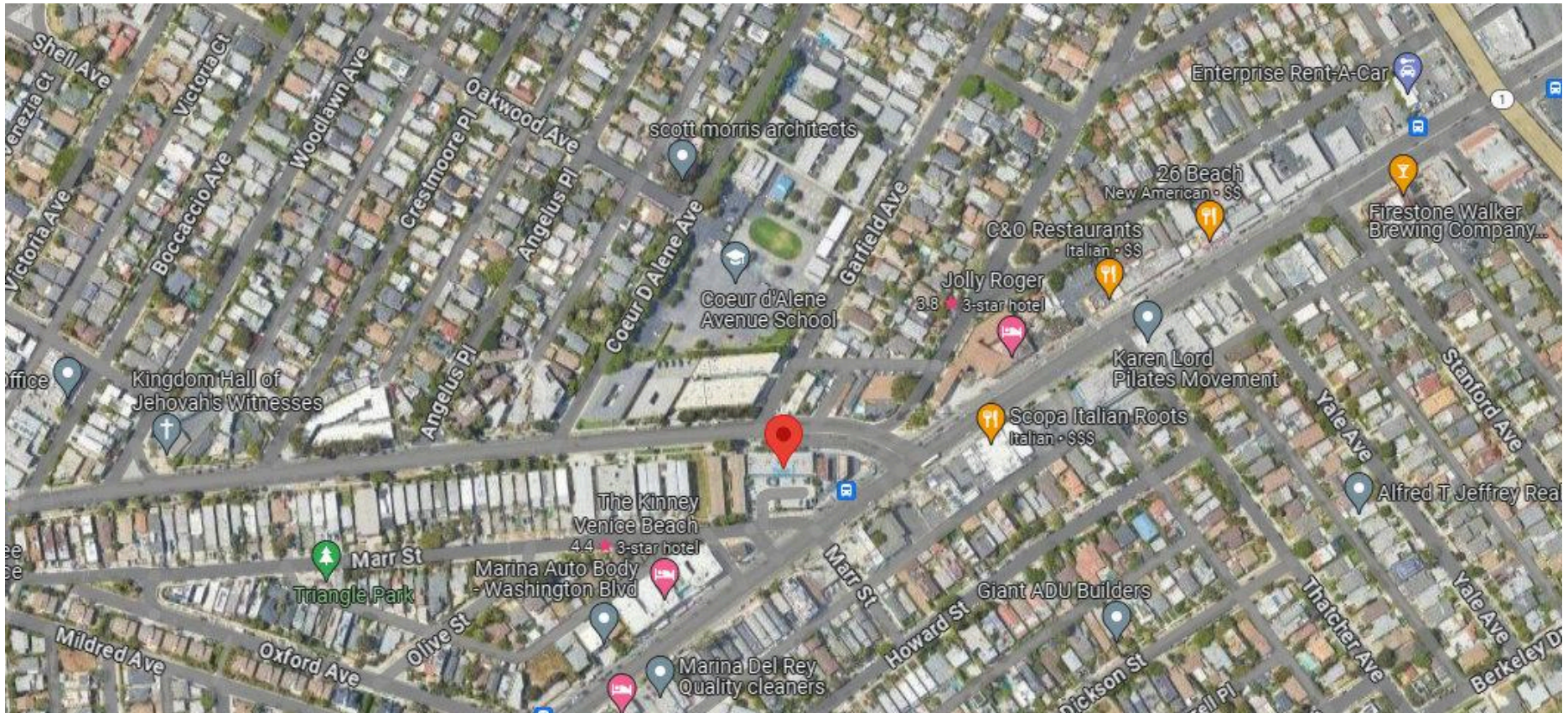




## Interior Photos







1513 6<sup>th</sup> Street, Suite 201 A • Santa Monica, CA 90401 • (310) 458-4100 • FAX (310) 458-4100 [www.muselli.net](http://www.muselli.net)

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