

# 909 ocean front walk

VENICE, CALIFORNIA



CUSHMAN & WAKEFIELD

SHOP EAT SURF





# 909 ocean front walk

VENICE, CALIFORNIA



## ADDRESS

909 Ocean Front Walk  
Venice CA

## SIZE

±2,634 SF (divisible)

## RENT

Upon Request

## NNN

\$20.00 PSF Per Annual



## POSSESSION

Immediate

## TERM

Ten Years



# 909 ocean front walk

VENICE, CALIFORNIA



Densely populated Venice Beach location.



Over 16 million annual visitors.



Abundant public parking available within designated on-site parking area.



Building has undergone multi-million dollar renovation of retail facade.



Immediate delivery.



High-profile tech co-tenancy.



AREA DESCRIPTION



# 909 ocean front walk

VENICE, CALIFORNIA



## AMENITIES MAP



# 909 ocean front walk

VENICE, CALIFORNIA



909 ocean front walk  
VENICE, CALIFORNIA



# 909 ocean front walk

VENICE, CALIFORNIA



DAYTIME POPULATION

AVG. HOUSEHOLD INCOME

% OF COLLEGE GRADUATES

AVG HOME VALUE

.5 MILES

**7,117**

**\$97,749**

**66.2%**

**\$1,895,000**

1 MILES

**21,733**

**\$115,001**

**63.5%**

**\$1,680,000**

3 MILES

**207,628**

**\$115,977**

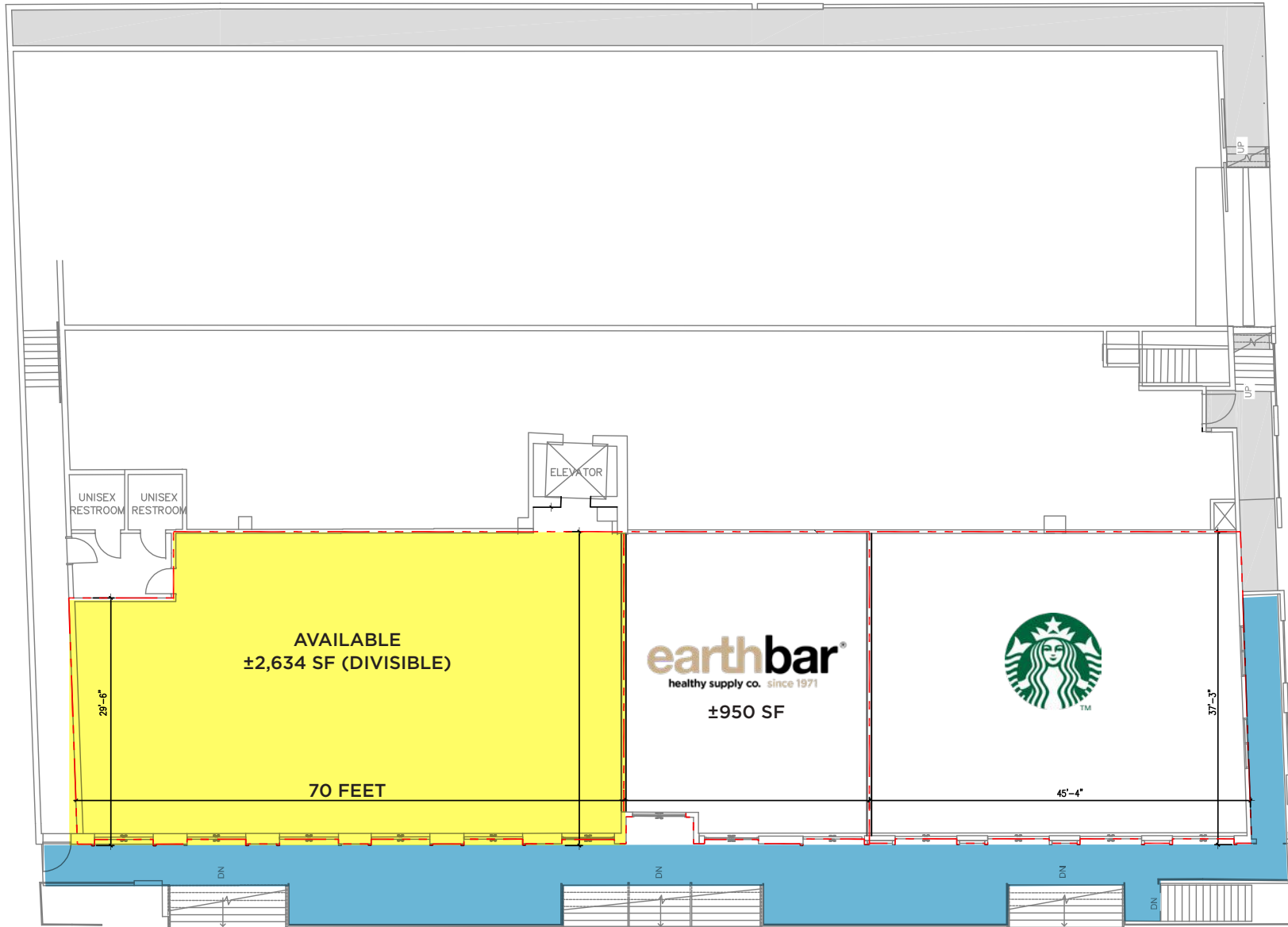
**59.8%**

**\$1,490,000**





DEMOGRAPHICS

SPEEDWAY



BREEZE AVENUE

VENICE OCEAN FRONT WALK

-  Available Area
-  Patio Area



# 909 ocean front walk

VENICE, CALIFORNIA



For more information please contact:

**MATTHEW FAINCHEIN**

matthew.fainchtein@cushwake.com

+1 310 595 2234

CA Lic. #01503546

**CARTER MAGNIN**

carter.magnin@cushwake.com

+1 310 595 2203

CA Lic. #01909728

**SHANA TAVANGARIAN**

shana.tavangarian@cushwake.com

+1 310 595 2213

CA Lic. #02074214

