



NON VENTED FOOD USE/RETAIL SPACE FOR LEASE



245 MAIN STREET, VENICE, CA 90291

SIZE: Approximately 1,150 square feet

RATE: \$4.95 per square foot per month, NNN
(NNN estimated to be \$1.10 per square foot per month)

TERM: 5 - 10 Years

PARKING: In excess of 200 parking spaces on site

AVAILABLE: Immediately

RAFAEL PADILLA

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GREG ECKHARDT

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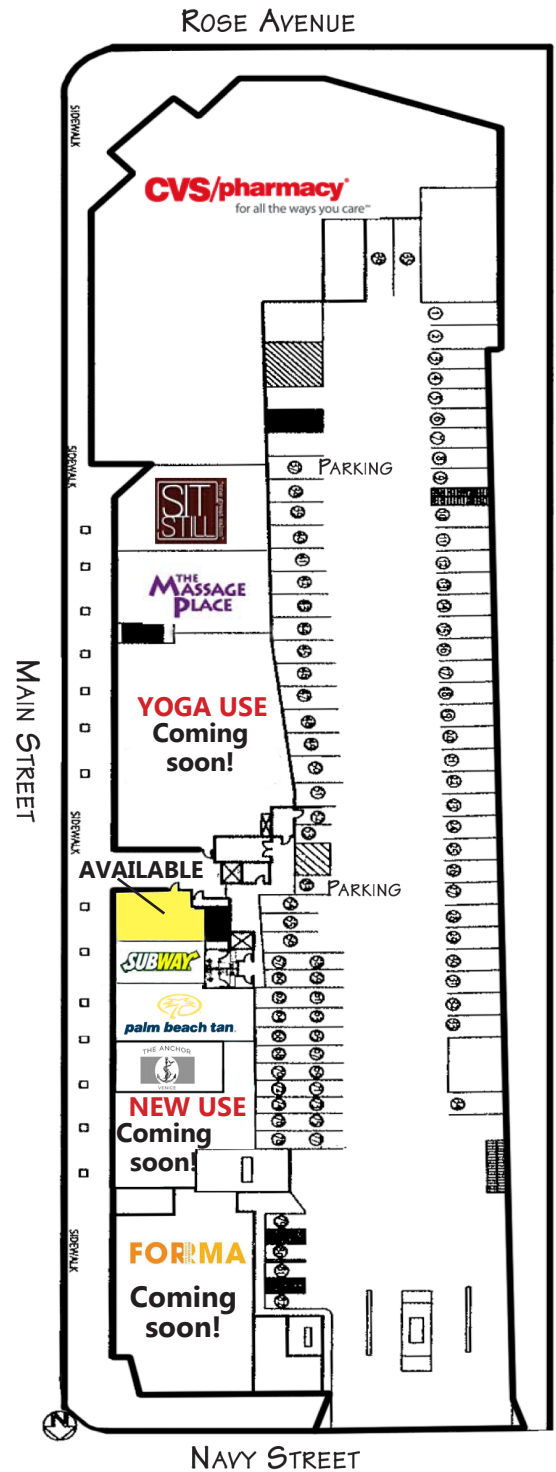
- Former ice cream shop, can also be used as a retail space
- Heavy foot and auto traffic
- High ceilings
- Located on trendy Main Street with numerous amenities nearby including restaurants, banks, convenience stores and various retailers
- High income area with strong demographics and eclectic mix of retailers

1250 6th St., #303, Santa Monica, CA 90401 • 310.395.2663 • www.parcommercial.com

SITE PLAN

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2015 Total Population	31,448	180,221	437,790
2020 Population	32,452	186,930	454,124
Pop Growth 2015-2020	3.19%	3.72%	3.73%
Average Age	40.10	41.30	39.70
Households			
2015 Total Households:	17,023	91,759	207,722
HH Growth 2015-2020	2.95%	3.49%	3.56%
Owner Occupied	4,085	28,623	72,541
Renter Occupied	12,938	63,136	135,181
Avg Household Inc	\$102,134	\$105,558	\$106,532
Median Household Inc:	\$74,219	\$76,635	\$76,159
Avg Household Size	1.80	1.90	2.00
2015 Avg HH Vehicles	1.00	1.00	2.00
Housing			
Median Home Value	\$980,876	\$849,250	\$836,944
Median Year Built	1959	1963	1965



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