

**1809 OCEAN FRONT WALK**  
**Venice, CA 90291**

**BUSINESS OPPORTUNITY:**  
**MUSCLE BEACH JUICE BAR**



**FOR SALE**



**PLEASE DO NOT**  
**DISTURB TENANT**

**JOHN MOUDAKIS**  
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**CAROLINE ACCURSO**  
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# 1809 Ocean Front Walk, Venice, CA 90291

**SIZE:** Approximately 1,200 square feet of retail space

**PARKING:** Beach parking plus some street parking

**ASKING PRICE:** \$79,000 (negotiable)

**CURRENT RENT:** \$9,750 per month

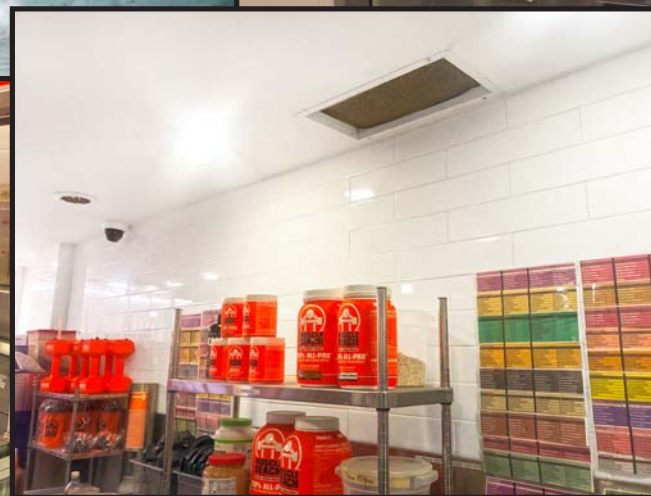
**LEASE:** Landlord will need to approve buyer/operator for 5 year lease

- Juice bar for sale - low cash down gets buyer/tenant onto the famous Ocean Front Walk boardwalk in front of Muscle Beach
- Fully entitled juice bar and frozen yogurt business with equipment including walk in refrigerator, refrigerators, reach in freezer, 3 tub sink, frozen yogurt machines
- Hood can be installed as shaft is intact
- Loads of space for storage; ideal for juice bar & smoothie operator, sandwiches and salads; concept can be changed and the space is ideal for any type of food use
- Location is one of the best foot traffic and tourist spots in Southern California
- Serious and experienced operators only; please call or email agents for appointment
- Lease term to be discussed with agent





PROPERTY PHOTOS



www.parcommercial.com

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KITCHEN  
PHOTOS



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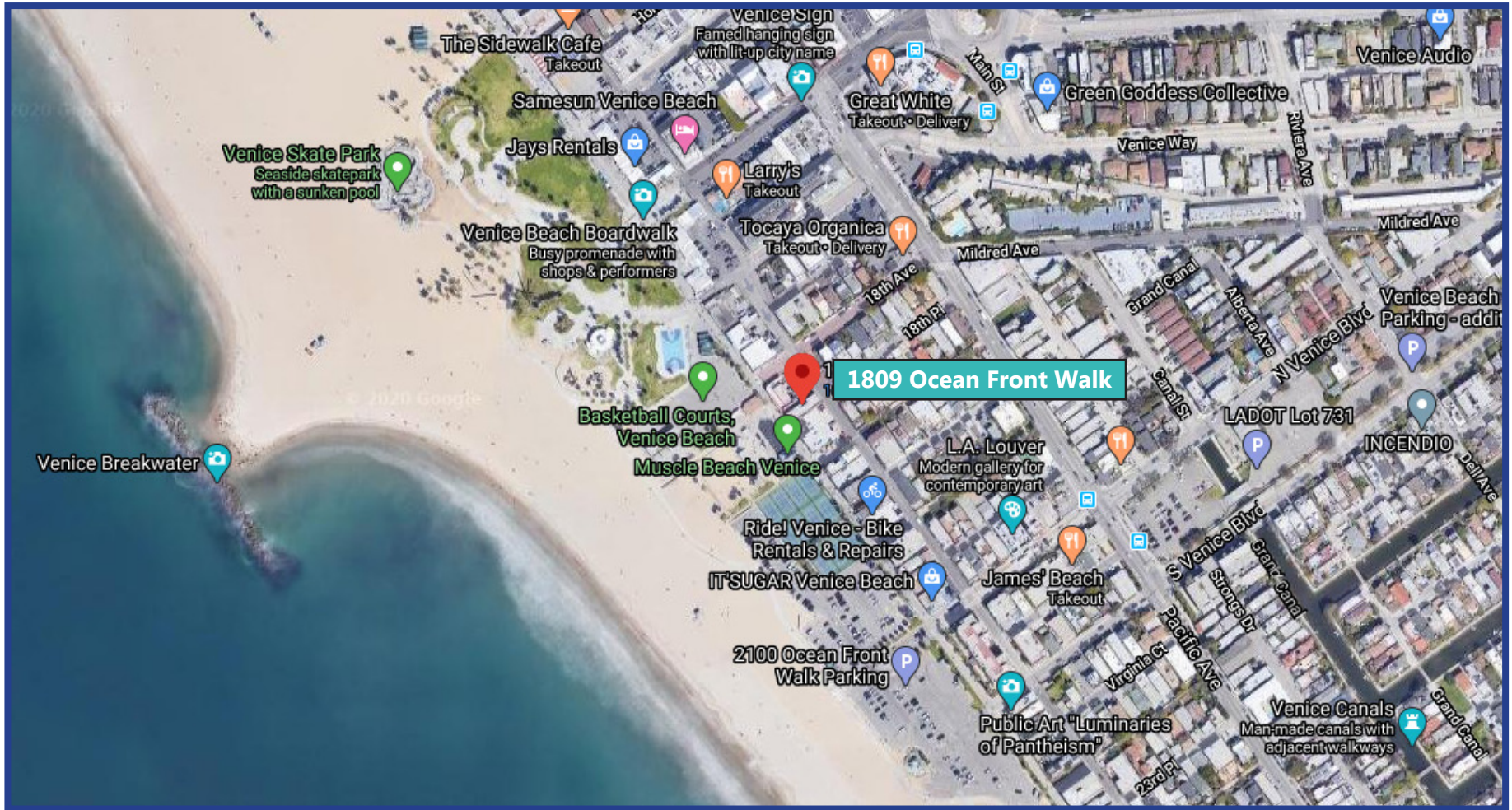
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# 1809 Ocean Front Walk, Venice, CA 90291

PROPERTY  
MAPS



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Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

For edgy boutiques explore boho-chic Abbot Kinney Boulevard, one of L.A.'s best shopping districts. Abbot Kinney features foodie hot spots, stylish boutiques and coffee bars. Food trucks often pull up here, and there are plenty of places to grab a bite or a treat. A great time to visit is the First Friday of each month, when food trucks and live music line Abbot Kinney Boulevard.

