

202 Main Street, Venice, CA 90291

RESTAURANT SPACE

FOR LEASE



JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM

Lic# 01833441

202 Main Street, Venice, CA 90291

PROPERTY CHARACTERISTICS

SIZE: Approximately 2,800 total square feet

Kitchen/inside/outside dining area including patio:

Approximately 1,800 square feet

Entitled basement: Approximately 1,000 square feet

RATE: \$6.25 per square foot per month, MG

PARKING: Ample street parking

TERM: 5+ years

AVAILABLE: 90 - 120 days from lease execution

- **Outside Patio off Dewey's alley and dining area on main floor**
- **Hidden gem in Venice bordering Santa Monica which includes grease trap, CUP for beer and wine, ADA bathrooms and hood**
- **Heavy foot and auto traffic along Main Street**
- **Adjacent to many restaurants on Rose Avenue and Abbot Kinney Boulevard**
- **Only two blocks from the beach; borders the City of Santa Monica**



A unique space being offered with a downstairs level as well as main floor dining area with a back patio.

Looking for a big ticket restaurant group that will fit this space located on the border of Venice and Santa Monica.

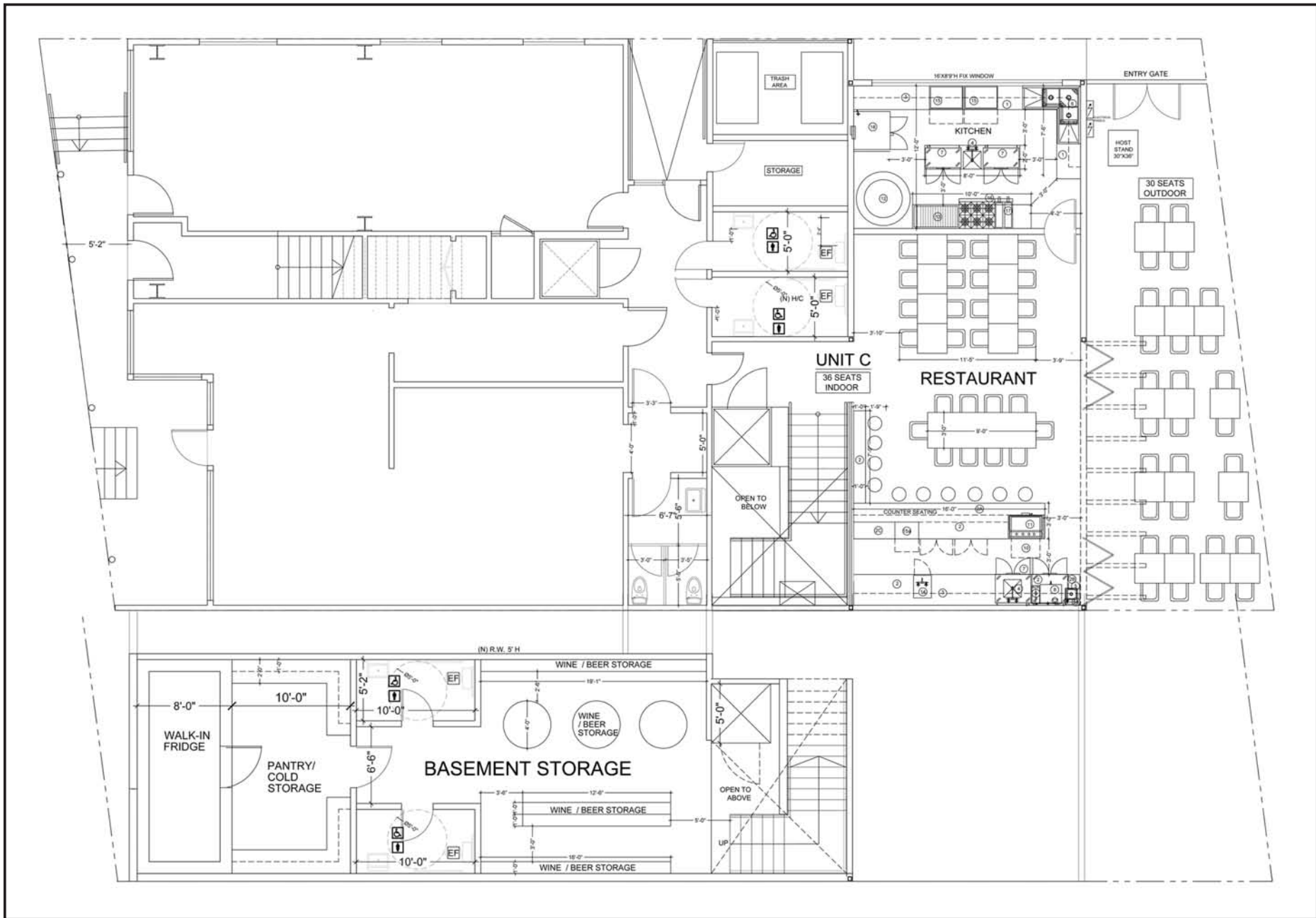


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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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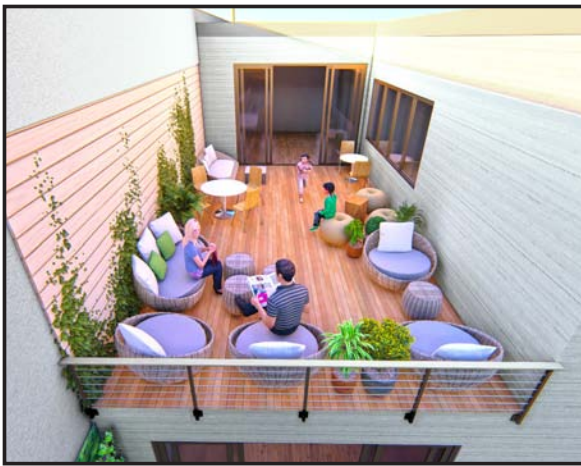
FLOOR PLAN



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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.

