

1811 OCEAN FRONT WALK
Venice, CA 90291

RETAIL BUSINESS OPPORTUNITY:
IDEAL FOR T-SHIRT & SOUVENIR STORE

**FOR
SALE**



**PLEASE DO NOT
DISTURB TENANT**

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SIZE: Approximately 800 square feet of retail space

PARKING: Beach parking plus some street parking

ASKING PRICE: \$39,000

CURRENT RENT: \$6,500 per month, NNN

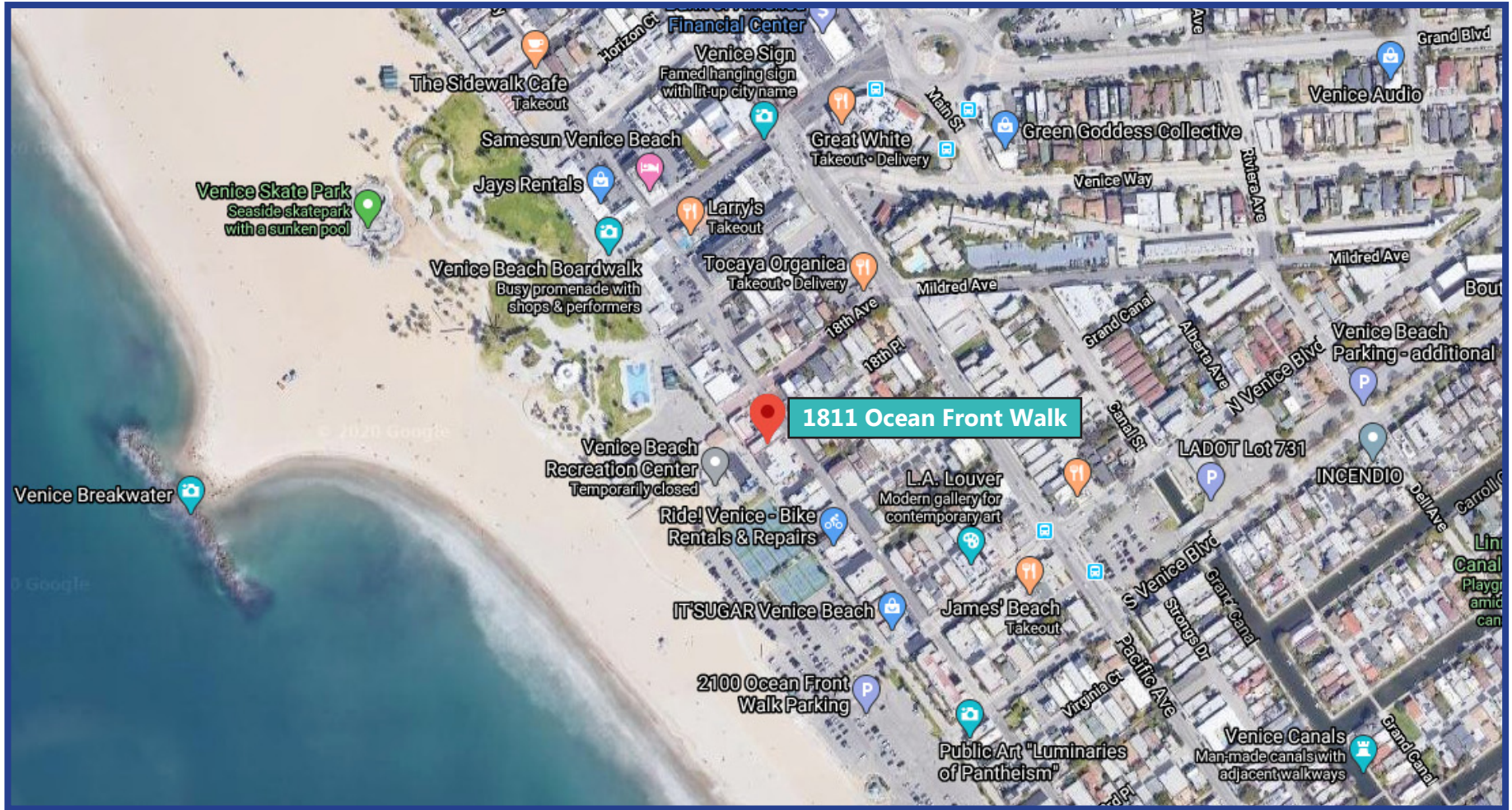
LEASE: Landlord will need to approve buyer/tenant for 5 year lease

- Retail storefront available; cannot do coffee
- Great location for retail clothing including denim jeans and summer attire
- Ideal space for cellphone company, toy store, Venice gadget/souvenirs, jewelry, etc.
- Located on the Venice Beach Boardwalk staring at the Pacific Ocean and World Famous Muscle Beach
- Location is one of the best foot traffic and tourist spots in Southern California



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PROPERTY
MAPS



www.parcommercial.com

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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.

