

MANLY
& SONS

2,240 SF FOR LEASE

324

Lincoln Blvd

VENICE BEACH

RESTAURANT W/ FULL HOOD SYSTEM
& GREASE TRAP

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PROPERTY HIGHLIGHTS

Former restaurant space. Lincoln Blvd Venice.

- **2,240 SF second generation space** including existing equipment
- On-site parking w/ **60 spaces & valet service**
- The intersection of Lincoln Blvd & Rose Ave generates **over 50,000 CPD**
- **Neighboring tenants include** Many & Sons Barber Co., RA MA Yoga Institute, Whole Foods Market, Groundwork Coffee, California Chicken Cafe, Baby Blues BBQ, Wurstkuche, and many more

DEMOGRAPHICS	.5 MILE	1 MILE	2 MILE
Residential Population	12,260	40,279	115,786
Avg. Household Income	\$117,442	\$131,725	\$133,273
Daytime Population	2,650	12,435	81,687
College Education	79.2%	83.8%	83.0%
Avg. Home Prices	\$1.36M	\$1.37M	\$1.15M

TRAFFIC COUNTS

Lincoln Blvd	42,251 CPD
Rose Ave	18,681 CPD



SITE PLAN OVERVIEW

--- = VEHICULAR ACCESS
--- = PEDESTRIAN ACCESS



TRADE AREA OVERVIEW



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