

RESTAURANT SPACE

202 Main Street, Venice, CA 90291

FOR LEASE

BACK SUITE WITH ALLY ENTRANCE



JOHN MOUDAKIS
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202 Main Street, Venice, CA 90291

PROPERTY CHARACTERISTICS

SIZE: Approximately 2,600 square feet including a 650 square foot patio and a 1000 square foot downstairs

RATE: \$7.95 per square foot per month, NNN
(NNN estimated to be \$0.95 per square foot)

PARKING: Ample street parking

TERM: 5+ years

AVAILABLE: 90 - 120 days from lease execution

- **Downstairs includes kitchen and seating**
- **Outside Patio off Dewey's alley, and dining area on main floor**
- **Landlord will pay for Grease trap, HVAC, CUP, and the shaft for the hood**
- **Heavy foot and auto traffic along Main Street's shopping and restaurant district**
- **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.



www.parcommercial.com

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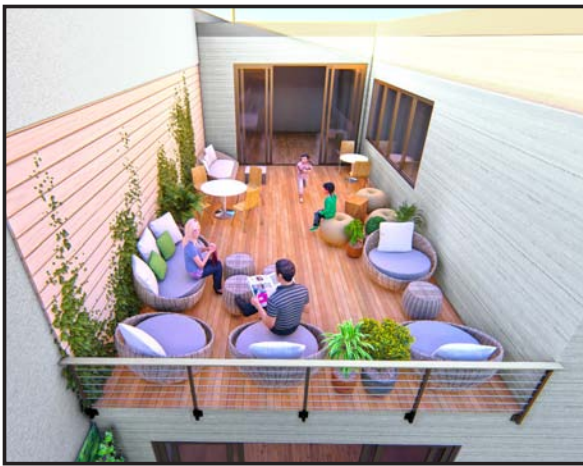
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All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been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



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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.

