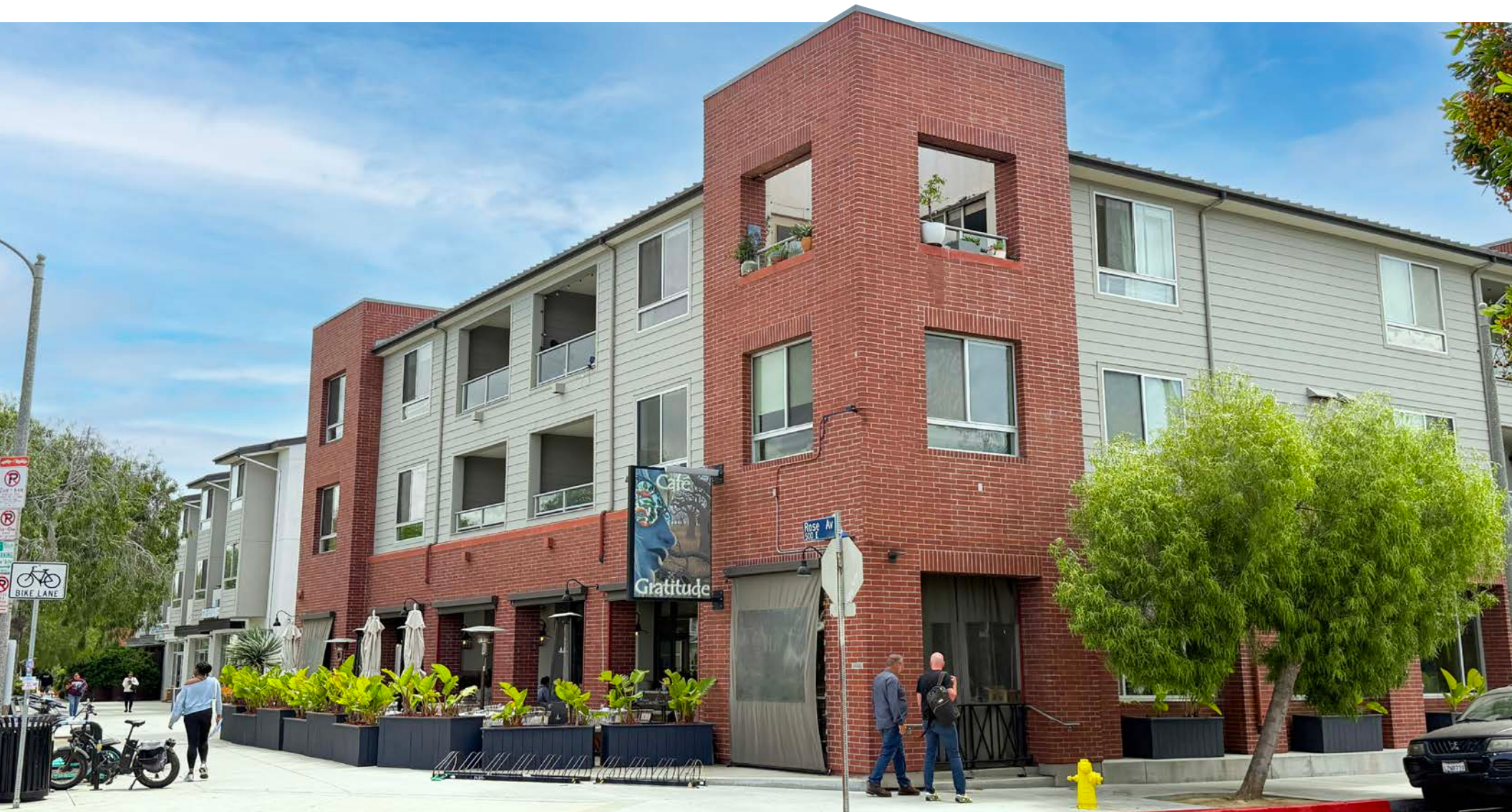


Venice On Rose

512 Rose Ave | Venice, CA

DO NOT DISTURB CURRENT TENANT

RESTAURANT SPACE FOR LEASE | 3,530 SF + LARGE PATIO



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± 3,530 SF AVAILABLE

Beautiful Interior & Exterior Finishes



Property Highlights

- **3,530 SF with 735 SF Patio Available For Lease**
- Restaurant currently features approximately 114 seats, plus more on the outdoor patio
- Join Wabi on Rose, SUGARED + BRONZED, StretchLab, and Polish by Sand Spa
- Venice on Rose is located on the busiest block of Rose Ave and features 70 apartment units above the ground floor retail
- 9,300 SF of ground floor retail and restaurant space
- Abundant on-site covered parking with validation program
- Rose Ave features 19,312 CPD
- Immediate restaurant co-tenants include: American Beauty, The Win-Dow, Chulita, Vin on Rose, Venice Beach Wines, Dayglow Coffee, Wallflower, and AWAN



RESIDENTIAL POPULATION

1 mile	2 mile	3 mile
35,472	103,881	203,493



AVG. HOUSEHOLD INCOME

1 mile	2 mile	3 mile
\$199,367	\$193,148	\$191,084



DAYTIME POPULATION

1 mile	2 mile	3 mile
24,723	107,116	207,464



Area Overview



Main Street

Logos: A, HEAVY HANDED, GNARWHAL Coffee Co., JH, free people, Reformation, groundwork, Lish Cafe, BLUE BOTTLE COFFEE, EDGEMAR RESTAURANT + LOUNGE, 2nd STREET, alfalfa, Coucou

Lincoln Blvd
51,899 Cars Per Day

Logos: WHOLE FOODS MARKET, PRINCE STREET, BARRY'S BOOTCAMP, goop, wanderlust CREAMERY, Wurstküche, CALIF. CHICKEN CAFE, zinqu, superba

Abbot Kinney Blvd
Est. 8 Million Visitors Per Year

Logos: alo, BUCK MASON, Levain BAKERY, adidas, FAHERTY, EREWON, VUORI, Aēsop, BIRKENSTOCK, rag & bone NEW YORK, THE BUTCHER'S DAUGHTER, WARBY PARKER, TRULY PIZZA, GJELINA, LE LABO

SUBJECT SITE

Anchored by The Rose Venice restaurant on the west and Whole Foods Market on the east, Rose Avenue functions as one of LA's few great walking streets.

Featuring architecturally distinct buildings from bold new construction to original kitschy bungalows, renowned chef-driven restaurants, excellent coffee shops, independent boutiques and salons, and an undeniable energy from morning to night, Rose Avenue is truly the heart of the Venice community.

Rose Ave Co-Tenancy



GROUNDWORK



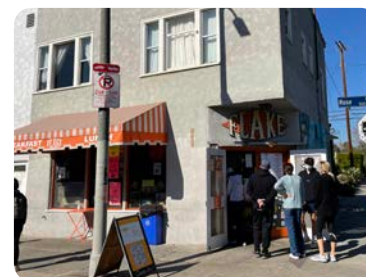
WALLFLOWER



DAYGLOW COFFEE



VIN ON ROSE FROMAGERIE



FLAKE



VIN ON ROSE



AWAN



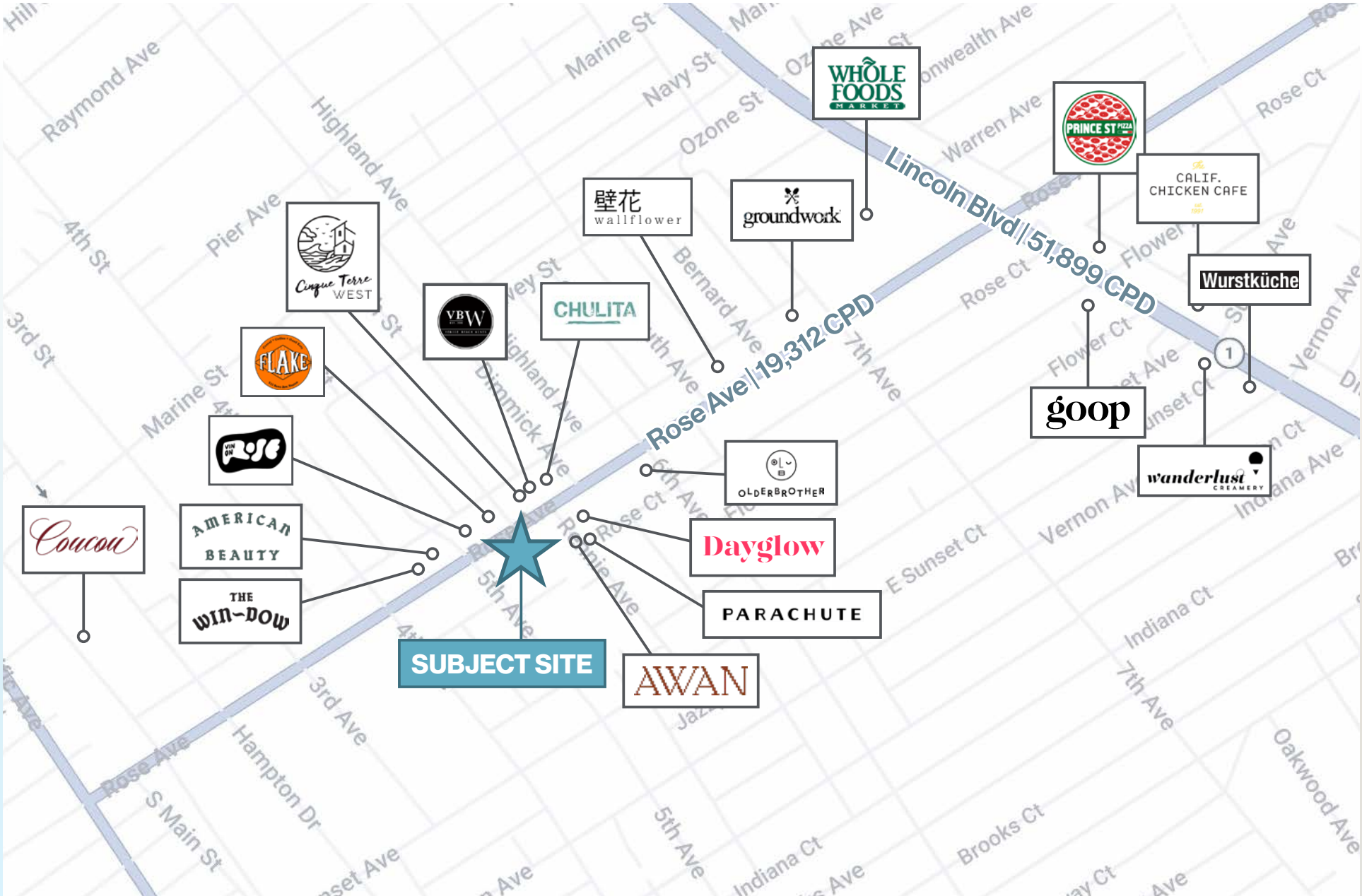
VENICE BEACH WINES



PARACHUTE HOME



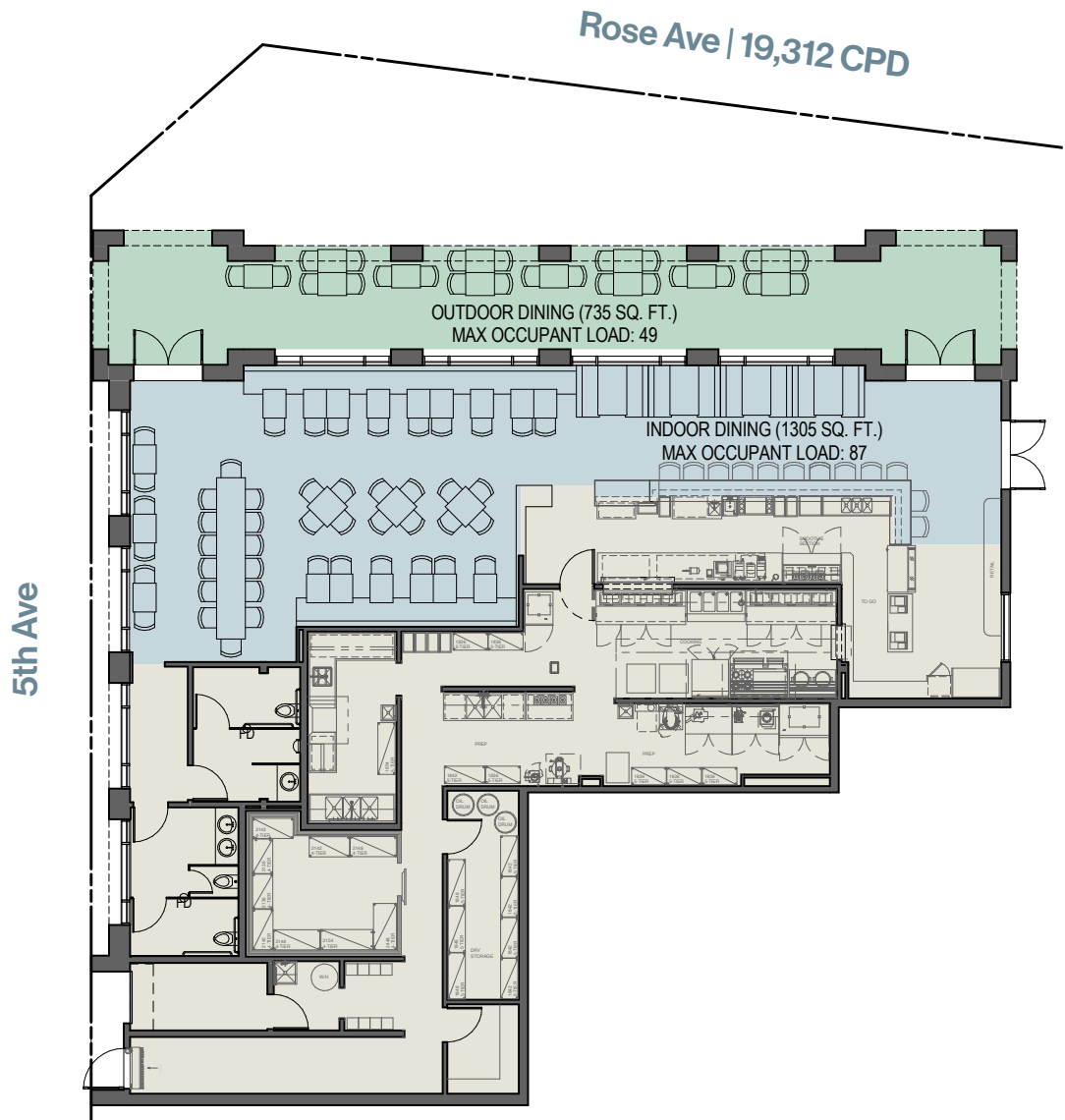
AMERICAN BEAUTY







Floor Plan







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