

# FOR LEASE

VENICE BEACHFRONT RETAIL

613 OCEAN FRONT WALK | LOS ANGELES, CA 90291

**JASON EHRENPREIS**

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**CBM1.COM**

**CBM1**

LEASING

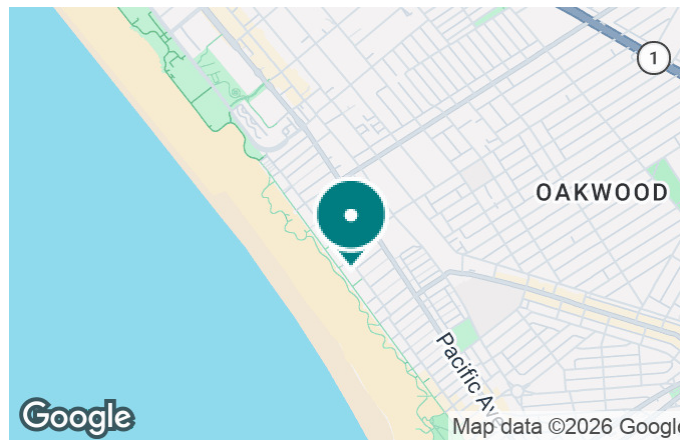
BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

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## FEATURES & AMENITIES

- Ocean Front Walk retail storefront fronting onto the Venice Beach Boardwalk
- 500 SF vanilla shell interior + exterior space surrounding the unit
- Venice Beach is Southern California's second largest tourist destination (after Disneyland)
- Close to Muscle Beach, Abbot Kinney Boulevard, the Venice Canals, and other popular area attractions
- Consistently heavy foot traffic with thousands of tourists and local residents passing by daily
- A short distance from Rose Avenue – The Main Street of the Venice Beach community

### NEIGHBORING RETAILERS



| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 13,783    | 81,239    | 196,202   |
| Total Population  | 23,036    | 157,198   | 408,605   |
| Average HH Income | \$175,273 | \$173,270 | \$178,619 |

EXCLUSIVELY REPRESENTED BY

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Highly sought after beachfront retail storefront space facing the Venice Beach Boardwalk – Southern California's second largest tourist destination (after Disneyland). The vanilla shell interior spans 500 SF while also benefiting from exterior space on the Boardwalk beneath the front awning and the radius surrounding the unit's exterior, as it's commonplace for tenants to occupy their contiguous outdoor area. With its eclectic array of boutique shops, trendy eateries, and a charged atmosphere, the property is the ideal venue for a range of retail concepts. With its eclectic array of boutique shops, trendy eateries, and a charged atmosphere, the property is the ideal venue for a range of retail concepts.

## LOCATION DESCRIPTION

Situated literally on the sand facing the Pacific Ocean on the World Famous Venice Beach Boardwalk, just six short blocks south of Rose Avenue and Pacific Avenue, the epicenter of Venice community. This irreplicable property is adjacent to Muscle Beach, Abbot Kinney Boulevard, the Venice Canals, and host of popular area attractions that entice a diverse and dynamic mix of locals and tourists alike.

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## OFFERING SUMMARY

|                  |                         |
|------------------|-------------------------|
| Lease Rate:      | Negotiable              |
| Number of Units: | 2                       |
| Available SF:    | 500 SF + Exterior Space |
| Building Size:   | 11,979 SF               |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|------------|------------|
| 613    | Negotiable | 500 SF     |

## VENICE BEACH COMMUNITY PROFILE

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Venice  
Beachfront  
Retail

ANNUAL BOARDWALK VISITORS

10M+

Ocean Front Walk is the second  
most-visited destination in Southern  
California, after Disneyland

AVERAGE DAILY VISITORS

28-30K

to the Boardwalk and adjacent  
Venice Recreation & Parks grounds,  
every day of the year

## NEIGHBORHOOD ATTRACTIONS

**Venice Boardwalk**  
2-mile Ocean Front  
Walk

Street performers,  
vendors, and oceanfront  
dining make this  
Southern California's #2  
tourist draw.

**Abbot Kinney  
Blvd.**  
"Coolest Block in  
America"

A mile of boutiques,  
galleries, and top-chef  
restaurants just blocks  
from the sand.

**Muscle Beach &  
Skate Plaza**  
World-famous, since  
1934

The birthplace of the  
bodybuilding craze and  
a renowned skate plaza  
draw crowds year-round.

**Silicon Beach**  
500+ tech companies

Google's Venice campus  
and Snap Inc.'s roots  
bring a high-earning  
daytime workforce.

## VISITOR &amp; SPENDING PROFILE



62%

Of visitors report  
household income  
above \$50K



43.8%

Of visitors travel from  
outside L.A. County /  
SoCal



25-34

Largest visitor age  
group, per Venice  
Chamber of Commerce



365

Days a year the  
Boardwalk draws  
crowds — a year-round  
trade area

**Trade Area:** 28,041 residents · \$134,452 median  
household income · median age 39

Sources: LA Dept. of Recreation & Parks · Venice Chamber of Commerce ·  
U.S. Census Bureau (ACS 2019-2023)

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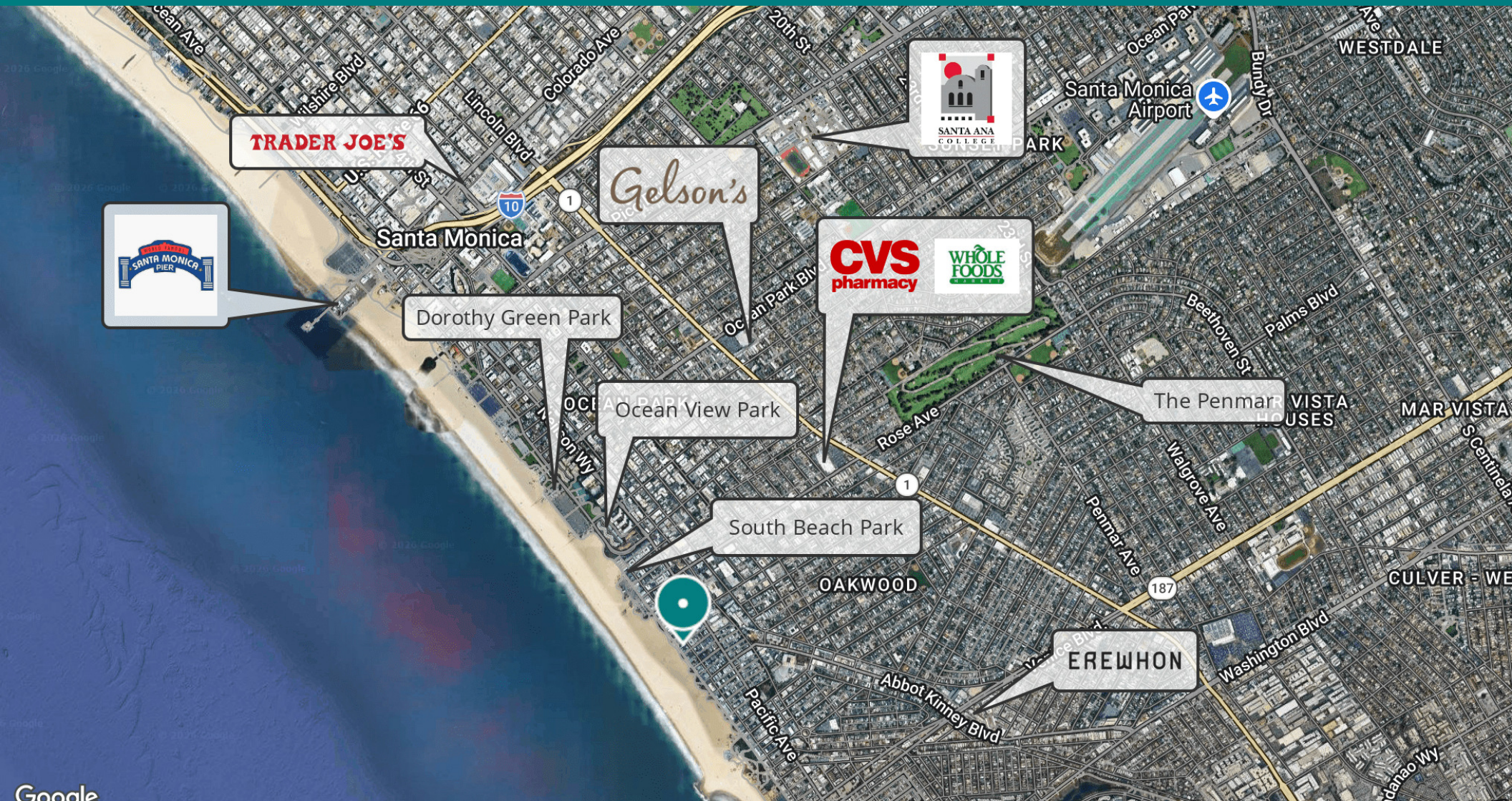
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## RETAILER MAP

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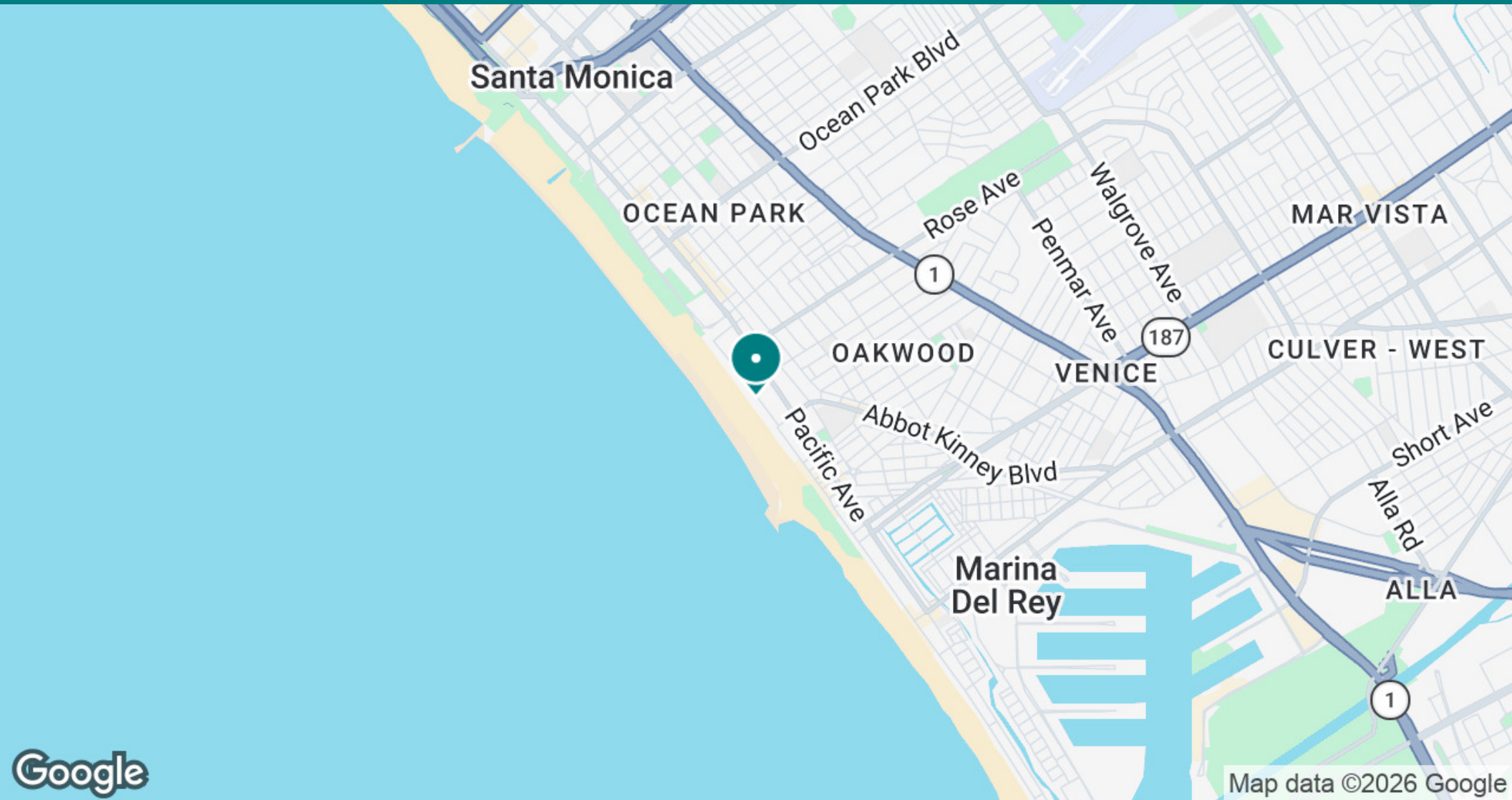
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# DEMOGRAPHICS MAP & REPORT

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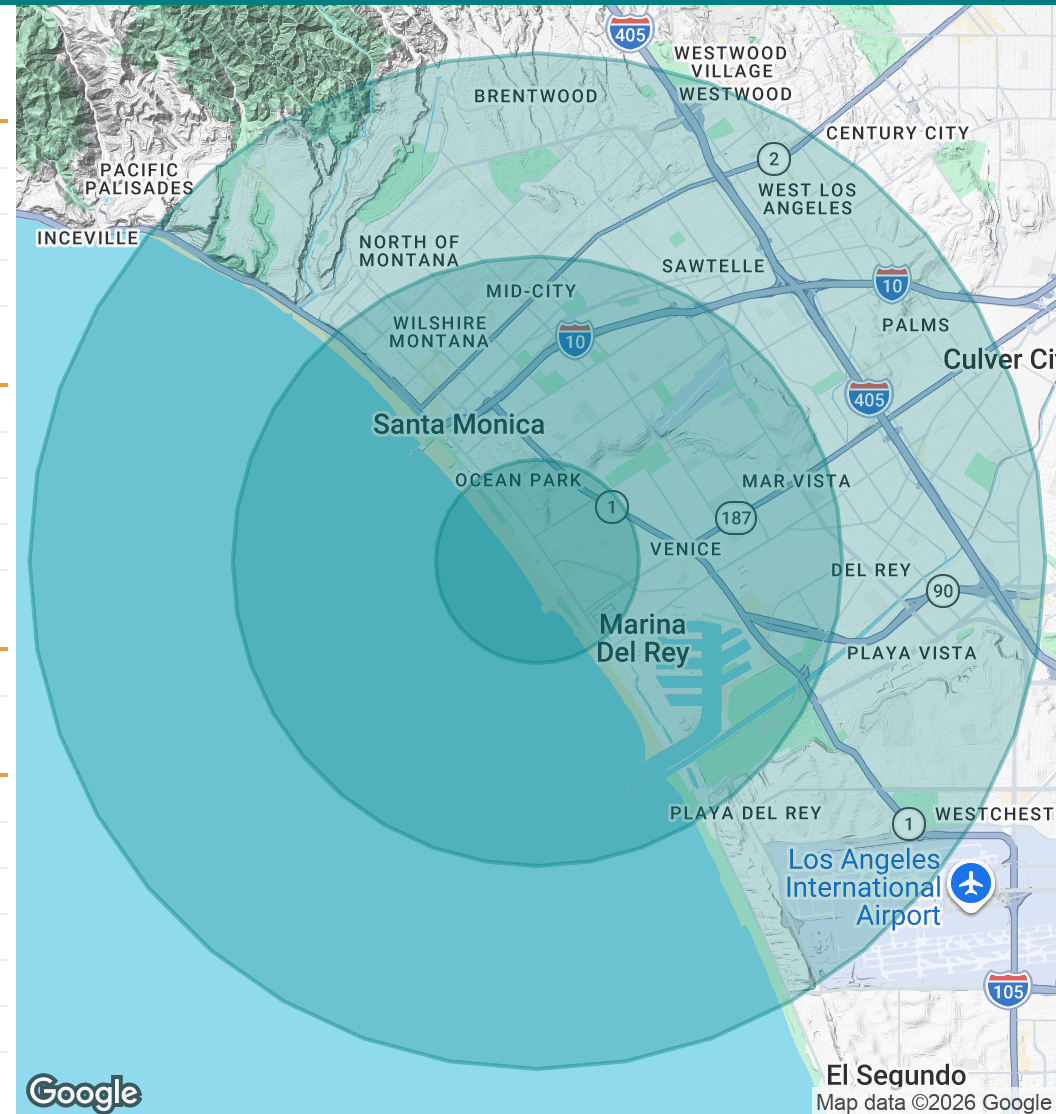
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 23,036 | 157,198 | 408,605 |
| Average Age          | 44.5   | 42.5    | 40.0    |
| Average Age (Male)   | 43.1   | 41.6    | 39.3    |
| Average Age (Female) | 45.0   | 43.2    | 40.9    |

| HOUSEHOLDS & INCOME | 1 MILE      | 3 MILES     | 5 MILES     |
|---------------------|-------------|-------------|-------------|
| Total Households    | 13,783      | 81,239      | 196,202     |
| # of Persons per HH | 1.7         | 1.9         | 2.1         |
| Average HH Income   | \$175,273   | \$173,270   | \$178,619   |
| Average House Value | \$1,832,383 | \$1,698,093 | \$1,777,212 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic      | 12.1%  | 17.0%   | 17.9%   |

| RACE              | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White           | 72.0%  | 66.2%   | 61.3%   |
| % Black           | 5.7%   | 5.2%    | 4.7%    |
| % Asian           | 5.8%   | 9.3%    | 14.2%   |
| % Hawaiian        | 0.2%   | 0.1%    | 0.1%    |
| % American Indian | 0.8%   | 0.6%    | 0.5%    |
| % Other           | 4.9%   | 5.5%    | 6.1%    |



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