

**511 OCEAN FRONT WALK
Venice, CA 90291**

**BEACHFRONT RETAIL SPACES
AVAILABLE NOW**

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JOHN MOUDAKIS
310.395.2663 x116
JOHNM@PARCOMMERCIAL.COM
Lic# 01833441

511 Ocean Front Walk, Venice, CA 90291

SIZE: 2 spaces of 750 square feet each

RENT: \$11,500 per space per month, Modified Gross. Electric, water and sewer are included.

LEASE TERM: 2 – 5 year lease available

- Available immediately
- Mixed use development; retail on 1st floor with apartments above
- Approved for a Marijuana use tenant



www.parcommercial.com

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UNIT 1

PROPERTY
PHOTOS



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UNIT 2

PROPERTY
PHOTOS



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PROPERTY
MAPS



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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.

