

*523 Rose Ave.,  
Venice, CA 90291*



**Patio Restaurant For Sale in Venice**

**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910  
stanfill@bluwaterra.com



**MIKE ROSSI, Principal**  
Tel: 310.849.9601 | Realtor, LIC #01089100  
mrossi90266@gmail.com

# PROPERTY INFORMATION

LOCATION	523 Rose Ave., Venice, CA 90291
SPACE SIZE	1,224 Square Feet with additional patio area
KEY MONEY	\$295,000
FEATURES	<ul style="list-style-type: none"><li>• Lease until May 31, 2035 with two (2) five (5) year options</li><li>• Seating for 82 guests</li><li>• Fully operational turn key restaurant</li><li>• Extensive equipment list, available on request</li></ul>



**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910  
stanfill@bluewaterterra.com



**MIKE ROSSI, Principal**  
Tel: 310.849.9601 | Realtor, LIC #01089100  
mrossi90266@gmail.com

# 523 Rose Ave., Venice, CA 90291



**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910  
stanfill@bluwaterra.com

 **BLUE WATER**  
REALTY ADVISORS INC.



**MIKE ROSSI, Principal**  
Tel: 310.849.9601 | Realtor, LIC #01089100  
mrossi90266@gmail.com

**523 Rose Ave., Venice, CA 90291**

---

## **AREA HIGHLIGHTS**

Venice, California, is a premier Westside LA destination blending bohemian grit with high-end, coastal chic. Known as "Silicon Beach," it offers a vibrant business hub for tech and creatives, alongside luxury retail on Abbot Kinney Boulevard and famous tourist spots like the boardwalk and canals. Residents enjoy an active lifestyle, featuring surfing, beach yoga, and unique dining, attracting a young, upscale demographic. Businesses here thrive on a unique mix of foot traffic from the famous Boardwalk, trendy Abbot Kinney Blvd, and a sophisticated, creative clientele, offering unparalleled opportunities for creative, tourism, and tech-driven enterprises.



**JAMES K. STANFILL, President**  
Tel: 310.625.1132 | Bre #: 01113910  
stanfill@bluwaterra.com



**MIKE ROSSI, Principal**  
Tel: 310.849.9601 | Realtor, LIC #01089100  
mrossi90266@gmail.com