

GINGERBREAD COURT

RETAIL & OFFICE SPACES FOR LEASE

517 OCEAN FRONT WALK
VENICE, CA 90291



JOHN MOUDAKIS

310.395.2663 X116

JOHNM@PARCOMMERCIAL.COM

LIC# 01833441



PROPERTY OVERVIEW

517 OCEAN FRONT WALK
VENICE, CA 90291

RETAIL SPACES

UNIT 5: 417.5 SF \$2,790 per month, NNN

UNIT 12: 417 SF \$5,328 per month, NNN (Until September 2027)

Restaurant Space With Vent Hood

UNIT 15: 417.5 SF \$2,790 per month, NNN

UNIT 18: 128 SF \$2,000 per month, NNN

UNIT 19: 619 SF \$8,250 per month, NNN

Includes 155 square-foot basement

NNN estimated to be \$1.22 per square foot per month

AVAILABLE: Immediately

TERM: 1-5 Years

PARKING: Beach Parking Structures

KEY FEATURES

- » Retail spaces available in a high traffic shopping court on Venice Beach Boardwalk
- » Iconic Venice Beach Property
- » Unit 19 is available for Marijuana use Tenant

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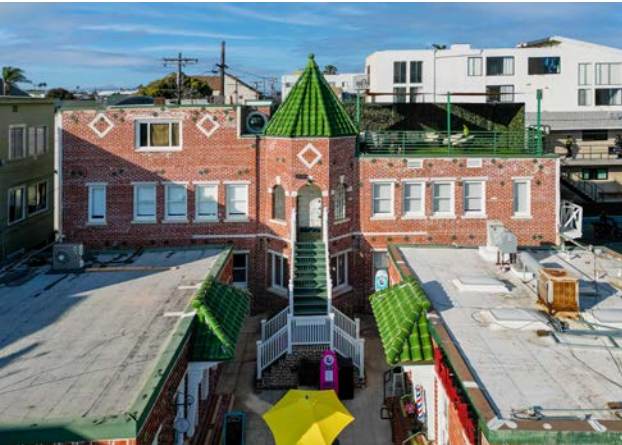
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PROPERTY PHOTOS

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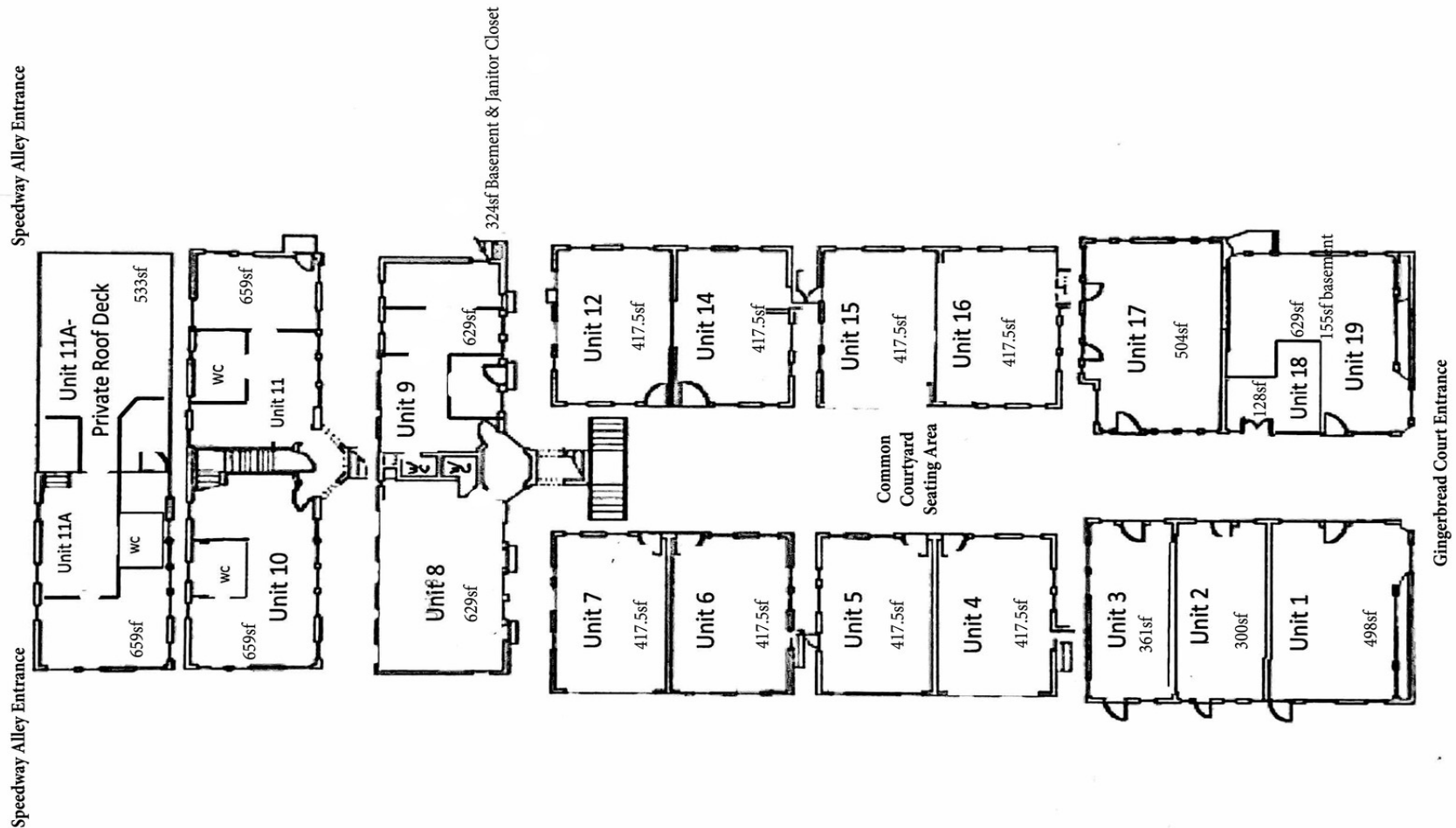
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SITE PLAN

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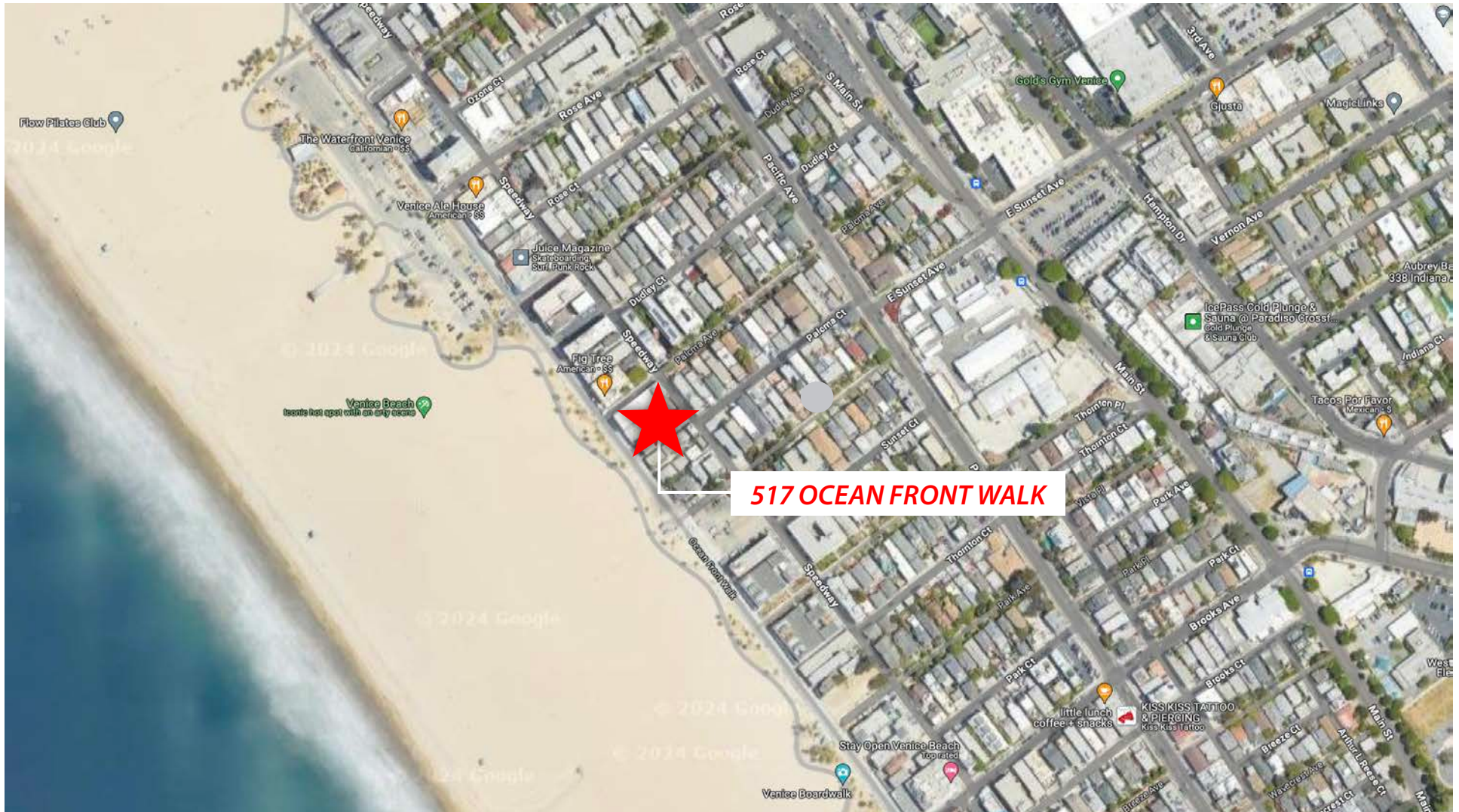
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AERIAL OVERVIEW

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COMMUNITY PROFILE

517 OCEAN FRONT WALK
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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.



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