

FOR LEASE

HIGH IDENTITY
/HIGH TRAFFIC CORNER

255 MAIN STREET
VENICE, CA 90291



RAFAEL PADILLA

310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM

LIC# 00960188

GREG ECKHARDT

310.395.2663 X103

GECKO@PARCOMMERCIAL.COM

LIC# 01255469



PROPERTY OVERVIEW

255 MAIN STREET
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SIZE: Approximately 5,600 square feet

RENT: \$4.95 per square foot per month + NNN
(NNN estimated to be \$1.25 per square foot per month)

PARKING: In excess of 200 parking stalls in sizable onsite lot

AVAILABLE: Immediately



BUILDING & LOCATION AMENITIES

- » Mediterranean architectural design by Van Tilbug and Partners
- » World-famous Ballerina Clown created by artist Jonathan Borofsky
- » Large operable glass windows
- » Two ADA-compliant restrooms
- » Two blocks from Venice Beach
- » Situated at a major signalized intersection
- » Affluent community with high average annual household income
- » Strong daily foot and auto traffic counts
- » Neighbors include Seline Restaurant, Shefayoga, Gnarwhal Coffee Co, Pvolve, Google, Firehouse Cafe

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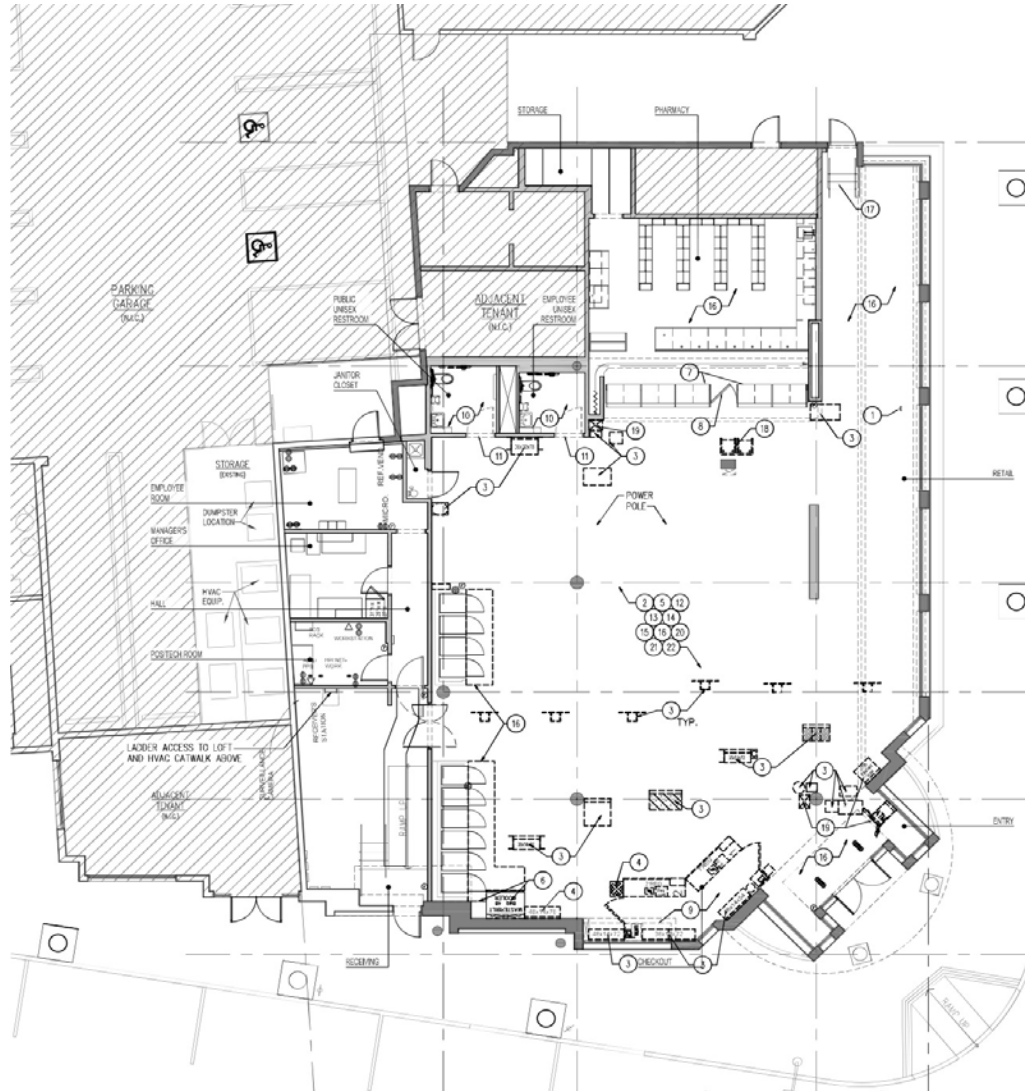


All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

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FLOOR PLAN

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AREA OVERVIEW

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SITE PHOTOS

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COMMUNITY PROFILE

255 MAIN STREET
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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, it's a buzzing beach town with upscale commercial and residential pockets. The free-spirited Venice Boardwalk is famous for its funky shops, street performers, colorful murals, and quirky characters. See it all, from the Muscle Beach outdoor gym to the Venice Canals, a picturesque enclave of waterways lined with modernist homes.



Just two blocks from the beach lies Main Street. By day, it's home to laid-back patio cafés and indie boutiques that can easily fill an afternoon. In the evening, trendy restaurants and watering holes come alive with options for nightlife lovers.

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