

1715 PACIFIC AVE

88 FT FRONTAGE ON PACIFIC AVE | VENICE, CA 90291

Retail
LEASE

DRY/COLD STORAGE
INCLUDED

conroy 
conroycommercial.com

EXISTING RESTAURANT WITH TYPE 41 LIQUOR LICENSE AND TYPE 58 CATERER'S PERMIT

LEASE SUMMARY

RENT	\$17,500/Mo + NNN
NNN	\$2,552 per month
PARKING	11 Spaces
AVAILABLE	NOW
KEY MONEY	\$75,000

THE PROPERTY

CURRENT USE	Restaurant
LICENSE	41 Liquor License Type 58 Caterer's Permit
BUILDING SF	2,346
# BUILDINGS	1
ZONING	LAC2
WALKSCORE	97

Property Summary

SF Breakdown below:

AREA	SQUARE FEET
Indoor (16+ seats)	1,376 SF
Front Patio (24+ seats)	288 SF
Back Patio (36+ seats)	462 SF
2 Sheds for Dry & Cold Storage	220 SF
TOTAL	2,346 SF

Vicinity Map



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Lease Highlights



❖ Existing Restaurant with Type 41 Liquor License and Type 58 Caterer's Permit



❖ 88 ft frontage on Pacific Ave



❖ Located in the heart of Venice Beach, CA with heavy foot, bike and automobile traffic



❖ Adjacent to Hotel Erwin AND across the street from Great White and a block from Ocean Front Walk, a wide pedestrian walkway that runs parallel to the beach



❖ A grandfathered large monument sign

Vicinity Map



Hotel Erwin
NEVER NORMAL
HOTEL ERWIN
ALWAYS VENICE

Venice Sign

GJUSTA GROCER

Great White


Pacific Parking

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DRY/COLD STORAGE
INCLUDED

Pacific Ave

18th Ave

Property Layout



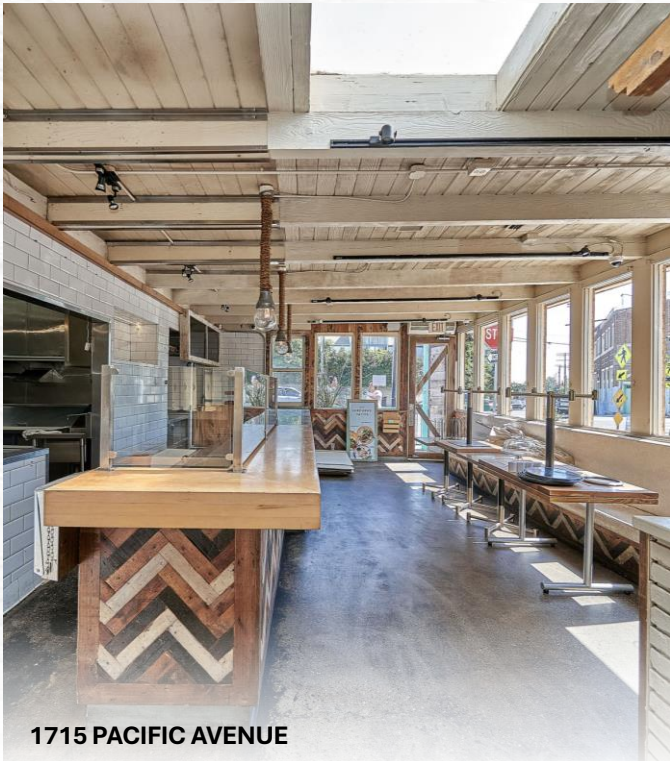
1715 PACIFIC AVENUE



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Interior Gallery

EXISTING RESTAURANT

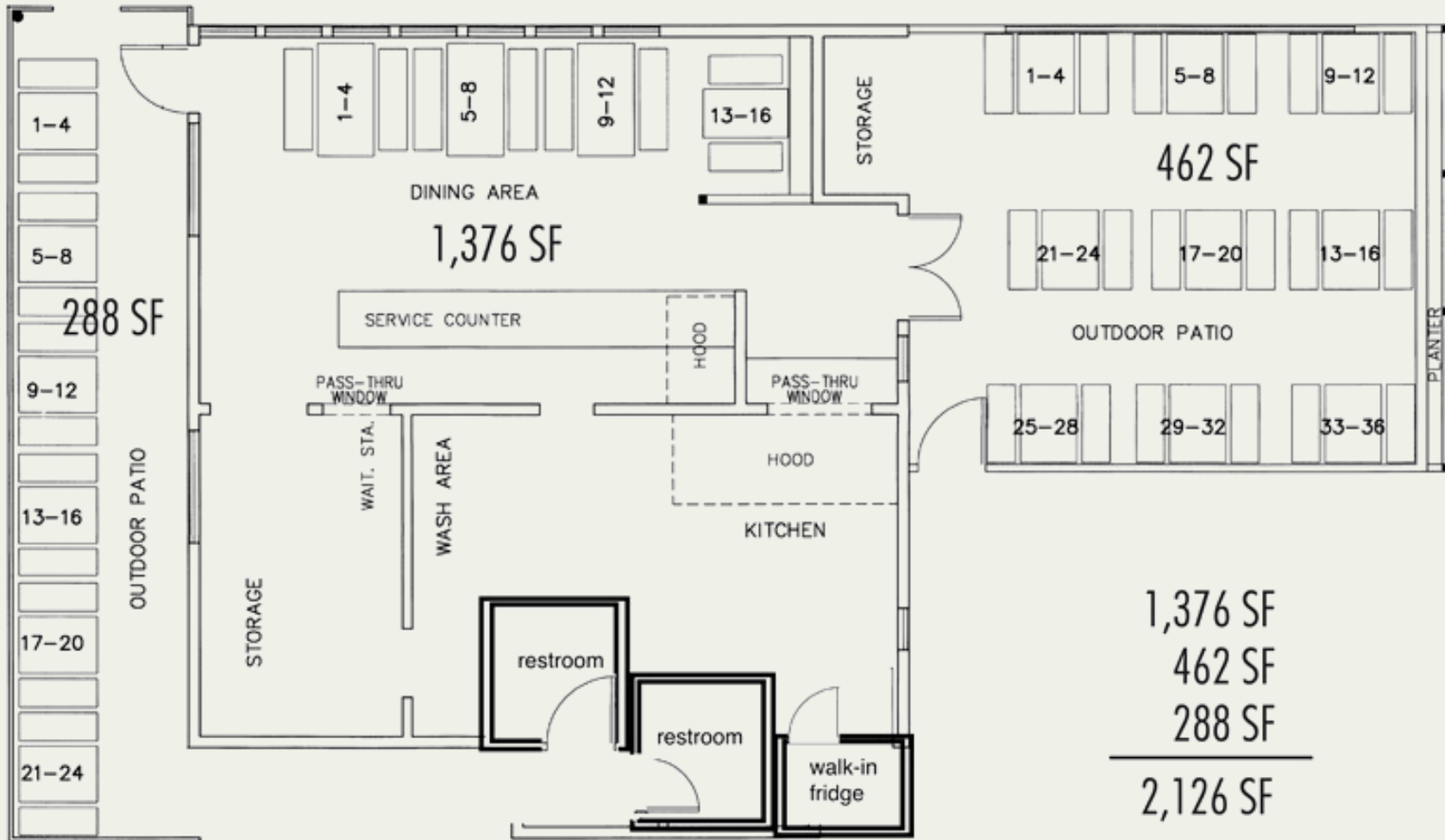


1715 PACIFIC AVENUE



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Property Floorplan



amazon

Google Snap Inc.



SYSTEM1 YouTube

stackcommerce

The Location

Venice, Ca

Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors.

39,875

Population

\$131,579

Avg HH Income

89

Avg Walkscore

Retail Map



SUBJECT

- | | | | | |
|------------|----------------|-------------|---------------|---------|
| Simon | Bromelia | Roosterfish | Scotch & Soda | Fellow |
| Dr Martens | Coutula | Medmen | Our Place | Cabana |
| Jack Spade | Birkenstock | Huset | AYR | Ruti |
| Suitsupply | Buck Palmer | Mac Studio | Lucky Stop | Timbuk2 |
| Sweetfin | Aviator Nation | Farm Rio | | |
| Heist | Le Pop Up | | | |
| Bazar | Mejuri | | | |
| Vuori | Miansai | | | |
| Rag & Bone | Buena Planta | | | |

Tourism Economy

- ❖ **Visitor Numbers:** Venice Beach attracts millions of visitors annually. In a typical year, it sees around 10 million visitors, making it one of the most visited beaches in California.
- ❖ **Economic Impact:** Tourism significantly contributes to the local economy, generating substantial revenue from accommodations, dining, entertainment, and retail.
- ❖ **Employment:** The tourism sector supports thousands of jobs in the area, including roles in hospitality, retail, food services, and entertainment.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M



ABBOT KINNEY BLVD



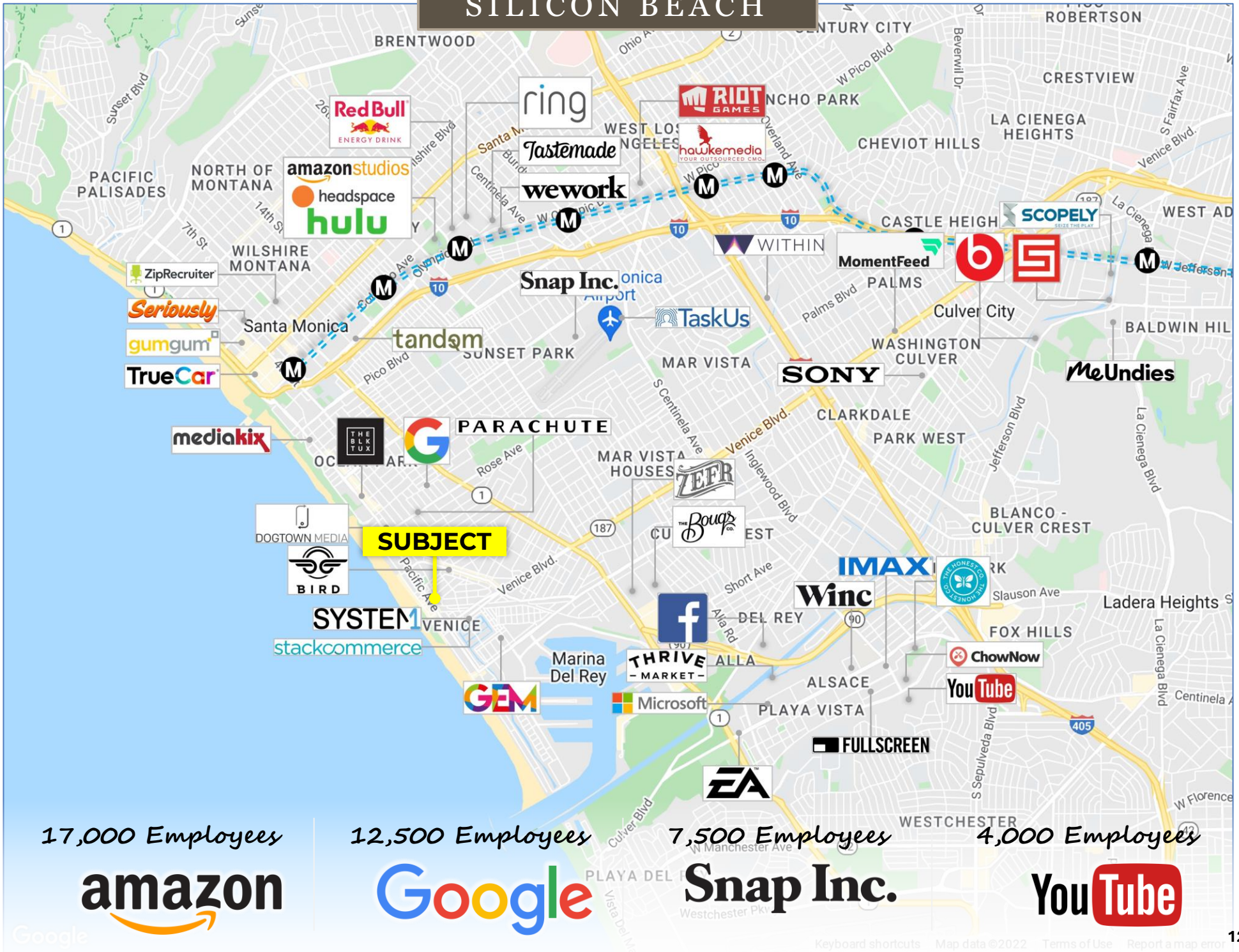
VENICE CANNALS



VENICE BOARDWALK



SILICON BEACH



17,000 Employees
amazon

12,500 Employees
Google

7,500 Employees
Snap Inc.

4,000 Employees
YouTube

Silicon Beach

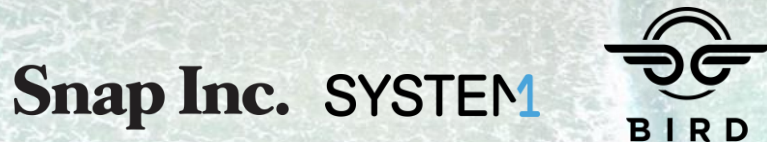
Economic Impact

"Silicon Beach" refers to the tech and startup community located in the coastal regions of Los Angeles, California, particularly in areas like Santa Monica, Venice, Playa Vista, and Marina del Rey.

Industry Focus: While Silicon Beach hosts a variety of tech companies, it is particularly known for its emphasis on digital media, entertainment, and creative technologies, reflecting Hollywood's influence.

Startup Ecosystem: The region is home to numerous startups, incubators, and accelerators, such as Launchpad LA, Science Inc., and Amplify LA.

Venture Capital: Silicon Beach has attracted substantial venture capital investment. Notable VC firms with a presence in the area include Upfront Ventures, Greycroft Partners, and Crosscut Ventures.



WORKFORCE

368,500

CAPITAL INVESTMENTS

\$70B

Economic Impact: The tech industry in Silicon Beach significantly contributes to the Los Angeles economy, with tech employment growing by over 10% annually in recent years.

Funding: Startups in Silicon Beach have raised billions in venture capital. For example, in 2021 alone, the region saw over \$7 billion in venture capital investment.

Employment: The tech sector in Los Angeles employs over 368,500 people, with a significant concentration in Silicon Beach. The region has been pivotal in creating high-paying tech jobs.

Real Estate: The growth of Silicon Beach has driven up commercial real estate prices. Office space in areas like Santa Monica and Playa Vista is among the most expensive in Los Angeles.

Prominent Startups: Some notable startups that originated in Silicon Beach include:

- Snap Inc. (Snapchat): A multimedia messaging app with a market cap of over \$16 billion.
- Dollar Shave Club: Acquired by Unilever for \$1 billion.
- Bird: A scooter-sharing company valued at over \$90 million.

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