

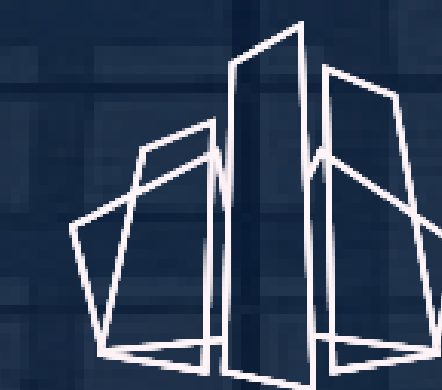
523 Rose Ave

VENICE, CA 90291

FOR LEASE

BLUESTONE LANE

OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Deal Overview



CityStreet Commercial is excited to present a unique leasing opportunity in the heart of Venice at 523 Rose Ave, Venice, CA 90291. This 1,230-square-foot space offers an inviting and intimate setting with an open-plan kitchen, making it ideal for a cozy dining experience that embraces the neighborhood's vibrant atmosphere.

Situated in one of Venice's most dynamic corridors, this location enjoys high visibility and steady foot traffic from a lively mix of shops, cafes, and cultural attractions. The space is located between Whole Foods on one end of Rose and Rose Café on the other, ensuring strong pedestrian traffic. Surrounded by thriving businesses such as Wabi on Rose, Gjusta, American Beauty, and Chulita, along with an array of boutique retailers and dining destinations, this space benefits from a built-in customer base of locals and visitors alike. Its proximity to Venice's bustling nightlife and entertainment scene, along with Google's offices just around the corner on Main, ensures a continuous influx of patrons, from neighborhood regulars to international travelers. This location was also originally home to Oscar's Cerveteca, a well-known spot among the local community.

Don't miss the opportunity to establish your concept in this sought-after Venice location!

**The property previously held a conditional use permit (CUP) for the on-site sale and consumption of beer and wine*

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Area Highlights

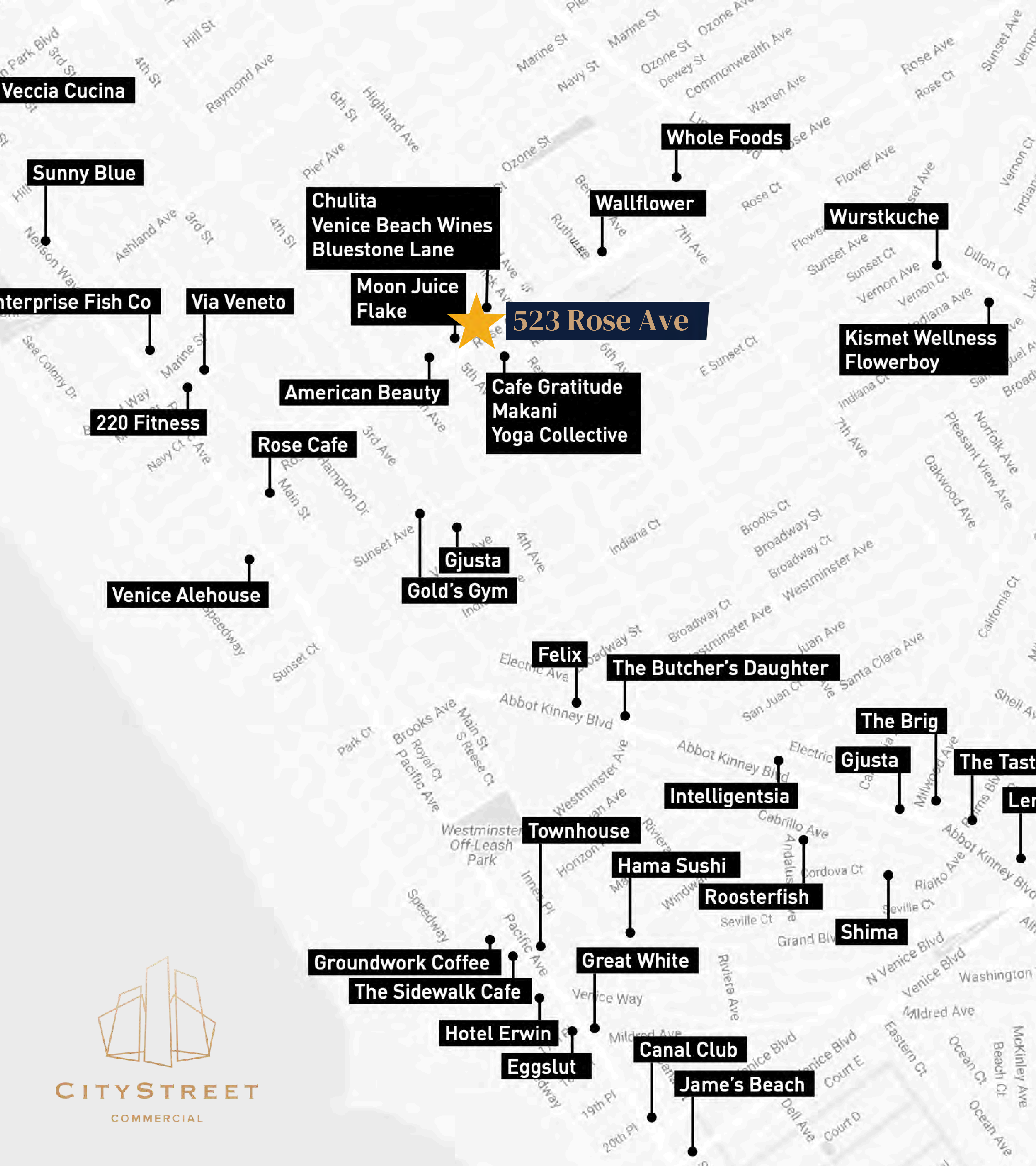
This iconic location attracts visitors from all over the world and it is estimated that approximately 28,000 to 30,000 people visit the Venice Beach Boardwalk and adjacent Recreation and Parks property on a daily basis. The Boardwalk, also known as Ocean Front Walk, is the second most-visited destination in Southern California, with an average of over ten (10) million visitors per year. It is known as one of the region's most popular tourist attractions.

Deal Points

- Size: Approx. 1,230 SF excluding a patio
- Permit allowing for the sale and dispensing of beer and wine for on-site consumption
- Approved hours of operation: 8am to 12am, 7 days per week
- Four on-site parking spaces

Call Brokers for pricing

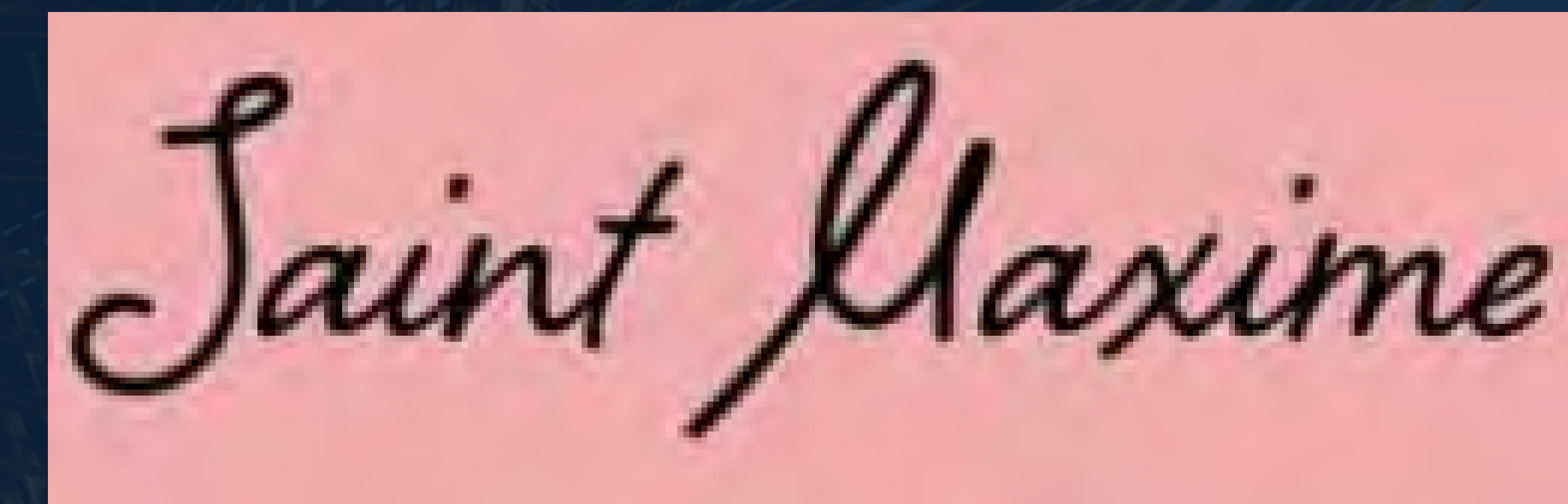




Neighboring Tenants



CHULITA
BOTANAS Y MEZCALES



Gjusta

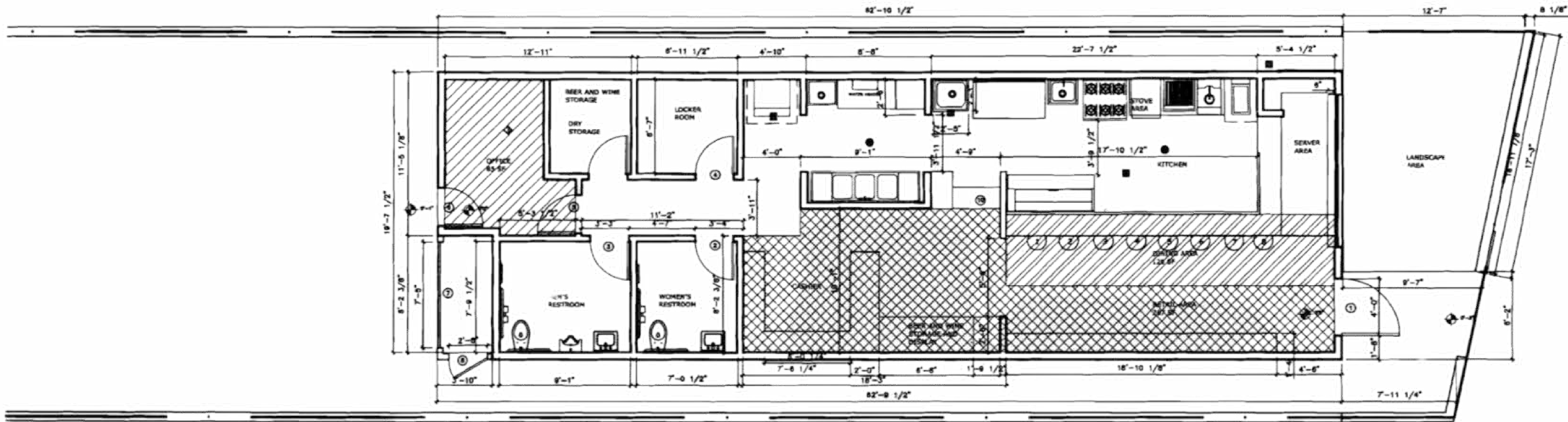
AMERICAN
BEAUTY



Floor Plan



2 3
ZA-2010-3156 (CUB)



	SPACE	SF	PARKING DENSITY	# OF SEATS	# OF PARKING SPACE REQ	HATCH
EXISTING	DRINK/ SERVICE	120	1-50 SF	8	2.4	
	RETAIL AREA	267	1-225 SF		1.2	
	OFFICE	85	1-250 SF		.34	
					TOTAL = 4	

FLOOR PLAN
523 ROSE AVE. VENICE, CA. 90291
SCALE: 1/4"

The Interior



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The Patio



Outside Counter



The Patio





The Location



Immerse yourself in the vibrant heartbeat of Venice Beach, where eclectic charm meets endless possibility. 523 Rose Ave, Venice, CA 90291, offers an exceptional opportunity to establish your business in one of Los Angeles' most iconic and sought-after neighborhoods.

Situated in the bustling Rose Avenue district, this property is surrounded by Venice's rich artistic heritage, bohemian spirit, and entrepreneurial energy. Just minutes away, the Venice Beach Boardwalk—one of California's top tourist destinations. A short stroll leads to Abbot Kinney Boulevard, a globally recognized hub for boutique shopping, upscale dining, and trendsetting culture.

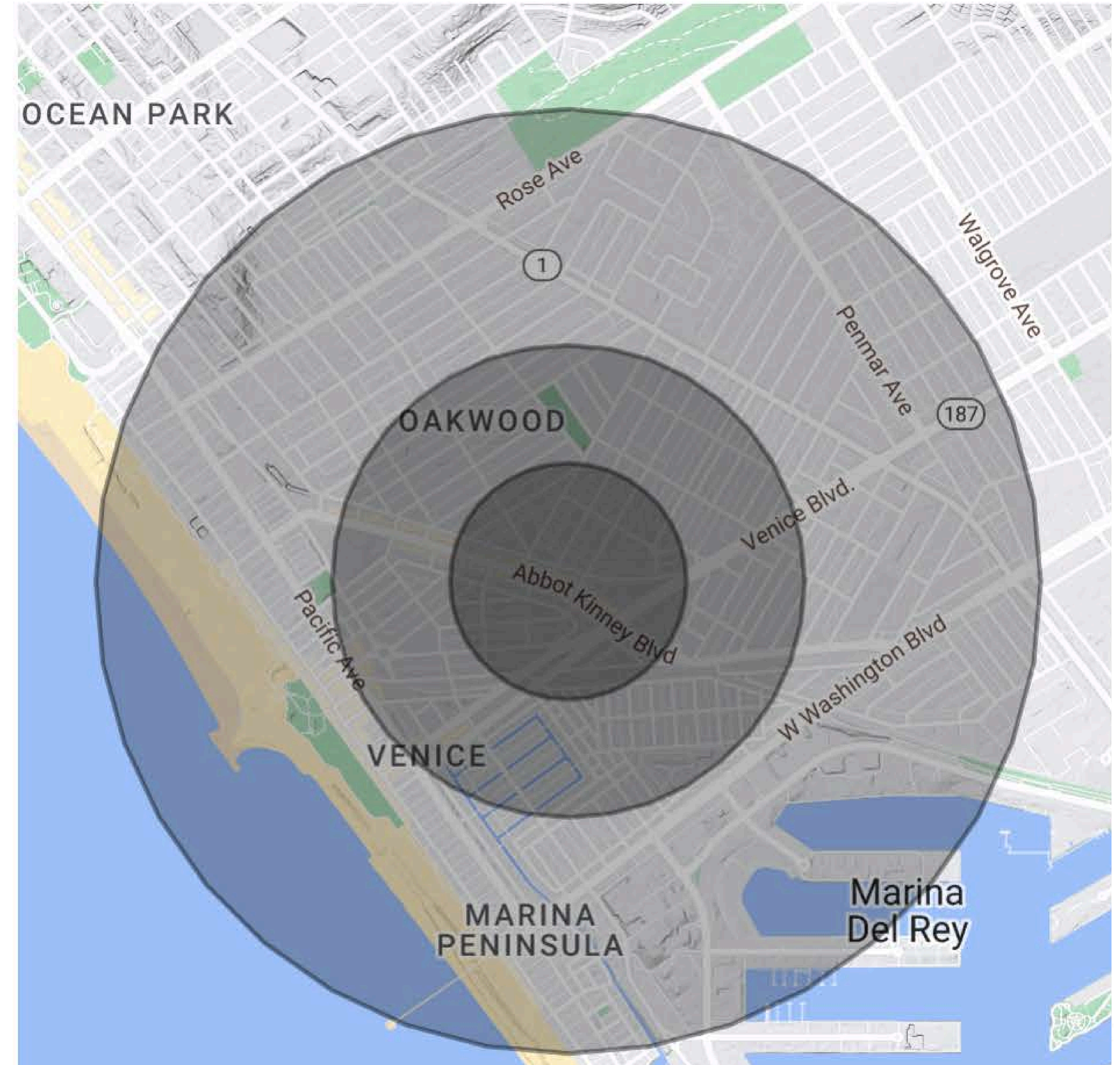
Nearby attractions like American Beauty, Gjusta, The Rose Venice, and the picturesque Venice Canals further enhance the area's magnetic appeal, blending upscale sophistication with a laid-back coastal vibe. This high-traffic corridor attracts a diverse mix of locals, international tourists, creatives, and entrepreneurs, all seeking unforgettable experiences in one of LA's most dynamic enclaves.

Local Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,536	7,304	28,504
Average Age	40.3	38.6	39.8
Average Age (Male)	39.4	40.1	40.3
Average Age (Female)	40.7	37.8	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,455	4,255	17,546
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$134,459	\$138,872	\$145,003
Average House Value	\$2,037,921	\$2,150,461	\$1,644,635

* Demographic data derived from 2020 ACS - US Census



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