

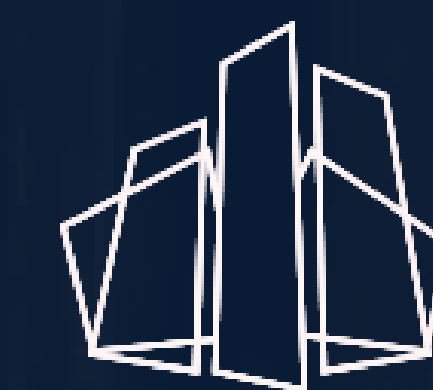
# 427 Lincoln Blvd

VENICE, CA 90291

BUSINESS ASSET SALE



OFFERING MEMORANDUM



**CITYSTREET**  
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# Deal Overview

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**CityStreet Commercial** is excited to present a truly exceptional opportunity in the heart of Venice at 427 Lincoln Blvd. Venice, CA 90291. This 1,360-square-foot space is now available for sale in one of Venice's most sought-after areas.

With 46 patron seats inside and an additional 18-seat patio, this space is perfectly suited for a variety of concepts, including a cozy wine bar, boutique dining experience, or trendy café. The charming outdoor patio adds an inviting element, allowing guests to relax and enjoy the vibrant atmosphere of Lincoln Blvd.

Located directly on Lincoln Blvd, a major thoroughfare with heavy traffic, this space boasts incredible visibility, making it ideal for attracting both locals and tourists. One of the most valuable assets of this property is its 17 designated on-site parking spaces located at the side and rear of the building—an extremely rare and sought-after feature in Venice. In addition, there is off-site 1-hour parking along Lincoln Blvd, ensuring easy access for your customers.

This high-profile location is surrounded by some of Venice's most beloved establishments, including Gjusta, Superba food + bread, Universal Art Gallery, and Barry's —creating a built-in customer base of both locals and tourists. Additionally, with Google's offices just around the corner on Main Street, the space benefits from a steady stream of foot traffic from professionals, locals, and global visitors.

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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.

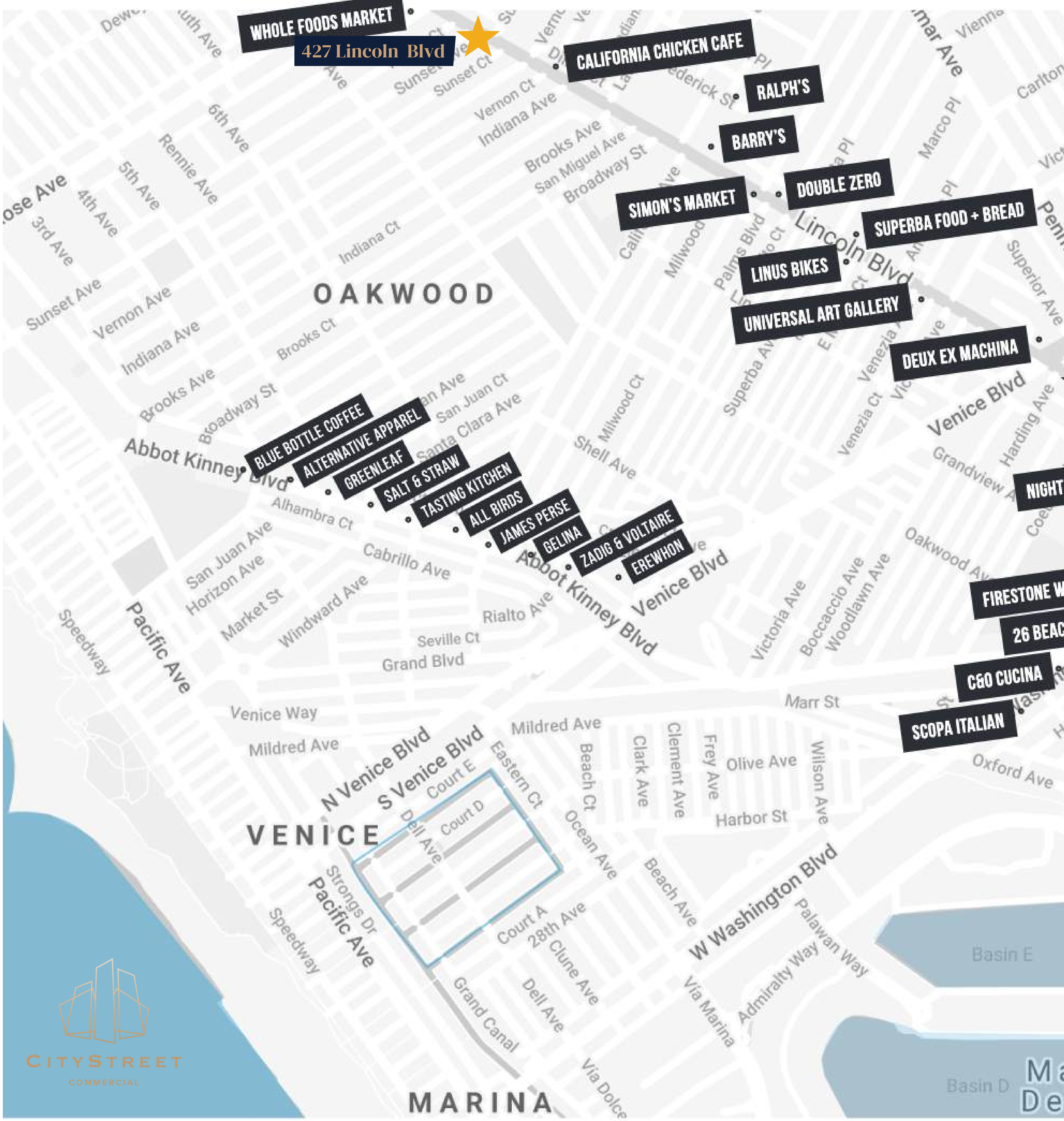
## Deal Points

- **Size:** Approx. 1,360 SF including patio
- **Approved hours of operation:** 9:30 am to 10:00 pm Sunday-Thursday, 9:30 am to 11:30 pm Friday-Saturday
- **Type 41 Liquor License:** Sale of beer and wine
- **Seating:** 46 patron seats, 18 patio seats
- **New Lease:** \$10,000 per month NNN
- 17 designated on-site parking spaces on side and rear of building

**\*Call Brokers for pricing\***







# Neighboring Tenants



BLUE BOTTLE  
COFFEE

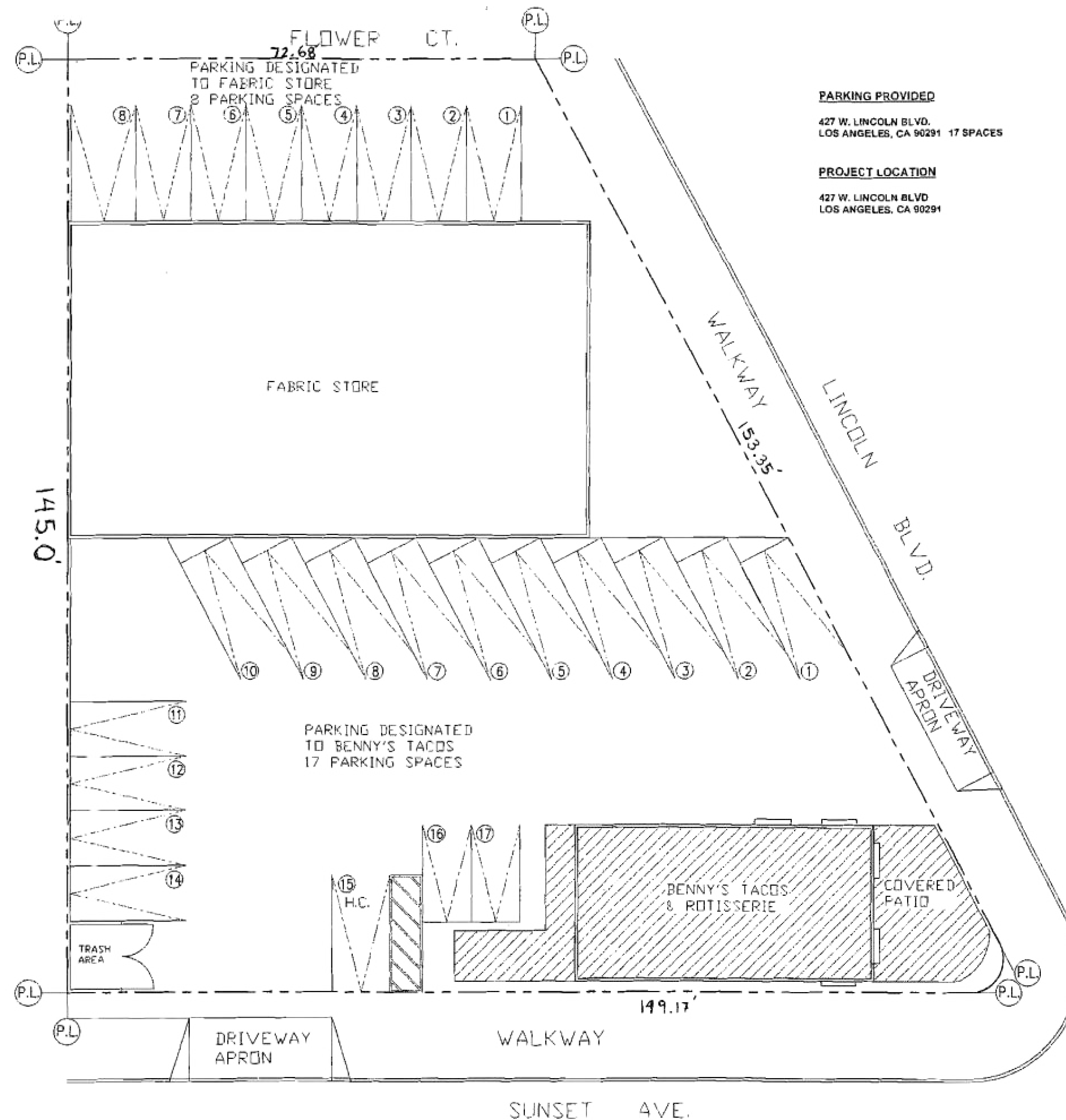




# Floor Plan



# Parking Plan



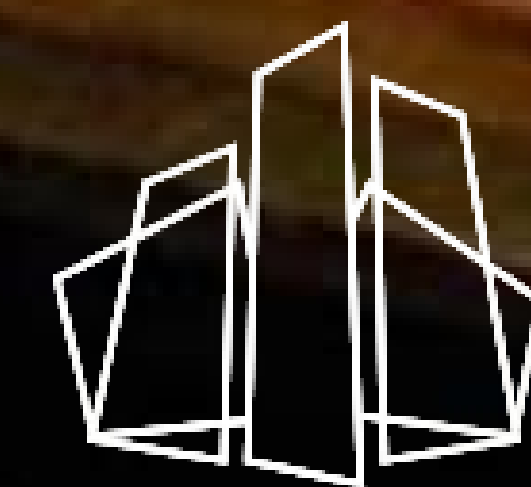


# The Exterior





# The Patio



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# The Interior







# The Location



Immerse yourself in the vibrant heartbeat of Venice Beach, where eclectic charm meets endless possibility. 427 Lincoln Blvd, 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 Lincoln boulevard corridor, this property is surrounded by Venice's rich artistic heritage, bohemian spirit, and entrepreneurial energy. Just a few minutes walk from 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 Superba food + bread, Universal Art Gallery, Barry's, 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.



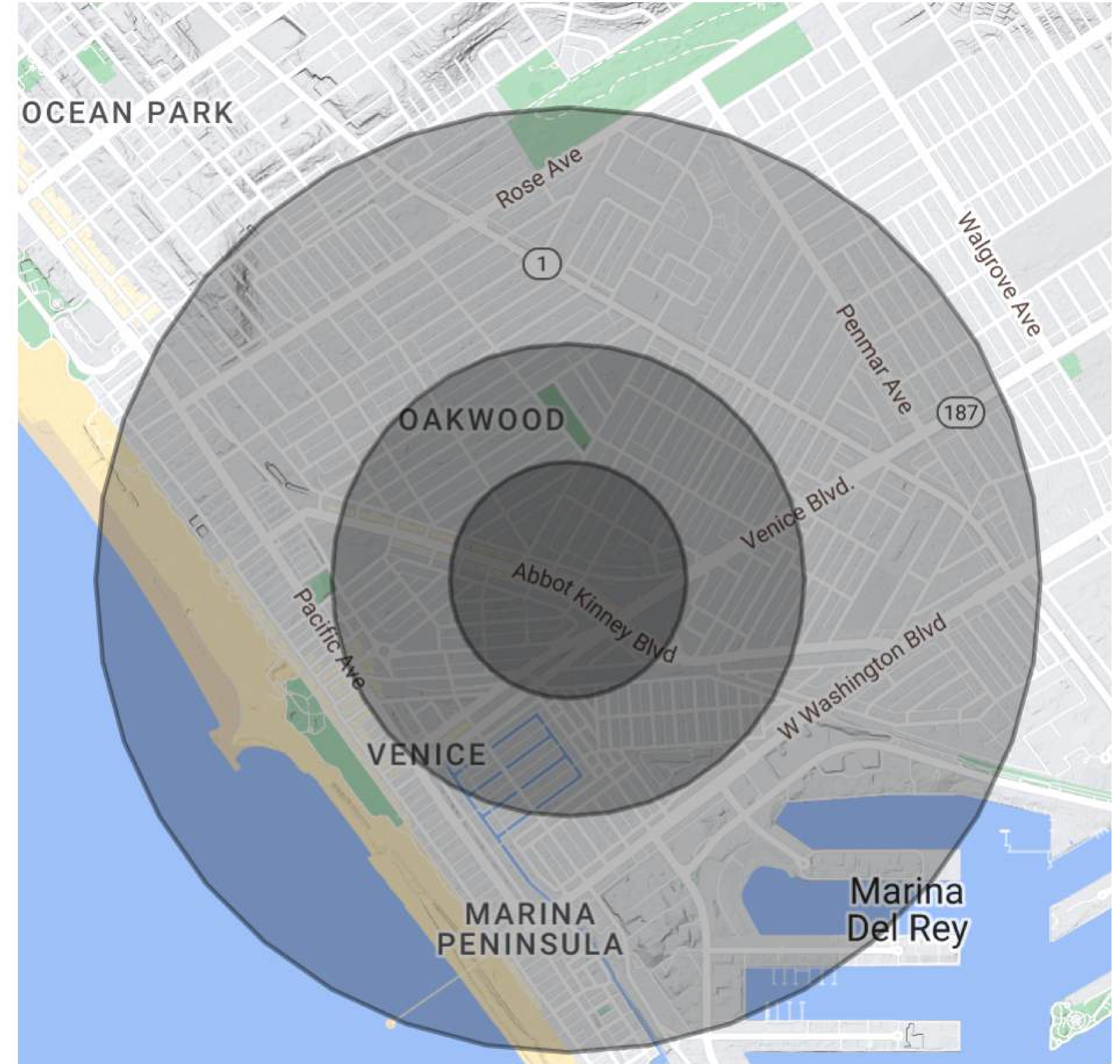
# Local Demographics

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*





# 427 Lincoln Blvd

VENICE, CA 90291

## BUSINESS ASSET SALE

OFFERING MEMORANDUM

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