

FOR LEASE

±1,200 SF Café / Bakery

2547 LINCOLN BLVD | VENICE, CA 90291



Daniel A. Bahr

DRE# 01488504

323.646.5938

daniel@core-cre.com

Peter J. Hercz

DRE#01280014

818.231.2231

peter@core-cre.com





This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described below shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

PROPERTY OVERVIEW

2 5 4 7 L i n c o l n B l v d | V e n c e , C A 9 0 2 9 1

Café and bakery available on bustling Lincoln Boulevard in prime Venice. The high visibility property features an open layout and patio area, perfect for indoor and outdoor dining, and two dedicated parking spaces complemented by abundant street parking. Superbly located, the site is situated along a heavily trafficked retail corridor surrounded by established retailers, restaurants, and densely populated residential communities.

With Venice Beach, trendy Abbot Kinney Boulevard, and Rose Avenue just minutes away, the site draws traffic from both neighborhood regulars and the constant influx of tourists exploring famed Venice Beach. The site's in-demand location and onsite facilities offer the perfect setting for a café, bakery, dessert shop, juice bar, take-out eatery, specialty food concept, or ghost kitchen.

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PROPERTY HIGHLIGHTS

2547 Lincoln Blvd | Venice, CA 90291

- » **Suitable for a range of uses** – Café / Bakery, dessert shop, juice bar, take-out eatery, specialty food concept, or ghost kitchen
- » **Monthly Rent** – \$4,950
- » **Unit size** – ±1,200 SF
- » **Parking** – 2 dedicated onsite spaces complemented by abundant street parking
- » **Heavily traffic retail corridor** – Consistent consumer traffic and strong daily vehicle counts
- » **High activity area** – Surrounded by established retailers, restaurants, and densely populated residential communities
- » **Well located** – Just minutes' drive from popular area hot spots, including Abbot Kinney, Rose Ave, and Venice Beach



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KITCHEN INTERIOR

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AERIAL OVERVIEW

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