

FOR LEASE | 1,192 SF  
**VENICE ON ROSE**

512 ROSE AVE | VENICE, CA

beta.

**1,192 SF  
FOR LEASE**



For leasing, please contact:

**ROB URY** | LIC. 01767689

T 424-277-9889 E [Rob.Ury@BetaAgency.com](mailto:Rob.Ury@BetaAgency.com)

[BetaAgency.com](https://www.BetaAgency.com)

137 Eucalyptus Dr  
El Segundo, CA 90245

# PROPERTY HIGHLIGHTS

- **1,192 SF Available For Lease**
- Join SUGARED + BRONZED (Coming Soon)
- Venice on Rose is located on the busiest block of Rose Ave and features 70 apartment units above the ground floor retail
- 9,300 SF of ground floor retail and restaurant space
- Café Gratitude and Wabi on Rose anchor the project at each endcap along Rose Ave
- Abundant on-site covered parking with validation program
- Rose Ave features 18,681 CPD

## DEMOGRAPHICS



### RESIDENTIAL POPULATION

1 Mile  
**33,289**

2 Miles  
**94,794**

3 Miles  
**187,765**



### AVG. HOUSEHOLD INCOME

1 Mile  
**\$191,372**

2 Miles  
**\$181,766**

3 Miles  
**\$181,626**



### DAYTIME POPULATION

1 Mile  
**23,362**

2 Miles  
**99,847**

3 Miles  
**199,773**

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**beta.**

# AREA OVERVIEW



**MAIN STREET**

**SUBJECT SITE**

**LINCOLN BLVD**  
42,451 Cars Per Day

**ABBOT KINNEY BLVD**  
EST. 8M VISITORS PER YEAR

# ABOUT ROSE AVE

Anchored by The Rose Venice restaurant on the west and Whole Foods Market on the east, Rose Avenue functions as one of LA's few great walking streets.

Featuring architecturally distinct buildings from bold new construction to original kitschy bungalows, renowned chef-driven restaurants, excellent coffee shops, independent boutiques and salons, and an undeniable energy from morning to night, Rose Avenue is truly the heart of the Venice community.

## ROSE AVE CO-TENANCY



GROUNDWORK



WALLFLOWER



JENI'S ICE CREAM



BLUESTONE LANE



FLAKE



MOON JUICE



VIN ON ROSE



VENICE BEACH WINES

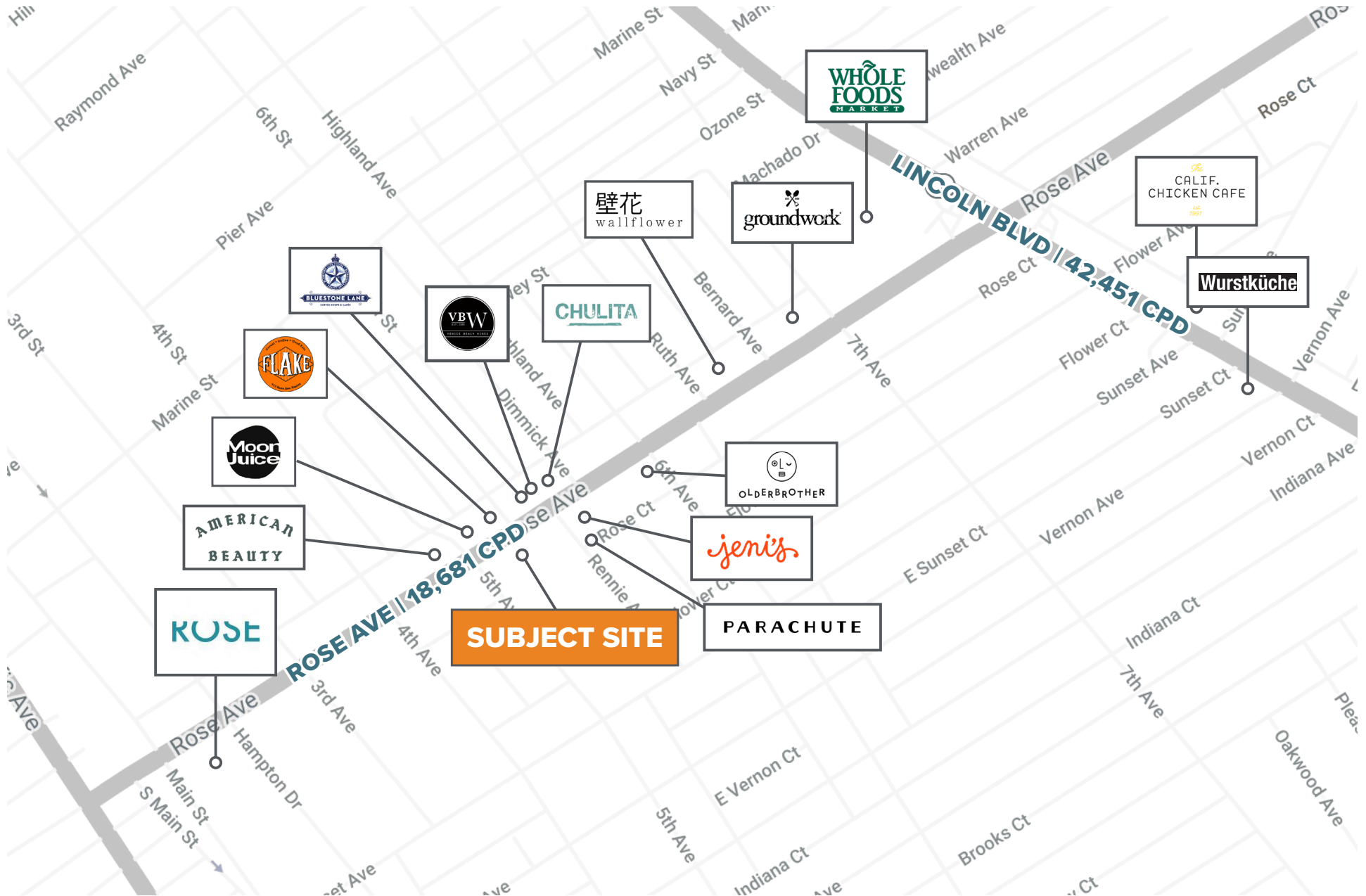


PARACHUTE HOME



WABI

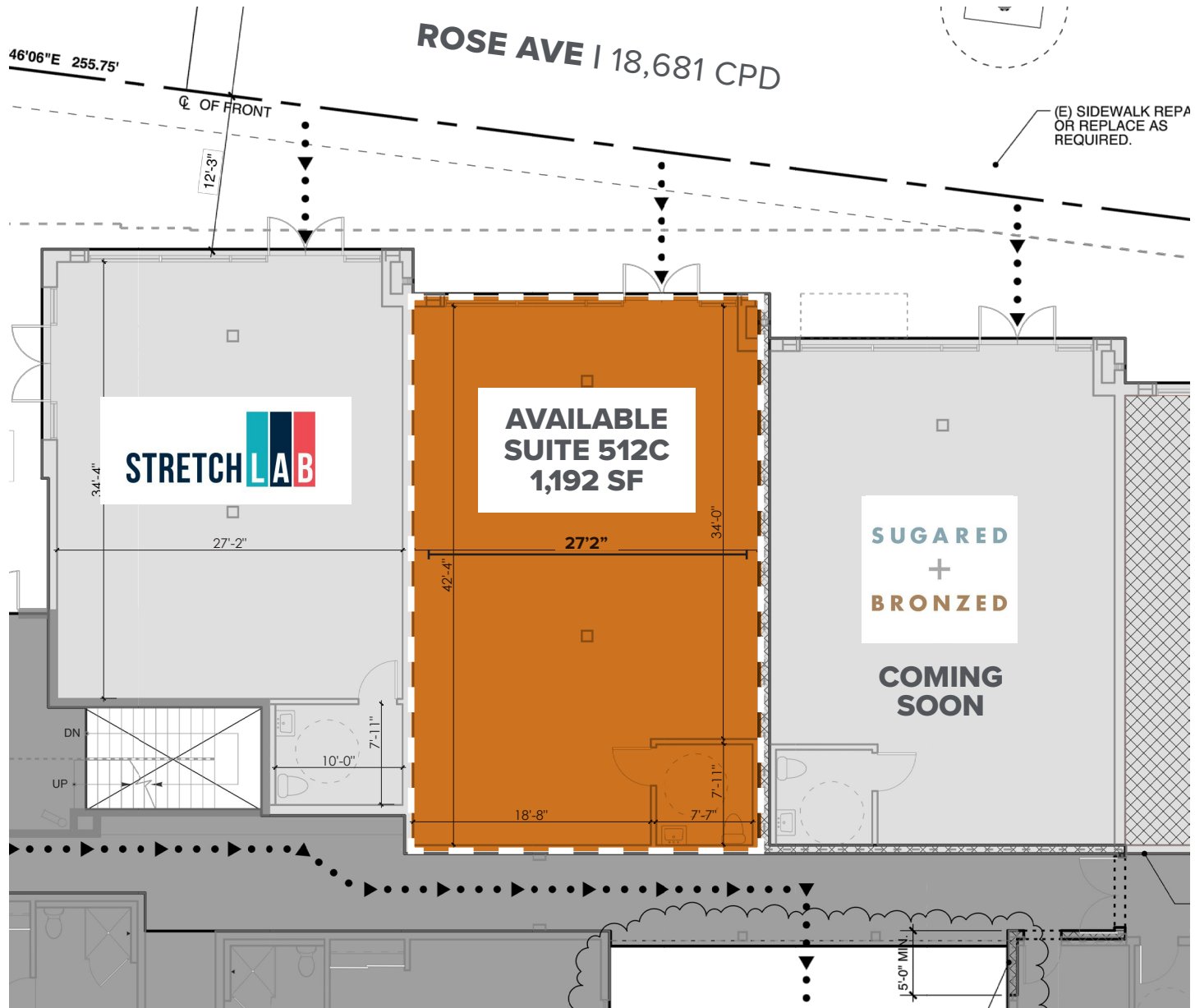
# ROSE AVE OVERVIEW



# SITE PLAN



# EXISTING FLOOR PLAN



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