

# RESTAURANT OPPORTUNITY

*Inside the Popular Colony Venice*



# 401

LINCOLN BLVD  
VENICE, CA 90291

FLOWER AVENUE

LINCOLN BOULEVARD

**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.

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# PROPERTY DESCRIPTION

Traffic Count - 39,490 VPD  
3 Mile Population Count 241,948

Lincoln Blvd and Rose Ave, a high-traffic gateway to Venice also located on the Main and Main of high traffic retail corridors.

Known as "**Colony Venice**," this facility mirrors the successful Santa Monica model with a "**smart kitchen**" meets "**food court**" design.

Features a consumer-facing ordering lobby and outdoor seating, differentiating it from traditional dark kitchens.



## Prime Venice Intersection:

Situated at Lincoln Boulevard and Flower Avenue, capturing heavy commuter traffic and the affluent residential base of Venice/Santa Monica.



## Turnkey Kitchen Delivery:

Fully equipped units (approx. 300 SF kitchens) featuring 12ft commercial hoods, 3-compartment sinks, private walk-in coolers, and prep sinks.



## Hybrid "Smart" Food Hall:

A consumer-friendly facility with on-site kiosks for ordering, a comfortable lobby, and outdoor patio seating, encouraging walk-up traffic alongside multiple 3rd party app delivery options.



## Optimized for Seamless Delivery/ Pickup:

Designed with a dedicated "Kitchen Display System" for order aggregation and efficient driver flow to handle high-volume apps (DoorDash/UberEats).



## Office Catering Program:

Restaurants have the opportunity to join a built-in office group ordering and catering network to serve as a second revenue engine for Westside Restaurants.



## Strong Co-Tenancy:

Join a roster of popular brands (goop Kitchen, Main Chick Hot Chicken, Söbuneh, King Taco, Talo Organic, Carla Cafe, and XENiA) in a proven concept that draws repeat customers.



*Future Event Area*



# PROPERTY SPECS

## KITCHEN SIZE

300 SF

## PRICING\*

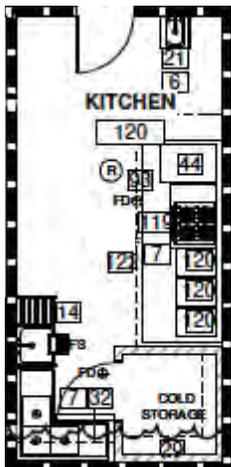
Inquire with Broker

## CAM CHARGES\*

Inquire with Broker  
*includes utilities - Water, Gas, Electricity*

 [VIEW VIRTUAL TOUR](#)

# FLOOR PLANS

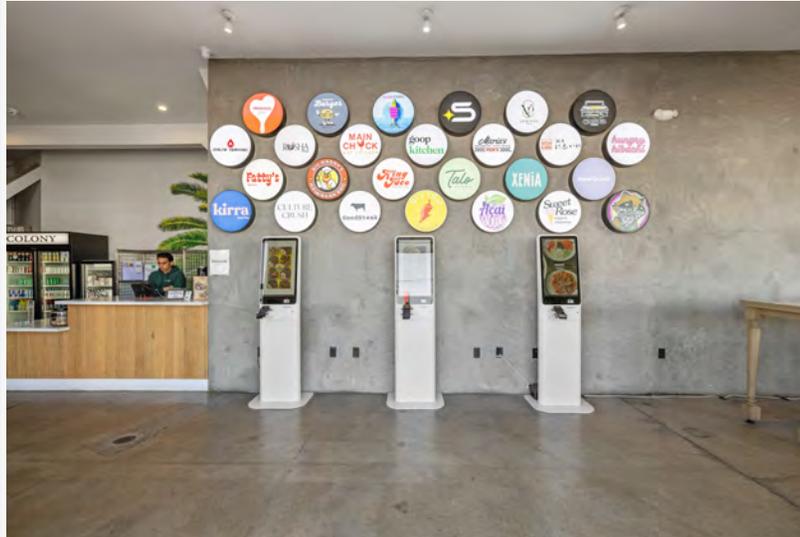


# INTERIOR PHOTOS

***KITCHEN INTERIOR***



***FRONT COUNTER / ORDER PICK-UP***



***CUSTOMER SEATING***



# LOCAL AMENITIES



# AMENITIES MAP



# ORDERING SYSTEM

## Built-In Office Group Ordering and Catering A Second Revenue Engine for Westside Restaurants

### THE OPPORTUNITY

Joining Colony is not just about opening in a premium Westside location. It is about immediately tapping into a scaling office group ordering and catering network that already exists, is already ordering, and is accelerating through 2026. This is demand most standalone restaurants never access.



### WHY THIS MATTERS

A typical standalone restaurant must source catering demand from scratch, rely on sporadic office orders, and manage logistics independently. A Colony restaurant is activated into the platform on day 1, becomes immediately eligible for office orders, is bundled into multi-restaurant group orders, and benefits from Colony: managed timing, and delivery. **This revenue is incremental.**



### THE COLONY ADVANTAGE

Colony combines three things restaurants cannot replicate alone: prime Westside locations, a trusted centralized ordering platform, and a growing network of recurring office customers. As Colony becomes a known and proven operator on the Westside, every participating restaurant benefits automatically.



*Case studies and detailed economics available upon request.*

# COLONY

## ORDER EXAMPLE\*

**Scenario** A 100-person office called XYZ.  
The office admin runs lunch ordering.

10:30 AM	Admin initiates a group order on Colony's ordering platform.
10:31 AM	Admin sends one link to all 100 employees.
10:31 - 11:00 AM	Employees select meals from any Colony restaurant and submit their individual orders.
11:00 AM	11:00 AM Admin locks and submits the full 100-meal group order (diversified across brands).
11:00 AM+	Colony receives the order. Individual tickets print to each restaurant using intelligent timing (not all at once).
11:00 - 11:35 AM	Restaurants execute their portions according to timing requirements.
11:35 - 11:45 AM	Colony aggregates meals across restaurants and delivers the full order to XYZ (timing varies by distance).

### Why This Scales

Colony runs multiple group orders per day. Offices become recurring accounts once reliability is proven. Restaurants gain volume without building a catering sales team. Demand compounds as more offices onboard.

### The Financial Impact

Restaurants averaging approximately \$100K in GMV at Colony are already seeing around ~5% incremental sales from office group ordering, with a trajectory targeting up to ~25% incremental sales by the end of 2026. In many cases, restaurants can generate the equivalent of a full day's revenue by the end of lunch service.

### The Bottom Line

Two prime Westside locations. Built-in catering demand. Proven logistics. Immediate access to recurring office orders. Colony is not just where restaurants operate - it is how they scale.

# WHERE EXPANSION HAPPENS

# COLONY

## goop kitchen

goop Kitchen is bringing much needed clarity to the term “clean” with our own defined standard, goop Certified Clean. The menu has been designed with a commitment to sourcing responsibly, with well-being and the integrity of their ingredients sustainably sourced fish, organic local produce whenever possible. They’ve optimized the entire user experience for the utmost convenience.



Since opening in 2019, Main Chick Hot Chicken has become a beloved part of the LA food scene. They started as a ghost kitchen at Colony, where their team worked tirelessly to perfect their signature Nashville-style flavor. Even before opening our doors, they gained a loyal following through popular events like the 626 Night Market and OC Night Market.

## SÖBUNEH

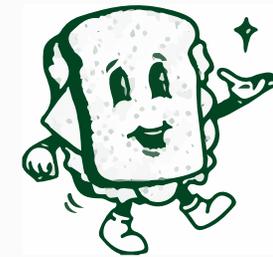
At Söbuneh, everything starts with connection, real food, people, and moments. What began as a backyard burrito pop-up between three friends has grown into an all-day café rooted in warmth, ease, and a deep love for bringing people together. Envisioned as a modern café that blends global flavors, curated design, and everyday rituals. A little European, a little Mexican, and entirely their own.



The Mexican fast-food favorite has since expanded to 22 popular locations throughout Los Angeles and San Bernardino Counties. Today, King Taco serves a wide variety of authentic Mexican foods, and has been recognized by prominent food critics. In honor of Don Raúl's legacy, King Taco continues to support and uplift their community.



Talo Organic began as a small pop-up, with a big vision to change the way we eat and live. Founded by husband-and-wife duo, Graham and Nicole Honig, Talo was born out of their shared mission to bring the real, non-toxic, and healthy food they cooked for their family at home to the masses. Talo Organic isn't just a restaurant; it's a vision brought to life.



The pandemic completely upended the traditional restaurant industry, and yet there is something so optimistic about the entrepreneurial pivots Carla Cafe took. Initially, former tech worker Avi Ahdoot assembled his now-famous chicken aioli sandwiches at home and took orders via Instagram DM. Then, suddenly, LA's appetite for chicken aioli exploded.

# AREA OVERVIEW

## Venice - “ The Venice of America”

Venice was the creation and dream of one man, Abbot Kinney. Kinney was an investor who built a sort of recreation of Venice, Italy including a massive system of canals and a huge entertainment complex that opened in 1905 and became very popular. The overly ambitious canals were mostly filled and made into streets in 1929. A few of the canals survive and are lined with funky, expensive, and architecturally diverse urban homes.

Kinney's huge Pacific Ocean Park entertainment complex survived until the mid-1960s, eventually succumbing to competition from Disneyland and others. The spirit of his seaside entertainment complex however, still pulses in Venice's captivating Boardwalk.

In the late '60s, Venice became a center for radical activism, including a Black Panther chapter, a Free Venice (from Los Angeles) movement and many other activities opposing various urban renewal plans. Venice, today, is a community in the throes of gentrification but maintains a strong identity and progressive political posture.

## SURROUNDING NEIGHBORHOODS



## VENICE BOARDWALK

The Venice Beach Boardwalk stretches over two (2) miles and hosts hundreds of street vendors and performers along with numerous privately owned restaurants and food venues. The Venice Beach Recreation Center offers various activities.

## VENICE SKATE PARK

The Venice Beach Skatepark is a public skatepark located in Venice, Los Angeles. It opened in late 2009. It is also officially known as the Dennis "Polar Bear" Agnew Memorial Skatepark, named after famed Z-Boy skater Dennis Agnew. The 16,000 SF park is located near Ocean Front Walk street.

## VENICE BOARDWALK MURALS

The Venice Art Walls are nestled in the heart of iconic Venice Beach. Southern Californians second most visited destination (only to Disneyland). Where the ocean meets art, culture, and everything else under the sun, there's never a dull day or other destination quite like it.

## VENICE CANALS

The Venice Canals in Los Angeles County are one of the most unique things you can do during a day at the beach. The area is primarily a neighborhood of houses that line four canals about a quarter-mile long each.

# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	38,216	241,948	513,001
Estimated Households	18,946	117,880	238,032
Median Age	41	40	39.8

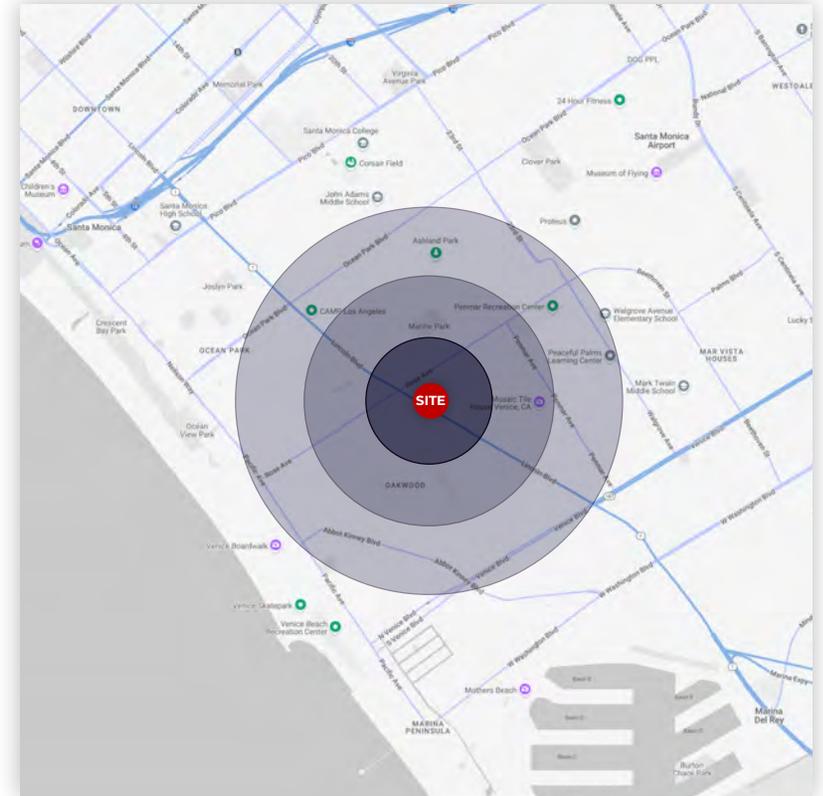
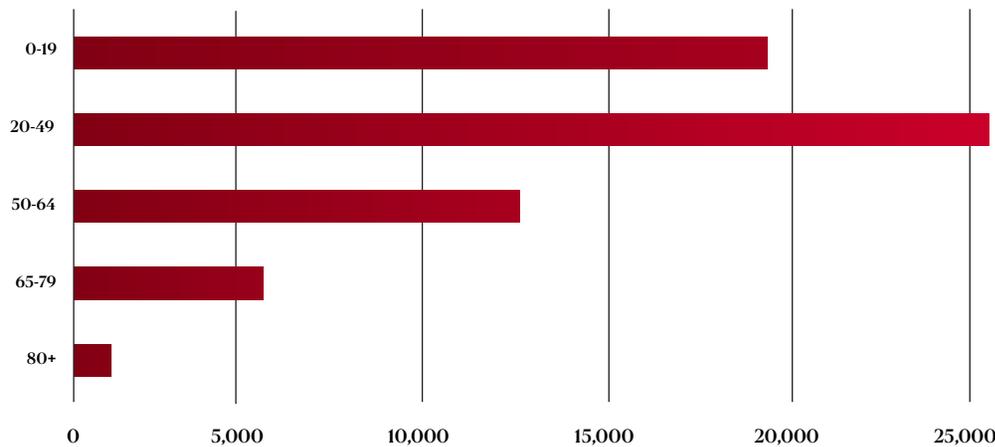


HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$201,952	\$183,457	\$197,630
Median Household Income	\$126,307	\$120,092	\$127,111



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	2,705	23,491	47,581
Total Employees	14,107	170,440	370,095

## AGE DISTRIBUTION



**513,001\***  
TOTAL POPULATION



**\$197,630\***  
AVERAGE INCOME



**370,095\***  
DAYTIME EMPLOYMENT



**47,581\***  
TOTAL BUSINESSES

\* 5 MILE RADIUS

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