

## Business Sale Opportunity

Cabin Creek Venice  
@ 517 Ocean Front Walk



## Executive Summary

Cabin Creek Venice is an established lifestyle retail business located at 517 Ocean Front Walk, Unit 16, in Venice, California — one of the most iconic and high-traffic destinations on the Southern California coast.

This is a rare opportunity to acquire a turnkey retail operation complete with existing inventory, an established customer base, and a below-market sublease on one of Venice's most coveted commercial corridors.

The business is offered as a complete sale, including all inventory valued at \$50,000–\$60,000, the Cabin Creek Venice brand, website (cabcreekvenice.com), and assignment of the existing sublease through May 31, 2027 at \$2,850/month. With annual sales of \$86,000 and net income of \$21,800, this business delivers a proven revenue model with immediate income potential.

Ocean Front Walk is a pedestrian boardwalk drawing millions of visitors annually, offering unparalleled foot traffic for retail. Cabin Creek Venice has built a loyal local following while capturing consistent tourist-driven sales throughout the year.

**Address**  
517 Ocean Front Walk  
Unit 16  
Venice, CA 90291

**Sublease Type**  
Business sublease  
assignment

**Rate**  
\$2,850 / month

**Sublease Expiration**  
May 31, 2027

**Location**  
Venice Beach Boardwalk  
(Ocean Front Walk)



### Financial Overview

Business  
Sale Price  
\$120,000

Inventory Value  
(Included)  
\$50,000 – \$60,000

Annual Sales  
\$86,000

Net Income  
\$21,800

Monthly  
Sublease Cost  
\$2,850 / month  
(\$34,200/yr)



**The business sale encompasses all assets necessary for a seamless, day-one transition:**

- All Existing Inventory: \$50,000–\$60,000 in retail merchandise, ready for immediate sale
- Sublease Assignment: Below-market sublease through May 31, 2027 at \$2,850/month on Ocean Front Walk
- Brand & Identity: The Cabin Creek Venice name, brand assets, and business identity
- Website: cabincreekvenice.com — established web presence with organic traffic
- Customer Base: Loyal local and tourist clientele built over the life of the business
- Goodwill: Proven business model generating \$86,000 in annual sales



## Market Overview

Venice Beach is one of the most recognizable neighborhoods in Los Angeles and a world-class tourist destination. Ocean Front Walk draws an estimated 16 million visitors per year, making it one of the highest foot-traffic retail corridors in Southern California.

- Exceptional foot traffic from local residents and international tourists year-round
- Prime boardwalk frontage with direct beach access and ocean views
- Southern California's temperate climate drives consistent demand across all seasons
- Vibrant community of artists, entrepreneurs, and lifestyle-oriented consumers
- Proximity to Abbot Kinney Boulevard — one of LA's premier retail destinations
- Strong social media culture that organically amplifies brand awareness for boardwalk businesses



## Investment Highlights

### **Immediate Revenue:**

Step into a business generating \$86,000 in annual sales from day one — no startup risk

### **Proven Profitability:**

Net income of \$21,800 demonstrates a lean, efficient operation

### **Below-Market**

**Occupancy:** \$2,850/month is an exceptional rate for Ocean Front Walk boardwalk frontage

### **Turnkey Operation:**

Fully stocked with \$50,000–\$60,000 in inventory — open and start selling immediately

### **Prime Real Estate Access:**

Boardwalk locations rarely become available; this sublease is a significant competitive barrier

### **Clear Lease Runway:**

Secured through May 2027 — time to establish operations and build momentum

### **Brand Equity:**

Established online presence at [cabincreekvenice.com](http://cabincreekvenice.com) with existing community recognition



PALOMA  
COMMERCIAL



Kevin Crosson, Paloma Realty Partners  
310 721 6106  
kc@palomarealtypartners.com  
DRE #02298821

**palomarealtypartners.com** 1605 Pacific Avenue, Venice, California 90291 310-392-2436 Corporate DRE #02050984

#### Disclaimer

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.

