

1504 Abbot Kinney Boulevard

VENICE, CA 90291



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799 SF LEASE IN PRIME ABBOT KINNEY

Executive SUMMARY



▪ **ADDRESS**

1504 Abbot Kinney Boulevard
Venice, CA 90291



▪ **AVAILABLE SF**

799 SF



▪ **RATE**

\$13.50/sf + NNN (est. \$0.80/sf) a month



▪ **TERM**

5 or 10 years



▪ **AVAILABLE**

July 1, 2021





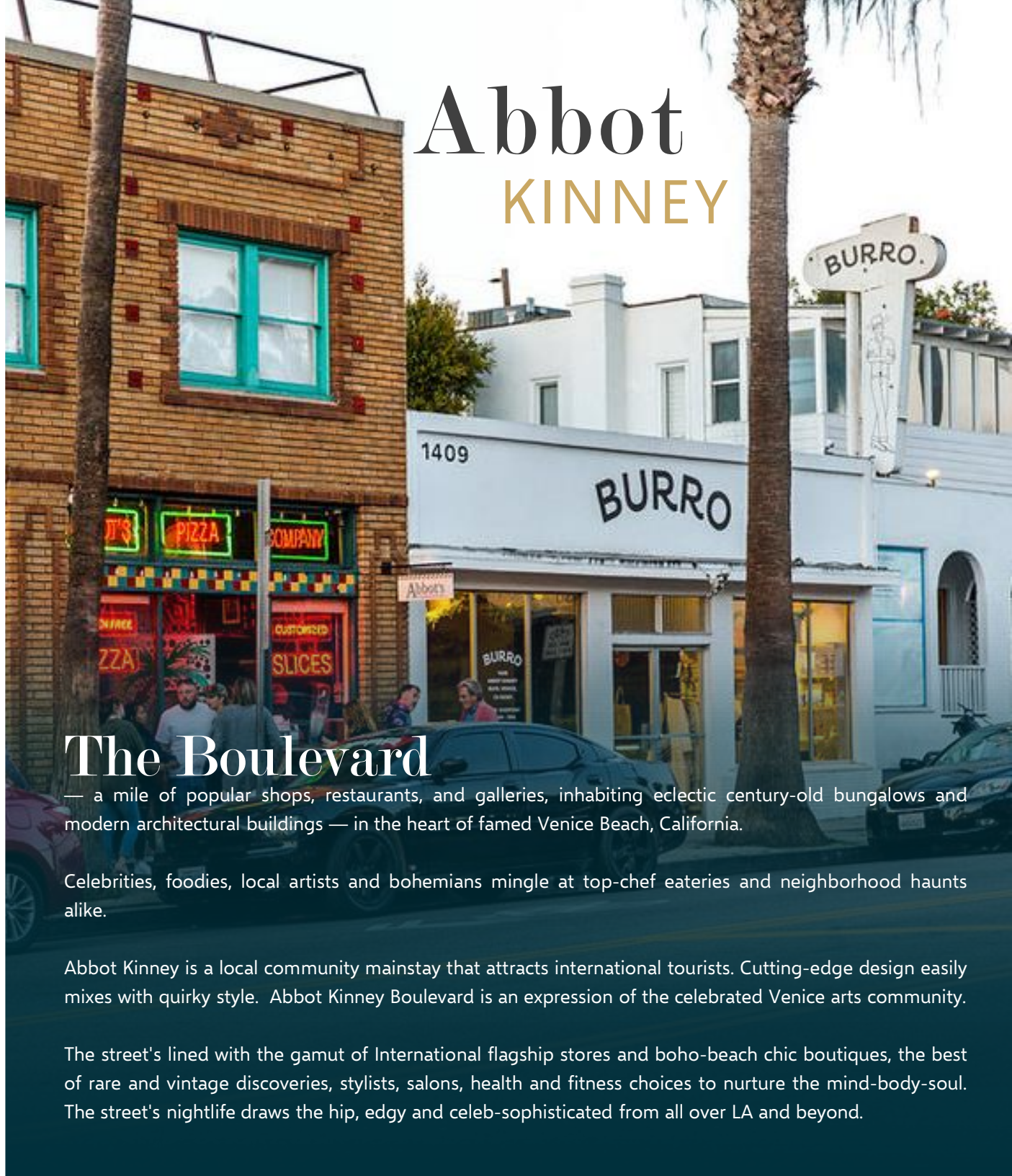
Subject

ABBOT KINNEY

Walk Score®  95 | 93



INTELLIGENTSIA PRINCIPESSA | R O VALLE *Highland Park*



Abbot KINNEY

The Boulevard

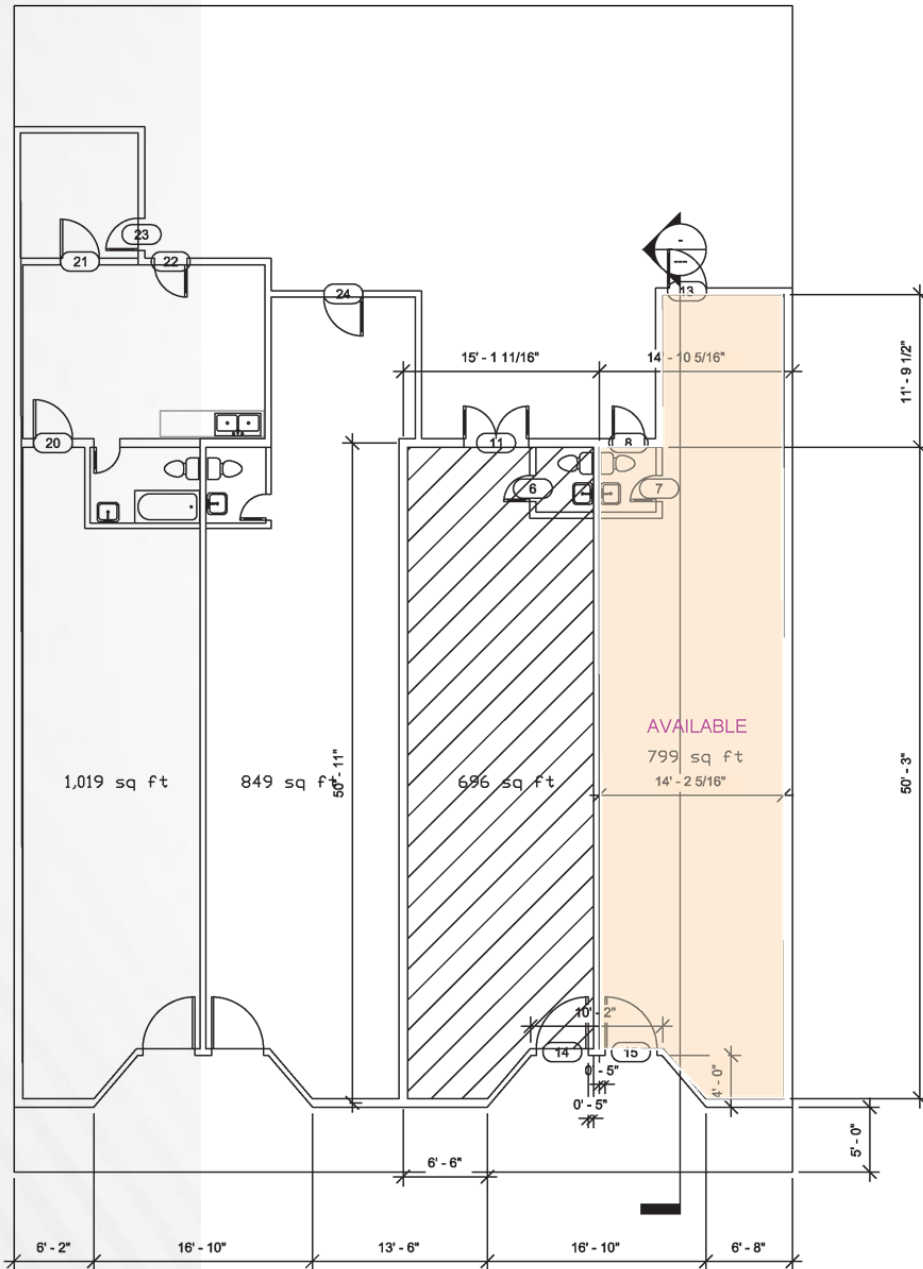
— a mile of popular shops, restaurants, and galleries, inhabiting eclectic century-old bungalows and modern architectural buildings — in the heart of famed Venice Beach, California.

Celebrities, foodies, local artists and bohemians mingle at top-chef eateries and neighborhood haunts alike.

Abbot Kinney is a local community mainstay that attracts international tourists. Cutting-edge design easily mixes with quirky style. Abbot Kinney Boulevard is an expression of the celebrated Venice arts community.

The street's lined with the gamut of International flagship stores and boho-beach chic boutiques, the best of rare and vintage discoveries, stylists, salons, health and fitness choices to nurture the mind-body-soul. The street's nightlife draws the hip, edgy and celeb-sophisticated from all over LA and beyond.

Floorplan



799 SF AVAILABLE

Fantastic location on one of LA's greatest walk streets

Next door to Aesop

Across the street from Gjelina

Low NNNs!

High foot traffic

Private gated patio in the rear

Venice CALIFORNIA

Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors. Venice of America was originally founded as a seaside resort in 1904 by Abbot Kinney, a tobacco millionaire, then officially opened on July 4, 1905.

Today, Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. From its days as home to Beat Generation poets and artists, Venice continues to be an important Los Angeles cultural center.



39,875

POPULATION



\$121,579

MEDIAN INCOME

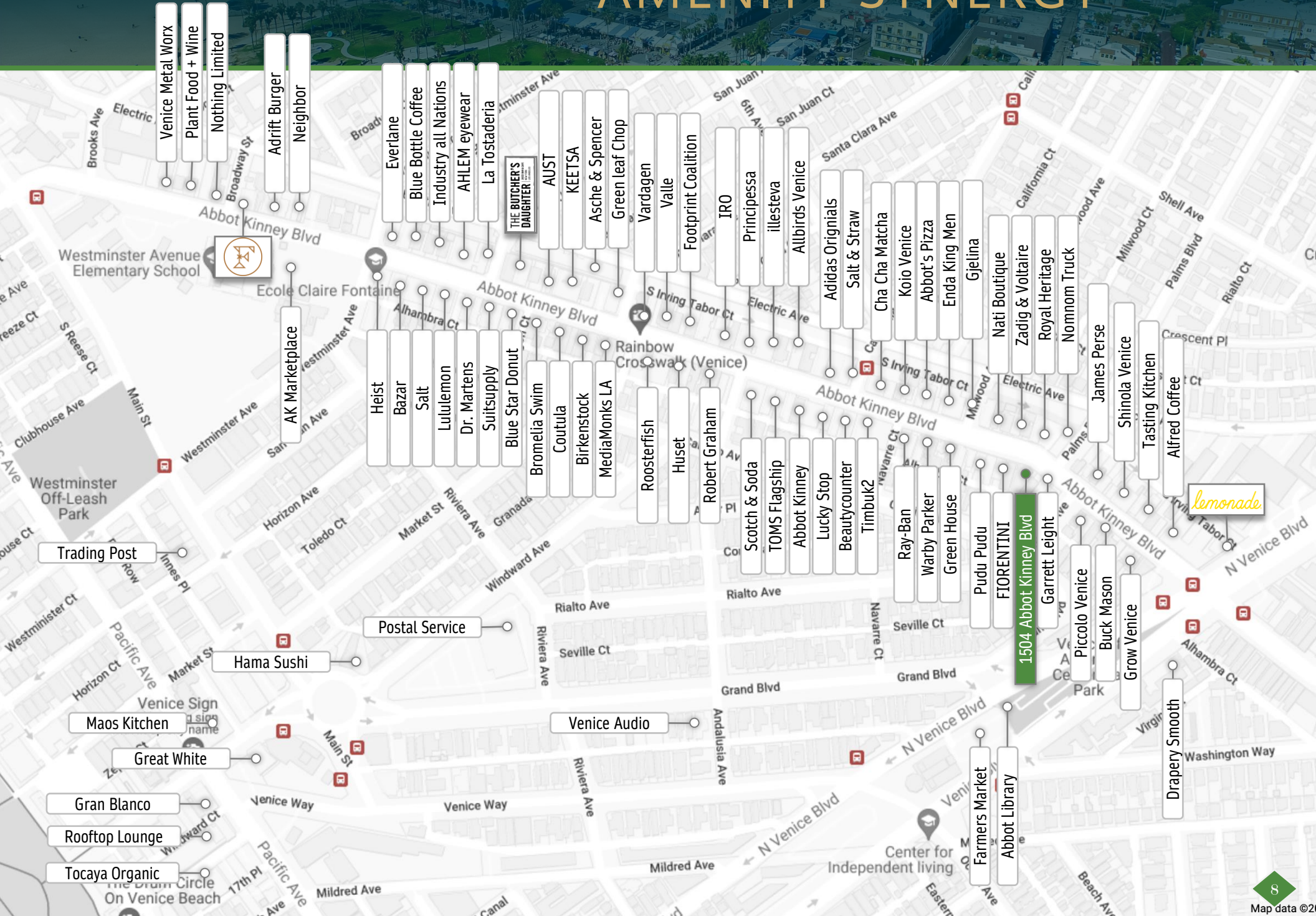


89

AVG. WALKSCORE



AMENITY SYNERGY



TOURISM PROFILE

Coney Island of the Pacific



From its world famous boardwalk and beautiful beach to the shopper's paradise of Abbot Kinney Blvd., Venice offers a unique and vibrant mix of activities and attractions. Originally called "Venice of America," Venice was founded in 1905 by developer Abbot Kinney as a beachfront resort town. Kinney's initial vision of creating a cultural mecca was set aside to accommodate the public, and Venice became the "Coney Island of the Pacific," complete with an amusement pier and a miniature steam railroad. Kinney also created a system of canals and imported gondolas and gondoliers from Venice, Italy.

Located a few blocks from Venice Beach, Abbot Kinney Blvd. is a vibrant collection of boutiques, salons, galleries, restaurants and bars that attracts visitors from all over L.A. and beyond. In its first-ever "Style Bible" issue, GQ Magazine named Abbot Kinney "The Coolest Block in America."

Los Angeles is a shopper's paradise, and for shopaholics Abbot Kinney is a must. The eclectic clothing shops offer everything from surf tees and beach cruisers to vintage wear and modern designers. Collectors make frequent trips to Waraku for its limited-edition imported Japanese shoes and apparel.

Iconic

VENICE LOCATION



Marina Beach

Playa Del Rey

Venice Pier

Muscle Beach

Venice Boardwalk

Public Art Walls



93 WALKER'S PARADISE
Daily errands do not require a car.



94 BIKER'S PARADISE
Daily errands can be accomplished on a bike.

AREA AMENITIES

THINGS TO DO IN VENICE



THE BOARDWALK

The world famous Venice Ocean Front Walk (aka “the boardwalk”) beckons from the doorstep of the Hotel Erwin. There’s something for everyone on the concrete boardwalk: on one side there are specialty shops, restaurants and uniquely designed residences, and on the other a myriad of street performers, artists, fortune tellers and much more.

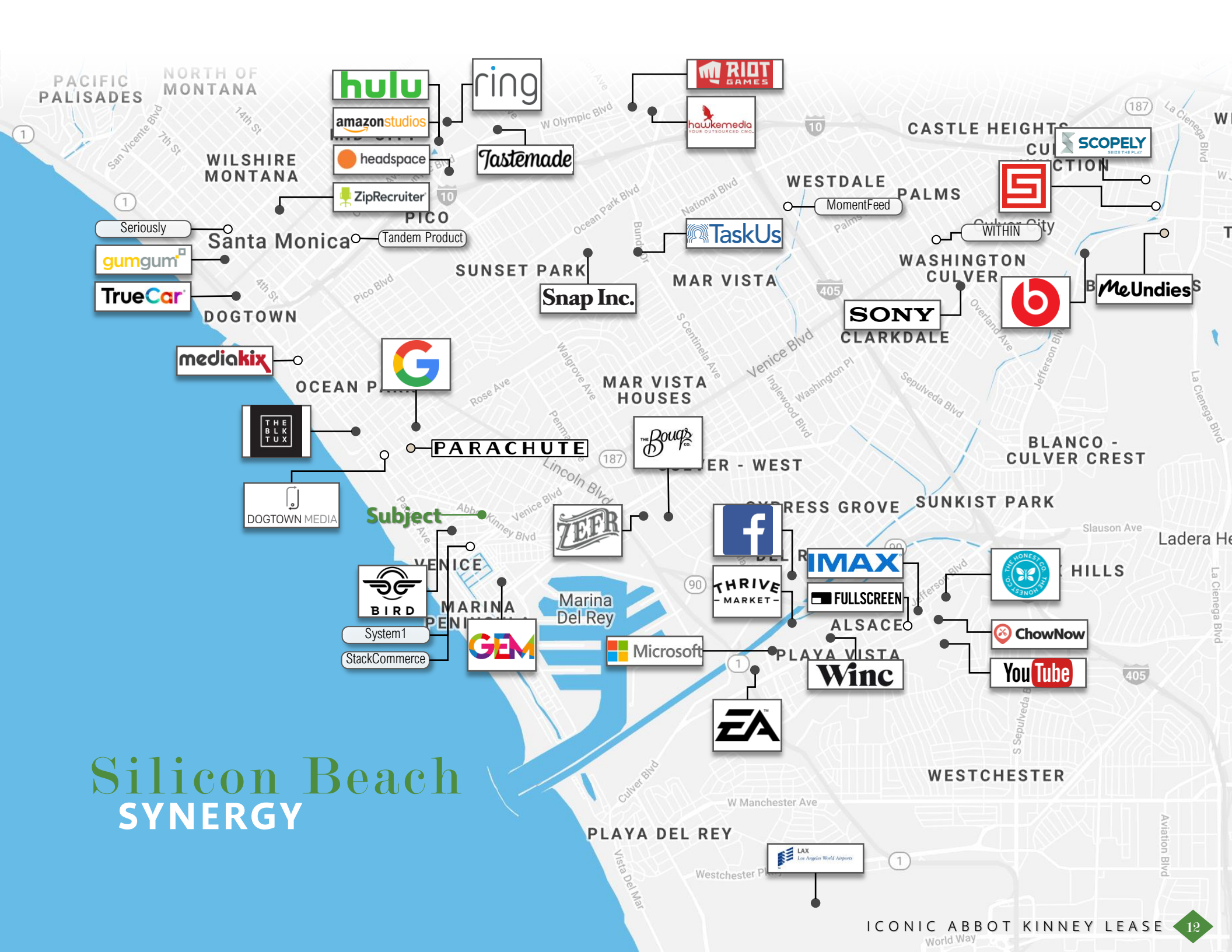
ABBOT KINNEY BLVD

Abbot Kinney is one of the Westside’s hippest havens, offering a day’s worth of beach-adjacent exploration that’s one of L.A.’s quintessential must-dos. Whether you visit for your daily workout, your monthly beauty appointment or your yearly vacation, Abbot Kinney Blvd never fails to intrigue, amuse and delight.



VENICE BEACH CANALS

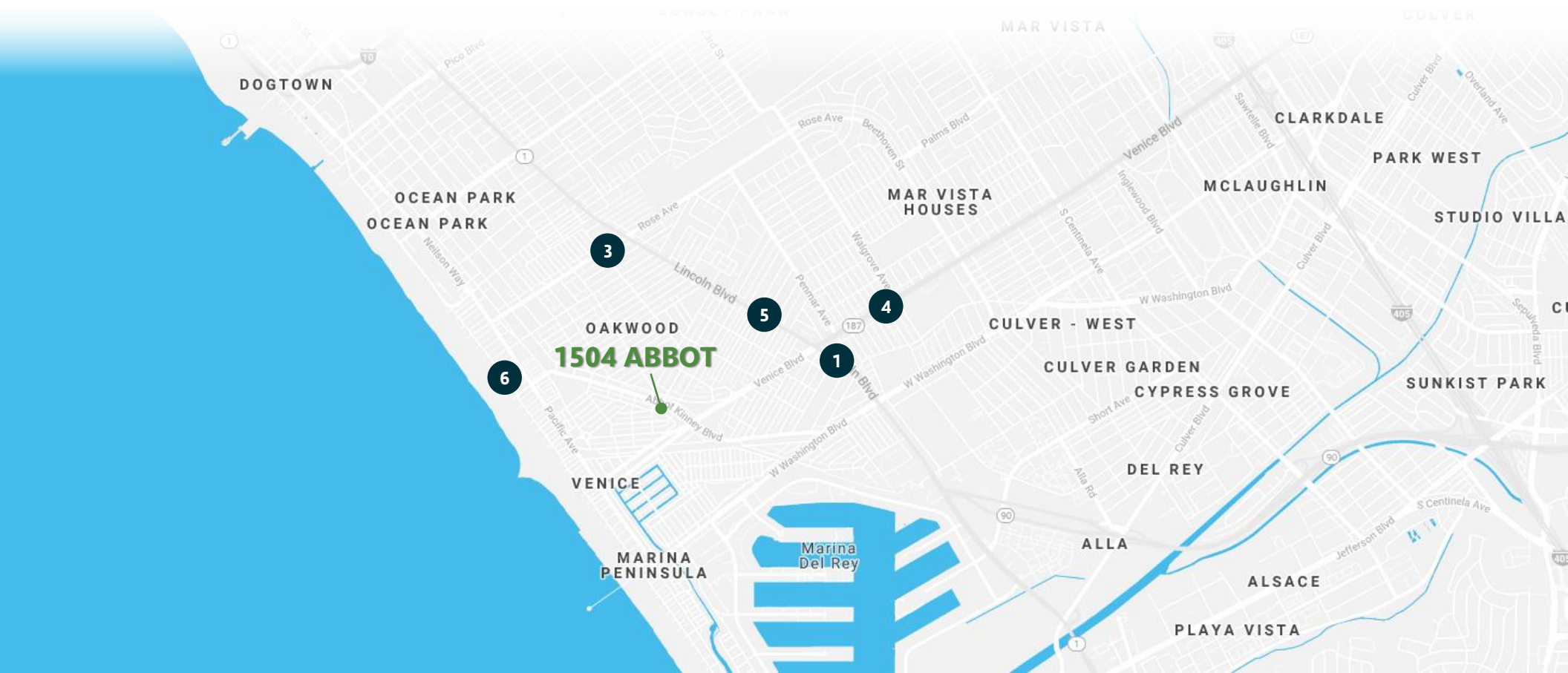
Built in 1905 by developer Abbot Kinney as part of his “Venice of America” plan, the Venice Canal Historic District is famous for its man-made canals, which evoked the canals of Venice, Italy and likewise featured gondola rides. The Venice Beach canals originally covered the entire area between Abbot Kinney, Pacific Ave., and Venice Blvd.



Silicon Beach SYNERGY

Venice Developments

	Location	Type	Developer
1	2467-2471 Lincoln Boulevard	4-story, 40 Units, Supportive Housing	Studio One Eleven
2	3233 S. Thatcher Avenue	98 Units, Affordable & Senior Housing	Thomas Safran & Associates
3	718-720 E. Rose Avenue	4-story, 34 Units, Affordable Housing	Brooks + Scarpa
4	1600-1610 E. Venice Boulevard	4-story, 77 Units, TOC Development	Wiseman Residential
5	1808-1816 Lincoln Boulevard	6-story, 9 Units, 11,322 SF Office Space, and 4,877 SF of Ground-floor Retail	Reed Architectural Group
6	811-815 Ocean Front Walk	3-story, Apartments above Ground-floor Restaurant	Reed Architectural Group



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