

PREMIER LOCATION

**1508
ABBOT
KINNEY**

LEASE OFFERING



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▪ **ADDRESS**

1508 Abbot Kinney Boulevard
Venice, CA 90291



▪ **AVAILABLE SF**

1,162 SF showroom, 228 SF
Deck



▪ **RATE**

\$15.00/sf + NNN



▪ **TERM**

5 or 10 years



▪ **AVAILABLE**

September 1, 2023



PRESTIGIOUS ABBOT KINNEY FRONTAGE

1508 ABBOT KINNEY BOULEVARD

95 WalkScore ■ Walker's Paradise



Subject

- TIMBUK2
- BEAUTYCOUNTER
- NAADAM
- SAND CLOUD
- WARBY PARKER
- Ray-Ban
- SALT & STRAW
- Cha Cha MATCHA
- BURRO
- Saje
- GJELINA
- nāti
- gorjana
- URBAN ESCAPE SKIN-CARE
- ZADIG & VOLTAIRE
- The Brug VENICE
- gorjana
- ABBOT'S PIZZA COMPANY

- HOFF OPTOMETRY & EYEWEAR
- BUCK MASON
- FREE PEOPLE GROW VENICE
- CARBON38
- lavish tax SUNLESS
- PICCOLO RISTORANTE
- GRACE LOVES LACE the unique bride
- GLEO
- GARRETT LEIGHT CALIFORNIA OPTICAL
- PardeeHomes

- HOKA
- THE TASTING KITCHEN
- SHINOLA DETROIT THE Stronghold TRADE MARK Los Angeles 1895
- JAMES PERSE LOS ANGELES
- owl ONE WHOLE LIFE VENICE, CA

Data LDEO-Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



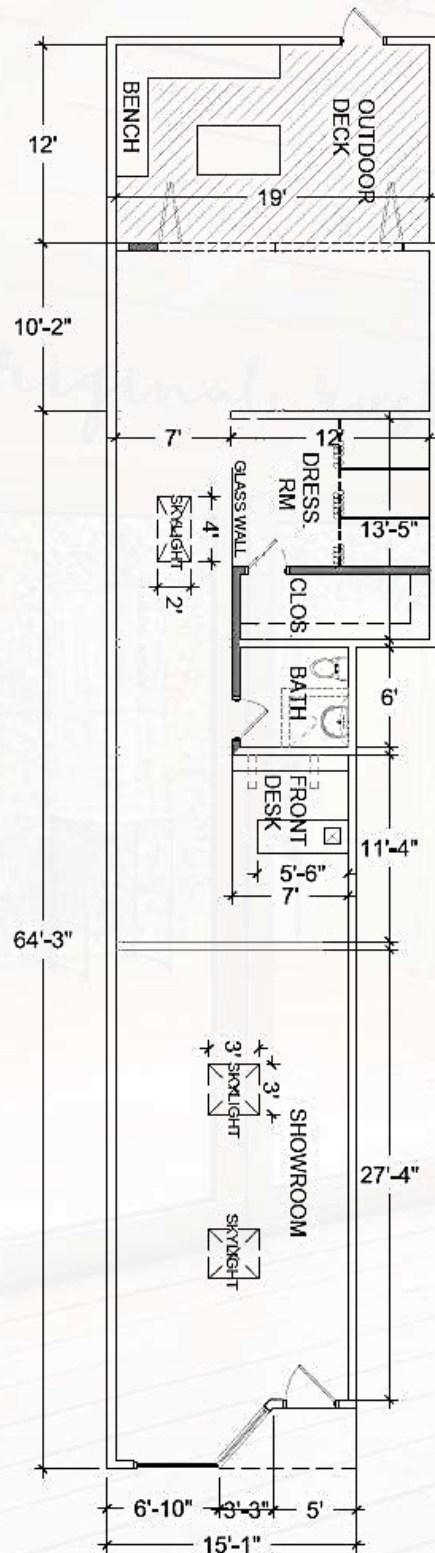
1508
ABBOT
KINNEY





1508
ABBOT
KINNEY





OPPORTUNITY

- Fantastic location on one of LA's greatest walk streets
- Co-tenants include Aesop and Topdrawer
- Across the street from Gjelina.
- Low NNNs
- High foot traffic.
- Private gated deck in the rear.

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.



ABBOT KINNEY

If you are searching for a truly eclectic shopping experience, look no further than Abbot Kinney Boulevard in Venice. This bustling district, which stretches from Venice Boulevard to Pacific Avenue, is a popular destination for Boho chic shoppers. Dubbed "the coolest block in America" by GQ, Abbot Kinney is home to one-of-kind local goods as well as internationally recognized brands. Shoppers in the know come to Abbot Kinney on the first Friday night of each month for a unique shopping experience.

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IDV

ILAN DEI VENICE

Find everything you need for outdoor modern living at this unique shopping oasis. The company's flagship store features urban outdoor furniture and planters in a homey yet contemporary space. These items are all designed and crafted in California.



SOFIA KAMAN FINE JEWELS

Home to Sofia Kaman's bohemian chic jewelry as well as a curated collection of vintage pieces. Based in Los Angeles, Sofia Kaman designs jewelry that can be worn everyday or dressed up for special occasions.

CAUDALÍE

PARIS

CAUDALIE - ABBOT KINNEY

popular French skincare line opened its West Coast flagship store on Abbot Kinney in 2014. The brand is known for using natural and environmentally friendly active ingredients. In addition to selling the company's signature line of products, this store also offers a full-service spa including facials, body treatments, manicures and pedicures.

WARBY PARKER

WARBY PARKER

At Warby Parker, the philosophy is new eyeglasses don't need to come with a hefty price tag. Unlike many designer brands, Warby Parker offers stylish men's, women's and children's eyewear at reasonable prices by creating its products in-house and engaging with customers directly.

TOMS

TOM'S VENICE

TOMS was founded in Venice with the goal of providing shoes to children in need. Since then, the company has donated more than 60 million new pairs of shoes to children through its One For One program. For each pair of shoes the company sells, they donate items to children around the world.

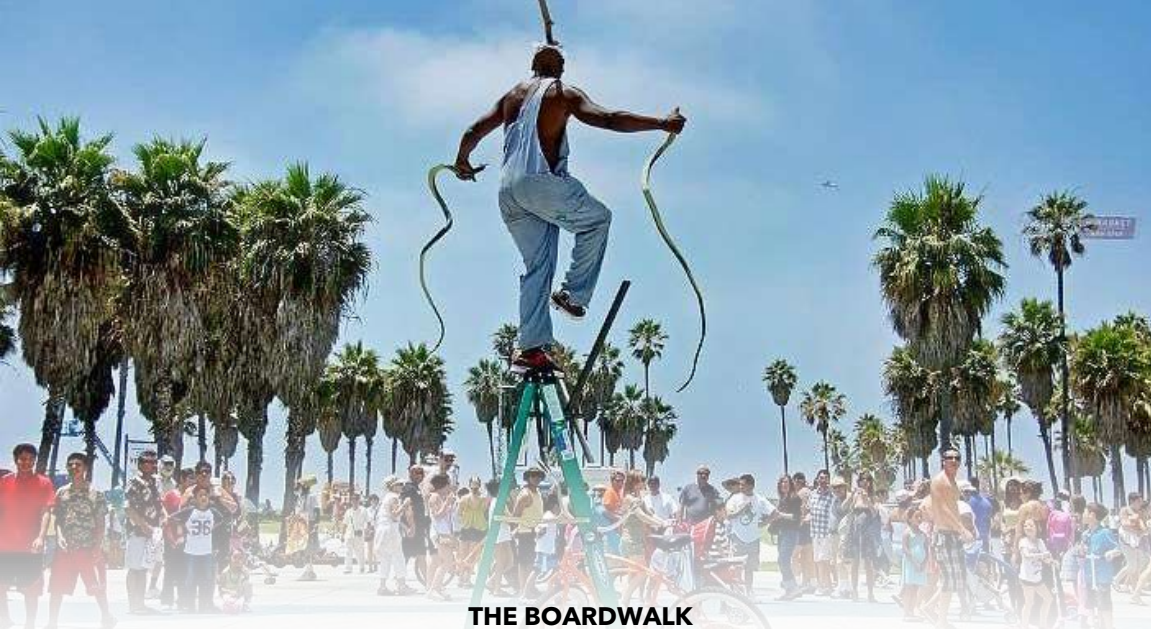


VENICE, CA

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.

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.



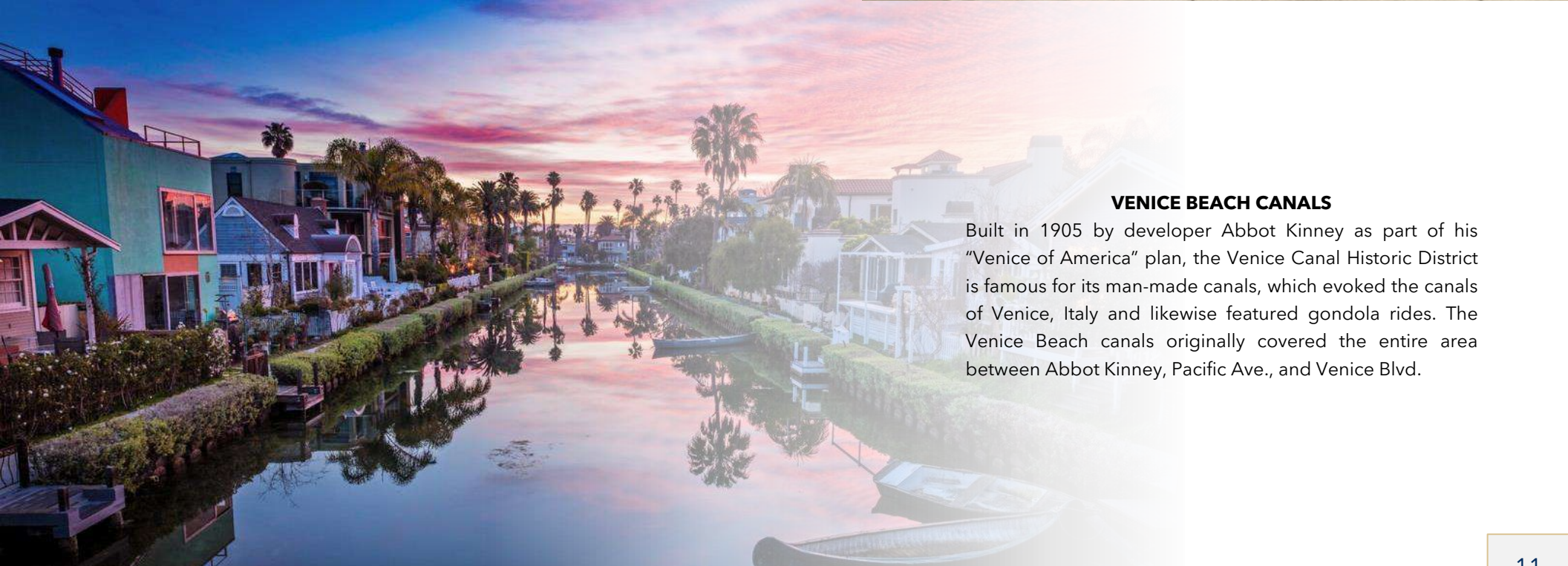


THE BOARDWALK

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.



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.

DEMOGRAPHIC SNAPSHOT



39,875
POPULATION



38
MEDIAN AGE



\$121,579
MEDIAN HH INCOME



43%
BACHELOR'S DEGREE



89
AVERAGE WALKSCORE



85
AVERAGE BIKE SCORE



VENICE PIER

WALK PARKING

WINWARD PLAZA

OSPI

L | A LOUVER |

BRABU

PACIFIC AVE

plancha
a late July

PARKING LOT

JAMES' BEACH

The PIER HOUSE
VENICE, CALIFORNIA

EL TARASCO
(Marina Del Rey)

PAJA CANTINA

BEACH + BREW
NIGHTHAWK
BREAKFAST BAR
CHARCOAL
VENICE

VENICE BEACH
MERCEDES
BAR & GRILLE

WASHINGTON BLVD

VENICE CANALS

N. VENICE BLVD
S. VENICE BLVD

ISLANDS
fine burgers & drinks

MOJO
Azabu
SUSHI BAR & GRILL
Tokyo-Tokyo
VENICE
Since 1984
TAJRISH
PERSIAN CUISINE



ERWIN

VENICE

SCOTCH & SODA

TOMS

A Y R

AWANDA

SKYLARK

Happy Socks
Est. 2008 Sweden

TIMBUK2

Ray-Ban

eggslut

tocaya
MODERN MEXICAN



tu pudu
Member since 1954

MADE IN EARTH

GRACE LOVES LACE

Garrett Leight
CALIFORNIA OPTICAL

ASA
KAFTANS
READY. CONFIDENCE. GLAMOUR.

VINCE

KOIO

ABBOT'S PIZZA COMPANY

ENDA KING MEN

Saje
NATURAL WELLNESS

BOU
TIQ

GJELINA

náti

URBAN ESCAPE
SKIN CARE

ZADIG & VOLTAIRE

nom nom
TRUCK

ROYAL HERITAGE



**1,190 SF SHOWROOM
228 SF DECK
VENICE, CA 90291**

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