

1209 & 1231 ABBOT KINNEY BLVD VENICE, CA 90291

TWO BRAND NEW RETAIL BUILDINGS FOR LEASE



BRAND NEW RETAIL FLAGSHIP STORES

BRAND NEW CONSTRUCTION

DELIVERY: Q3 2027

► **Addresses:**

1209 & 1231 Abbot Kinney Boulevard, Venice CA
90291

► **Size:**

First Floor: $\pm 3,000$ SF

Second Floor (optional): $\pm 1,700$ SF

Total: $\pm 4,700$ SF

+ optional 700 SF rooftop (5,400 SF total)

► **Delivery:**

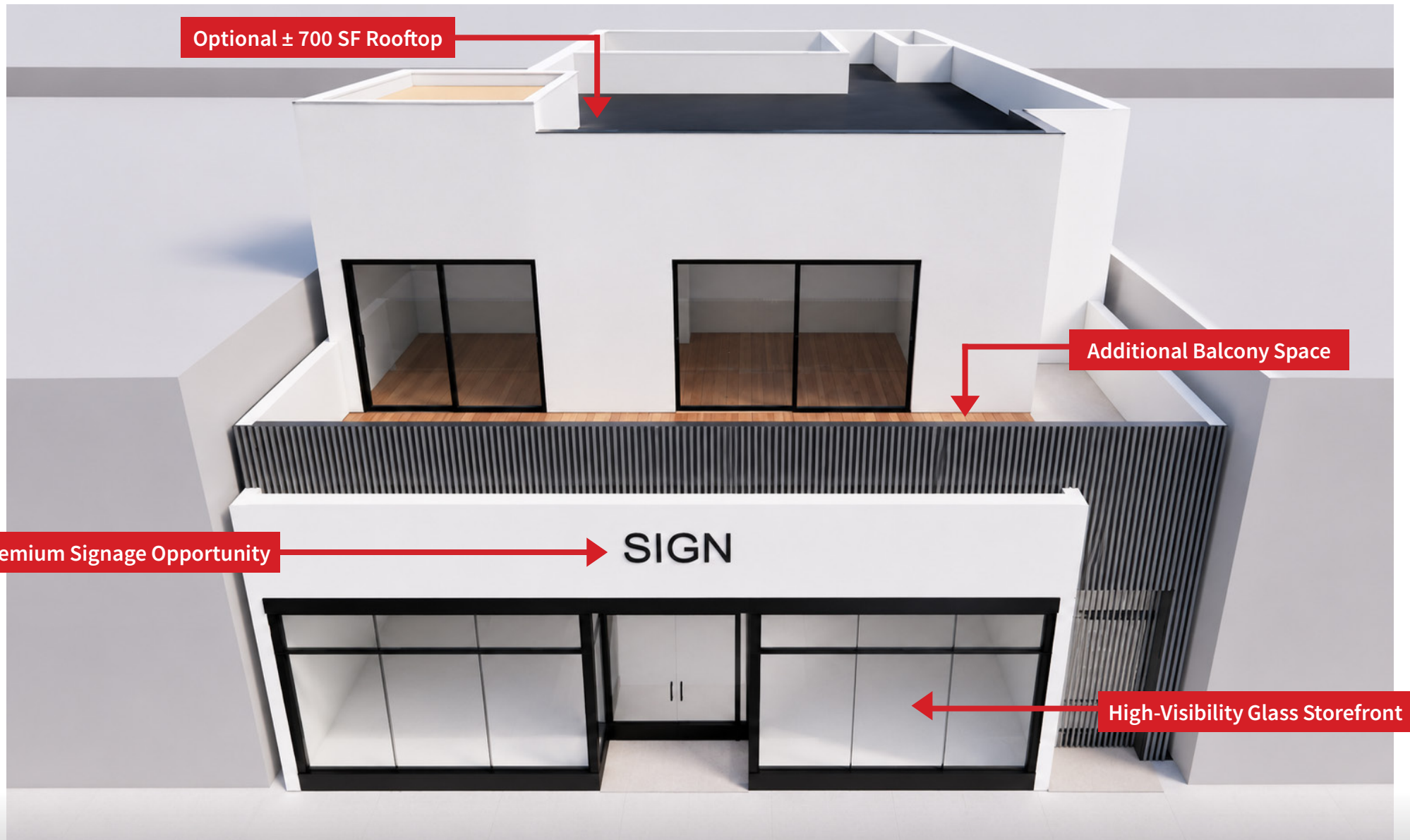
Q3 2027

► **Frontage:**

$\pm 35'$ of direct Abbot Kinney frontage with high pedestrian visibility



1209 & 1231 ABBOT KINNEY BOULEVARD

BRAND NEW CONSTRUCTION**DELIVERY: Q3 2027**

CONCEPTUAL RENDERINGS

BRAND NEW CONSTRUCTION

DELIVERY: Q3 2027



FLAGSHIP TROPHY RETAIL opportunity on LA's
most walkable street - Abbot Kinney Boulevard



1231 ABBOT KINNEY

1209 ABBOT KINNEY



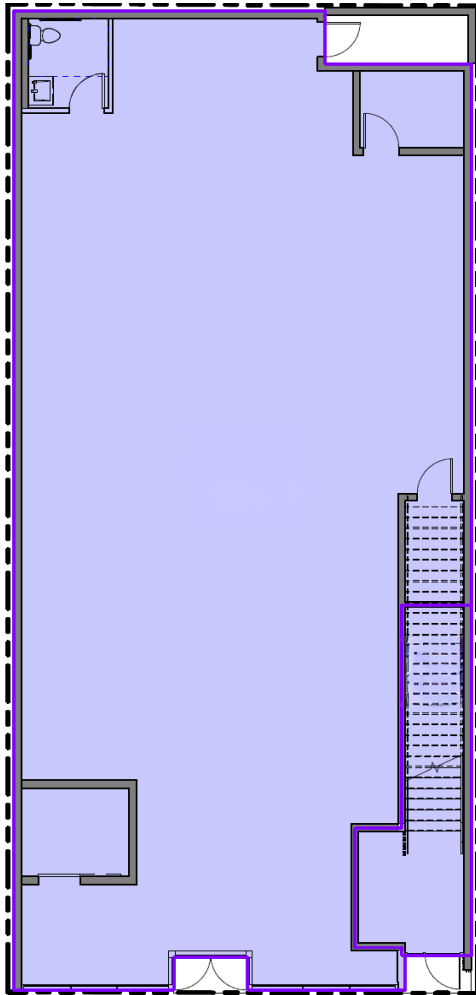
ABBOT KINNEY BOULEVARD

Abbot Kinney Boulevard in Venice, CA, is a premier, mile-long retail and dining strip dubbed the “**Cooldest Block in America**” by GQ. It features high-end boutiques, luxury brands, and upscale restaurants.

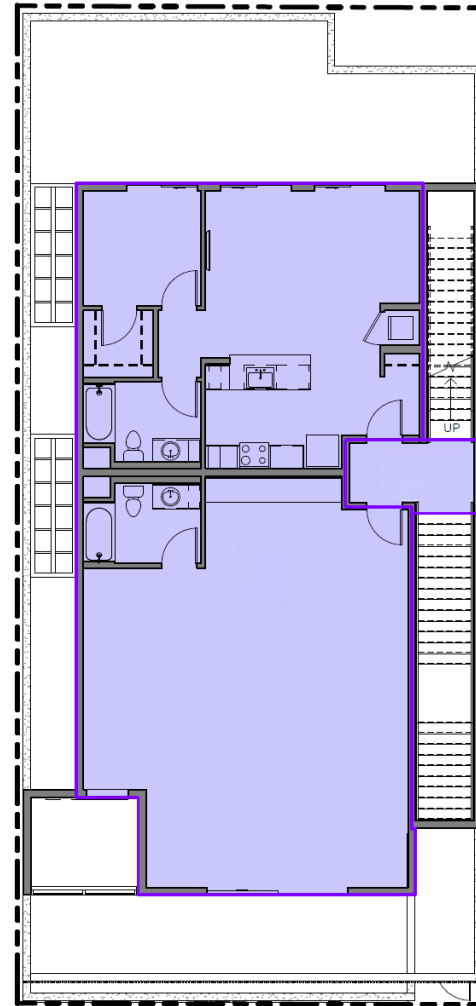
The area attracts affluent young professionals (with an average income of \$105,800) and tourists alike, with median home prices higher than 99% of U.S. neighborhoods and 94.7% of California neighborhoods.

1209 ABBOT KINNEY BOULEVARD

FLOOR PLAN



1st Floor - $\pm$ 3,000 SF

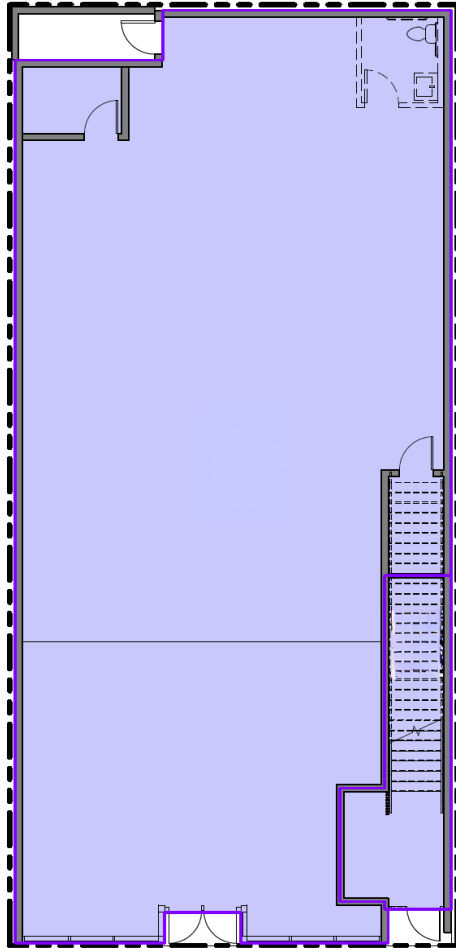


Optional 2nd Floor - $\pm$ 1,700 SF

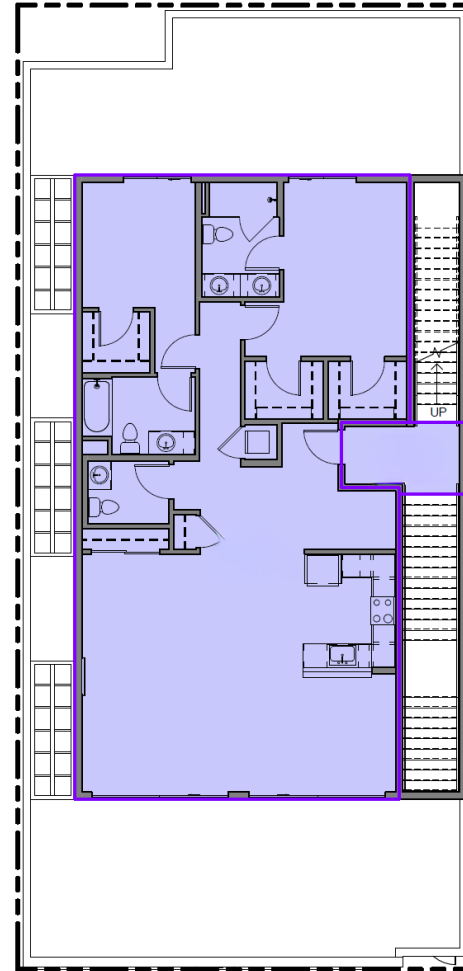
+ optional $\pm$ 700 SF rooftop

1231 ABBOT KINNEY BOULEVARD

FLOOR PLAN



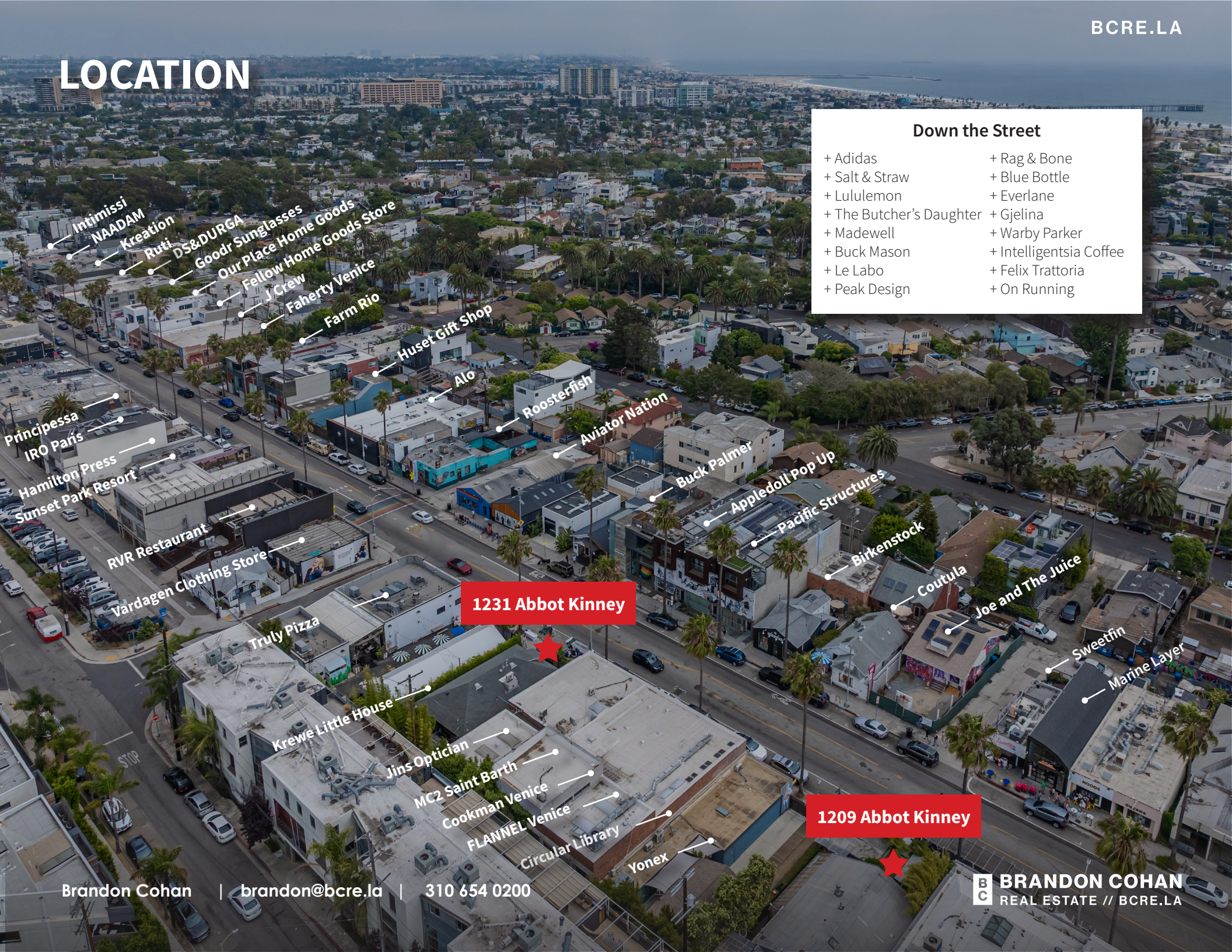
1st Floor - ± 3,000 SF



Optional 2nd Floor - ± 1,700 SF

+ optional ± 700 SF rooftop

LOCATION



Down the Street

- + Adidas
- + Salt & Straw
- + Lululemon
- + The Butcher's Daughter
- + Madewell
- + Buck Mason
- + Le Labo
- + Peak Design
- + Rag & Bone
- + Blue Bottle
- + Everlane
- + Gjolina
- + Warby Parker
- + Intelligentsia Coffee
- + Felix Trattoria
- + On Running

1231 Abbot Kinney

1209 Abbot Kinney



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