

COMPASS
COMMERCIAL

1315 & 1317 ABBOT KINNEY BLVD VENICE, CA



ARTIST RENDERING
ADAPTIVE REUSE

TROPHY LOCATION- RETAIL
REDEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

	1315 AB	1317 AB	TOTAL
LOT SIZE	3,382 SF	3,379 SF	6,761 SF
BUILDING	1,578 SF	1,260 SF	2,838 SF
ZONING	C2-1-O-CA		

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OFFERING MEMORANDUM

FOR SALE

1315 & 1317 ABBOT KINNEY BLVD

VENICE, CA



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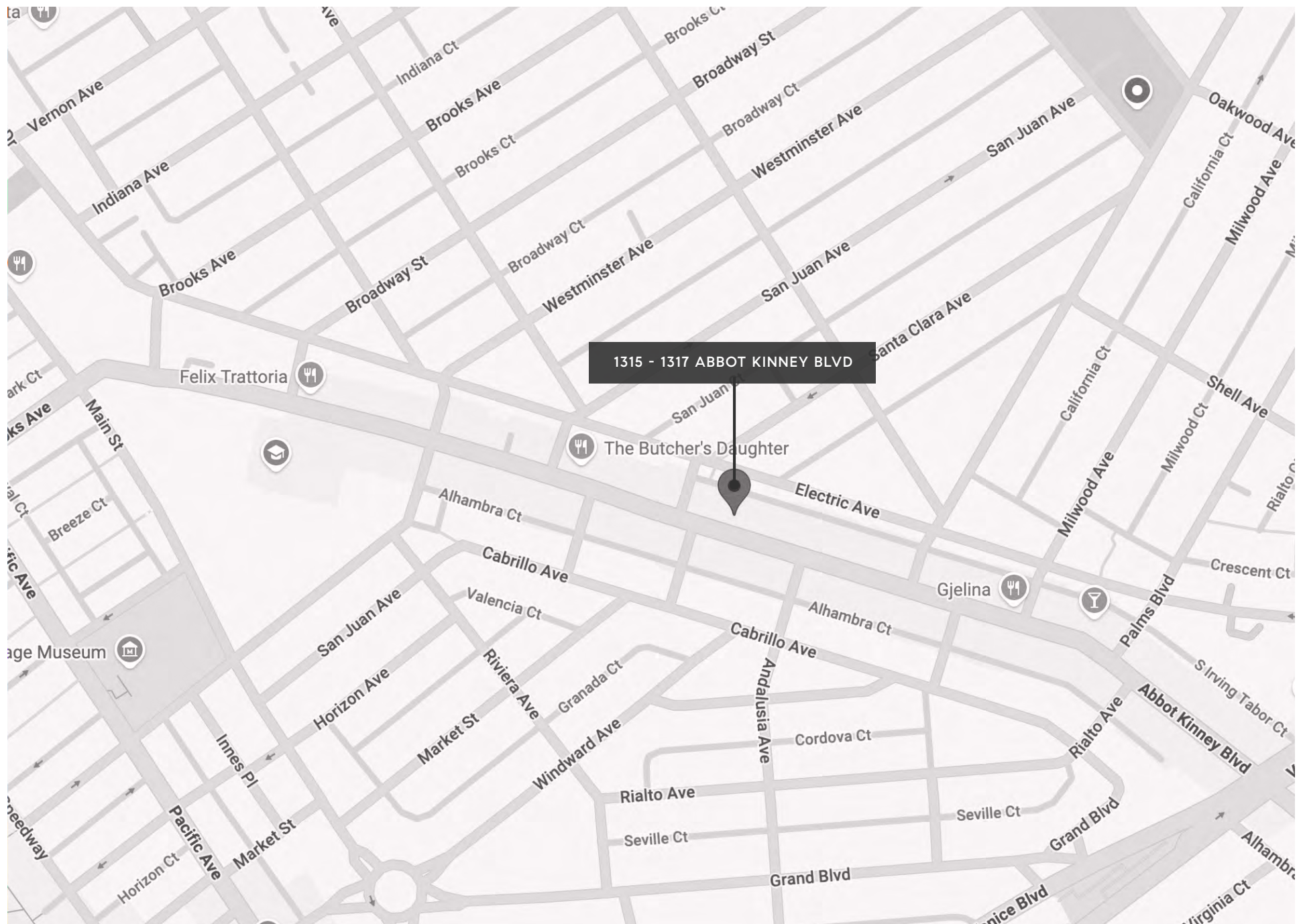
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FOR SALE

1315 & 1317 ABBOT KINNEY BLVD

VENICE, CA



FOR SALE

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SOUTH



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EAST



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EXECUTIVE SUMMARY

“Once a bohemian Venice corridor, Abbot Kinney Boulevard has evolved into one of the country’s most iconic design, fashion, dining, and lifestyle streets — famously described by GQ as The Coolest Block in America.”

1315 and 1317 Abbot Kinney Boulevard represent a generational opportunity to acquire two complementary commercial assets along one of the most influential and design-driven retail corridors in the United States. Located in the heart of Venice’s internationally recognized Abbot Kinney Boulevard, the properties offer investors, owner-users, luxury retailers, family offices, and global brands the rare chance to establish a presence within one of Southern California’s most iconic lifestyle destinations.

Originally constructed in approximately 1960 and 1965, the existing single-story improvements provide a unique canvas for adaptive reuse, repositioning, or future redevelopment. Together, the properties encompass approximately 80 feet of frontage along a coveted stretch of Abbot Kinney, surrounded by a curated collection of luxury retailers, fashion brands, acclaimed restaurants, creative offices, and cultural landmarks that have transformed the corridor into a globally recognized destination.

The properties are being offered individually due to separate ownership, with an asking price of \$5,000,000 per property. Investors may pursue either asset independently or explore the strategic advantages of controlling both parcels through separate acquisitions that would need to close concurrently.

Abbot Kinney Boulevard continues to attract a sophisticated mix of local, national, and international capital seeking exposure to one of Los Angeles’ most supply-constrained and highly coveted retail environments. With exceptional pedestrian traffic, strong demographics, limited inventory, and significant barriers to entry, the corridor remains one of the premier high-street retail locations on the West Coast.

AT A GLANCE

Offering	1315 and 1317 Abbot Kinney Blvd
	Venice, CA
Zoning	C2-1-O-CA
	Venice Coastal Zone

PROPERTY CHARACTERISTICS

	1315 AB	1317 AB	Total
Price	\$5,000,000	\$5,000,000	\$10,000,000
Building	1,578 SF	1,260 SF	2,838 SF
Land	3,384 SF	3,379 SF	6,733 SF
APN's	4239-027-004	4239-027-005	
Current Use	Retail	Artist	
	Sunset Park	Hamilton	
Tenants	Resort	Press Gallery	
Lease Terms	M-T-M	M-T-M	

Investment Highlights

- Iconic Abbot Kinney Boulevard Location
- A++ Prime Venice Retail Corridor
- Flagship retail destination
- 80 Feet of Combined Frontage
- Ultra-High Visibility and Brand Recognition
- Design-Driven and Architecturally Influential Environment
- Rare Redevelopment and Adaptive Reuse Opportunity
- Strong Owner-User and Luxury Retail Appeal
- Ideal for Family Offices, Private Investors, Luxury Brands, and 1031 Exchange Buyers

FOR SALE

1315 & 1317 ABBOT KINNEY BLVD

VENICE, CA

RENDERINGS FOR ADAPTIVE REUSE



FOR SALE

1315 & 1317 ABBOT KINNEY BLVD

VENICE, CA

RENDERINGS FOR ADAPTIVE REUSE



FOR SALE

1315 & 1317 ABBOT KINNEY BLVD

VENICE, CA

RENDERINGS FOR ADAPTIVE REUSE



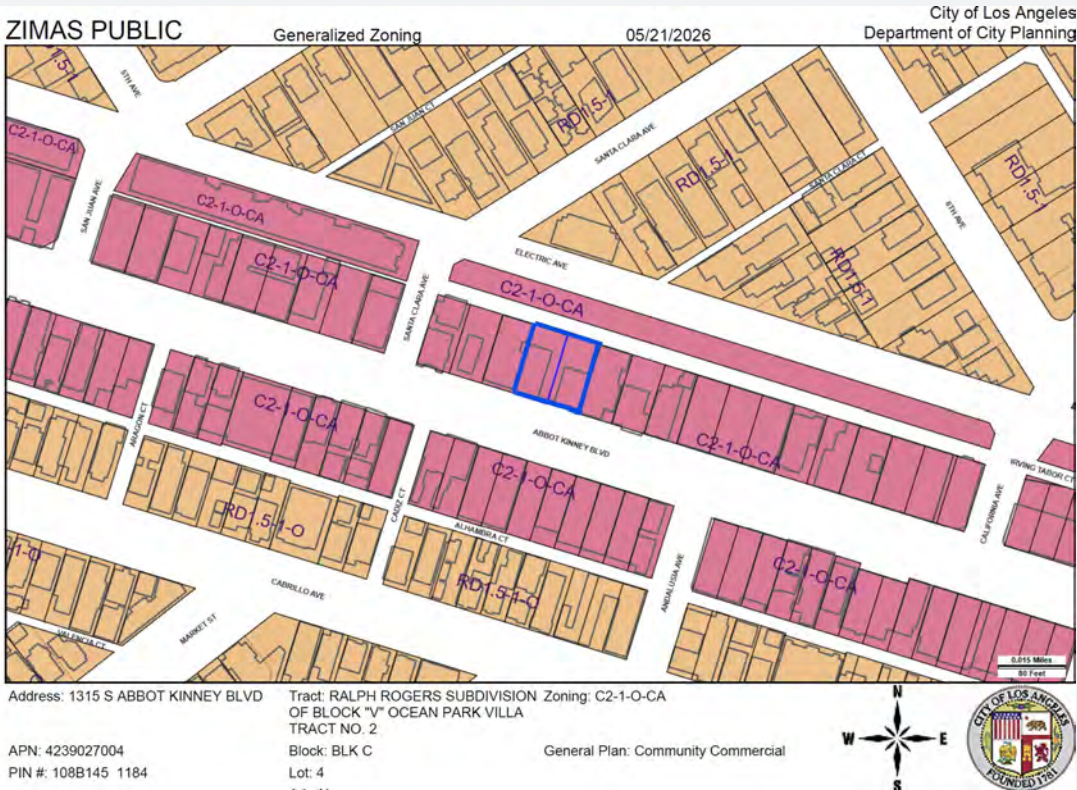
ZONING / SITE SUMMARY

DEVELOPMENT	ZONING
1315 and 1317 Abbot Kinney Boulevard appear to offer a strong boutique redevelopment opportunity along one of Venice’s most valuable lifestyle retail corridors.	C2-1-O-CA zoning Community Commercial

BASE FAR / ENVELOPE SUMMARY

PARCEL	LOT AREA	FAR ASSUMPTION	BASE ALLOWABLE FLOOR AREA
1315 Abbot Kinney	~3,380 SF	1.5:1	~5,070 SF
1317 Abbot Kinney	3,379.6 SF	1.5:1	~5,069 SF
Combined Assemblage	~6,759 SF	1.5:1	~10,139 SF

ZONING MAP



ZONING & LAND USE ANALYSIS

Venice Coastal Zone Specific Plan /
North Venice Subarea

The Venice Coastal Zone Specific Plan (VCZSP) was established to balance economic development with the preservation of Venice’s unique coastal character, pedestrian-oriented environment, and public access to the California coastline. The North Venice Subarea, which includes Abbot Kinney Boulevard, is intended to encourage vibrant mixed-use development while maintaining the architectural diversity, walkability, and neighborhood scale that define the area. The plan regulates land use, building massing, parking, circulation, and development standards to ensure that new projects contribute positively to the character of Venice while supporting commercial vitality and the broader goals of the California Coastal Act.

C2-1-O-CA Zoning
(Commercial Community – Coastal Adjacent)

The subject property’s C2-1-O-CA zoning designation is one of Los Angeles’ most flexible commercial zoning classifications and is specifically intended to promote a broad range of commercial, retail, restaurant, hospitality, office, residential, and mixed-use development opportunities. The zoning encourages active, pedestrian-oriented commercial corridors that serve both local residents and visitors while fostering economic activity, employment opportunities, and tax revenue generation. Within premier destinations such as Abbot Kinney Boulevard, the C2 designation supports the evolution of high-quality lifestyle retail, creative office, and mixed-use projects that enhance the surrounding community and reinforce Venice’s position as one of Southern California’s most desirable commercial and cultural districts.

Why It Matters

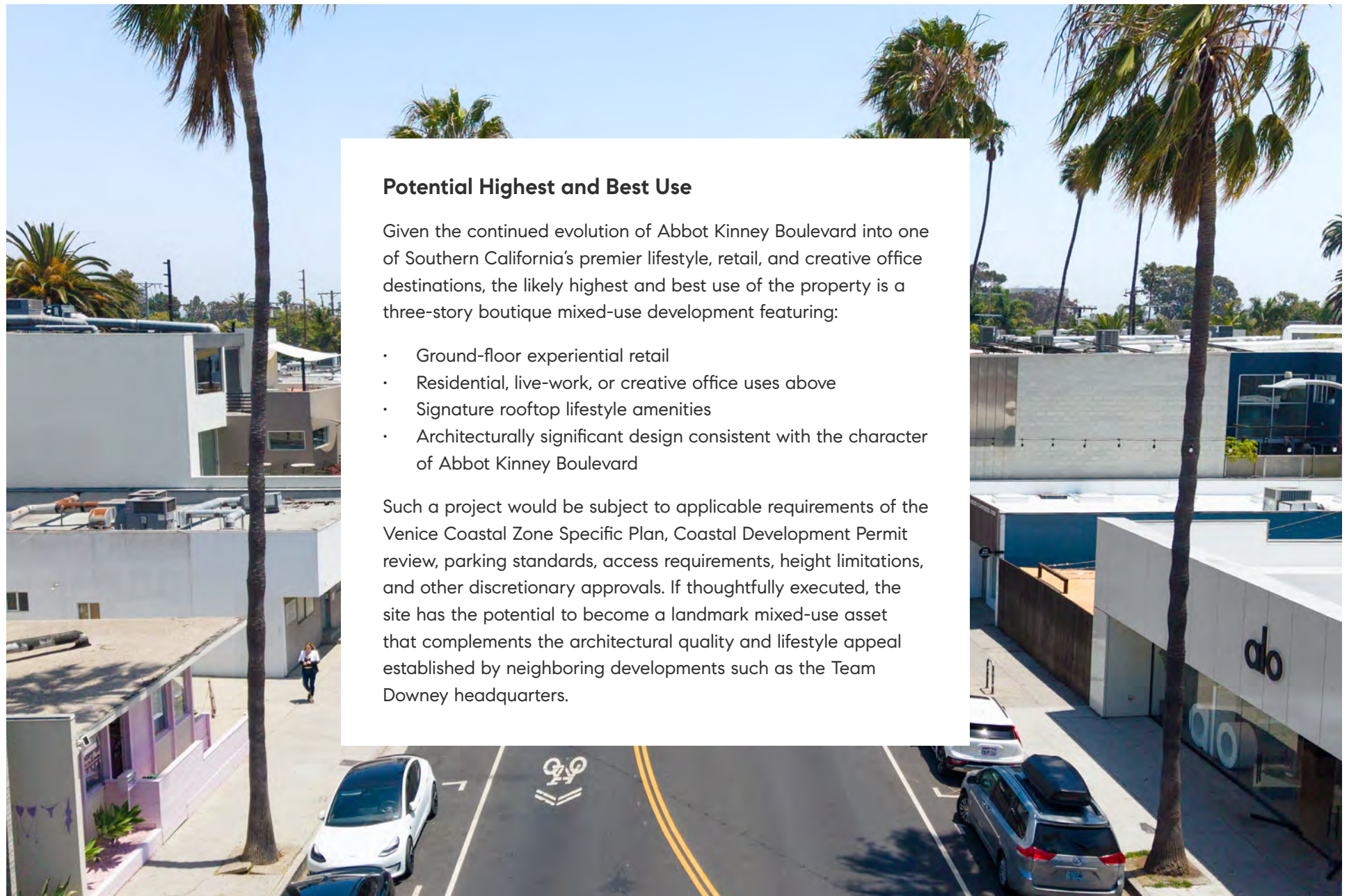
From a planning perspective, the combination of the Venice Coastal Zone Specific Plan and C2-1-O-CA zoning creates a framework that encourages thoughtful reinvestment while protecting Venice’s unique identity. This balance allows property owners and developers to maximize land value through creative mixed-use development while ensuring that future projects remain consistent with community objectives, coastal policies, pedestrian activity, and the long-term economic vitality of the Abbot Kinney corridor.

Based upon preliminary zoning analysis, the subject property appears capable of supporting an approximate 1.5:1 Floor Area Ratio (FAR) under current regulations.

This equates to approximately:

Parcel	Approximate Allowable FAR Area
1315 Abbot Kinney	±5,070 SF
1317 Abbot Kinney	±5,070 SF
Combined Assemblage	±10,140 SF

The foregoing represents estimated counted floor area and may be subject to additional adjustments, exclusions, incentives, or entitlement. Rooftop amenity areas, architectural features, density bonus programs, and other development mechanisms could potentially influence the final buildable envelope, subject to municipal and Coastal approvals.

ZONING & LAND USE ANALYSIS**Potential Highest and Best Use**

Given the continued evolution of Abbot Kinney Boulevard into one of Southern California's premier lifestyle, retail, and creative office destinations, the likely highest and best use of the property is a three-story boutique mixed-use development featuring:

- Ground-floor experiential retail
- Residential, live-work, or creative office uses above
- Signature rooftop lifestyle amenities
- Architecturally significant design consistent with the character of Abbot Kinney Boulevard

Such a project would be subject to applicable requirements of the Venice Coastal Zone Specific Plan, Coastal Development Permit review, parking standards, access requirements, height limitations, and other discretionary approvals. If thoughtfully executed, the site has the potential to become a landmark mixed-use asset that complements the architectural quality and lifestyle appeal established by neighboring developments such as the Team Downey headquarters.

ROBERT DOWNEY JR. / TEAM DOWNEY HEADQUARTERS

A Case Study in Highest and Best Use

The adjacent property at 1311 Abbot Kinney Boulevard, home to the headquarters of Team Downey Productions, provides a compelling example of the potential highest and best use for this section of Abbot Kinney Boulevard. The property demonstrates how a design-forward, mixed-use lifestyle asset can successfully integrate architectural significance, premium residential accommodations, creative office space, and rooftop amenities within one of Los Angeles' most sought-after retail corridors.

Originally constructed in 2007 for renowned Los Angeles fashion photographer Steve Shaw, the approximately 7,456-square-foot structure was designed using a sophisticated blend of wood, concrete, glass, and steel. The property features five bedrooms, five bathrooms, expansive indoor-outdoor living spaces, an atrium, terrace, rooftop infinity pool, and a dramatic sunken living room with custom-built seating and large-format entertainment features.

In 2009, the property was acquired by Robert Downey Jr. and Susan Downey, who subsequently adapted the building for use as the headquarters of Team Downey Productions. Today, the property serves as one of the most recognizable examples of a successful live-work creative compound on Abbot Kinney Boulevard.

As a neighboring property to the subject site at 1315–1317 Abbot Kinney Boulevard, it provides a valuable benchmark for what future redevelopment could achieve. Subject to zoning regulations, Coastal Commission review, floor area ratio (FAR), height limitations, parking requirements, and rooftop amenity treatment, a similar lifestyle-oriented mixed-use development could potentially be realized across the subject parcels.



Robert Downey Jr. production office.

ROBERT DOWNEY JR. — NEIGHBOR REDEVELOPMENT

Robert Downey Jr. production office.

The adjacent **1311 Abbot Kinney, Headquarters of “Team Downey” Production** is an example as it demonstrates what the highest and best use could look like on this block: a design-forward, approximately 7,000 SF live/work lifestyle property with significant architectural identity, rooftop amenity space, and high-end residential/creative use above retail. If that concept were replicated across 1315 and 1317 Abbot Kinney, each parcel could potentially support a 5,000–7,000 SF lifestyle building, subject to zoning, Coastal review, FAR, height, and rooftop deck treatment.

Headquarters of “Team Downey” Production

The 7,456-square-foot property was originally built in 2007 for Steve Shaw, a prominent Los Angeles fashion photographer. The structure, which was constructed out of wood, concrete, glass, and steel, boasts five bedrooms (the master bedroom suite features an eight-foot movie screen!), five baths, a rooftop infinity pool (with a special sensor that drains excess water whenever it rains!), an atrium, a terrace, and a sunken living room with a built-in custom sofa, gas fire pit and 11-foot movie screen.

In 2009, Shaw sold the property to **Robert Downey Jr. and his wife, Susan, who are now using the property as their production offices.**

RENDERING OF AS IMPROVED

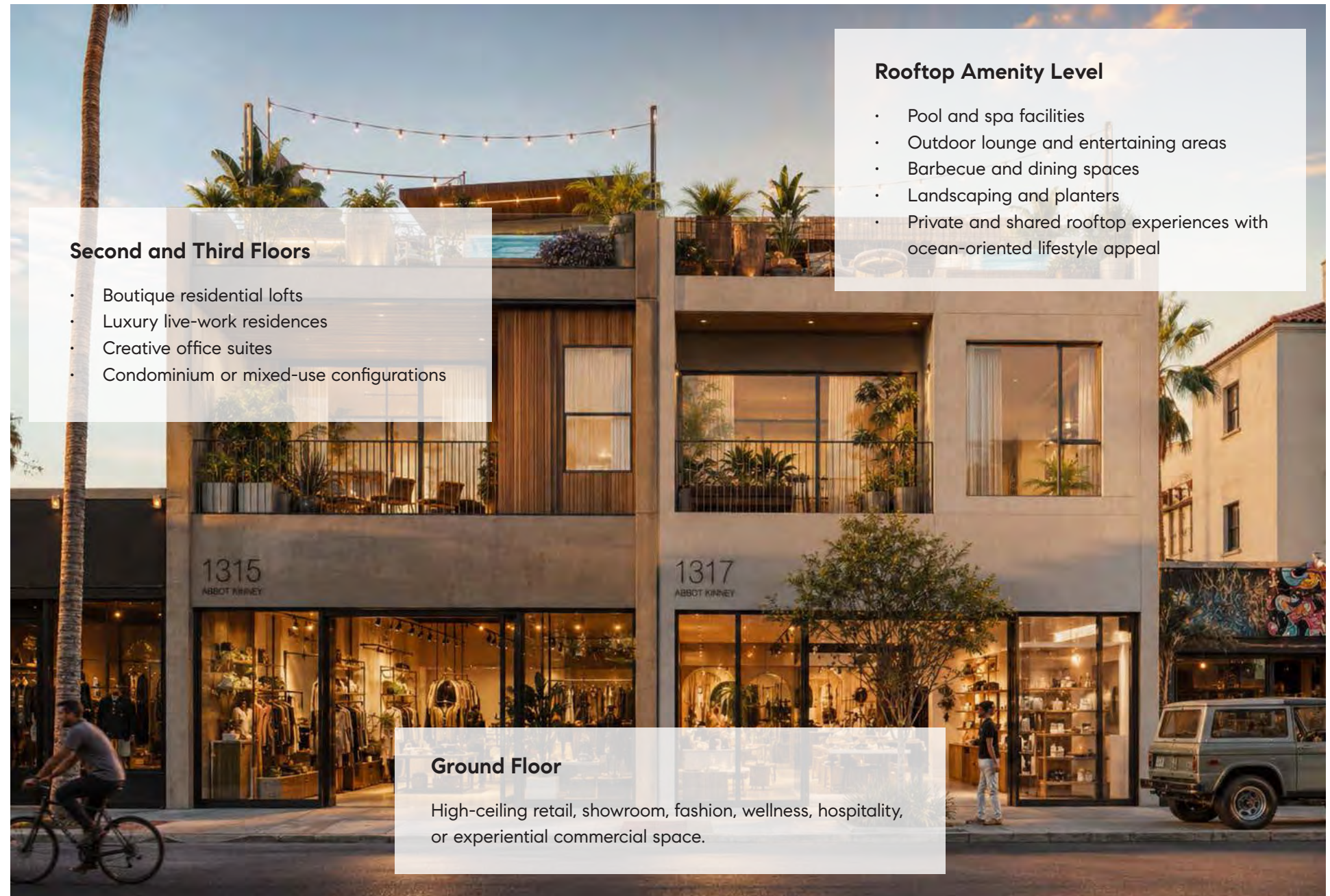
- **Ground floor:** high-ceiling retail, fashion, lifestyle, café, or showroom space
- **Second / third levels:** boutique residential lofts, condos, live-work, or creative office
- **Rooftop:** outdoor lifestyle amenity with pool/jacuzzi, barbecue, lounge seating, market lights, planters, and private or shared entertaining areas

FOR SALE

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ILLUSTRATIVE DEVELOPMENT



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INTERIOR PHOTOS - 1315



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COMMERCIAL SERVICES











LEASING SERVICES






BUSINESS OPPORTUNITIES







TIM BYRNE, EVP | Regional Director

An Angeleno with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate. Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties. Tim has closed transactions in Southern California totaling over \$800 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.



Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

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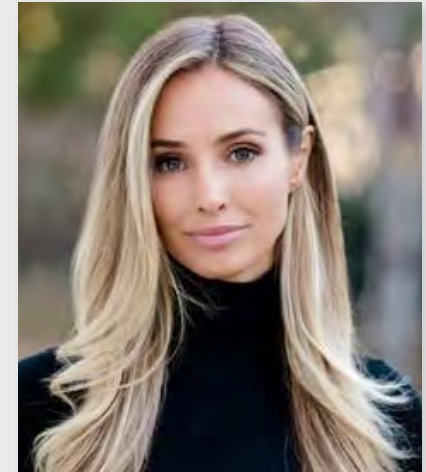
CalBRE: 01186465

MAGGIE KENNEDY,
Senior Associate

Maggie's business philosophy is distinguished by her work ethic, integrity, and her commitment to helping her client's achieve their financial goals through real estate. A comprehensive understanding of all facets of the real estate market comes from her experience with a variety of property types including residential, multifamily, office, industrial, and retail transactions. As a firm believer that a property must be present-

ed in its best possible light in order to maximize financial returns, Maggie's innate aesthetic sense, and marketing background serve her clients well in her residential & commercial endeavors and she brings warmth and style to all of her properties through thoughtful presentation and marketing choices. Her greatest strengths lie in her intuitive understanding of human behavior, making her an effective problem solver and savvy

negotiator. In 2021, Maggie closed over \$50 million in deals during the height of the pandemic, earning her status among the nation's top performer agents. A long-time resident of Santa Monica, Maggie has extensive knowledge of the community she is blessed to call home, and spends her free time exploring its natural, culinary, and recreational wonders.



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CRYSTAL BEGLEY,
Real Estate Advisor, Residential & Commercial

Crystal Begley is known for her unwavering discretion, meticulous attention to detail, and enduring client relationships. Crystal is an expert real estate professional who brings a deeply personalized approach delivering a tailored, thoughtful experience that reflects the unique needs and goals of each client. She is a trusted real estate advisor with over 13 years of experience advising and guiding clients through their residential and commercial strategies across Southern California. Fluent in Japanese, Crystal specializes in advising investors, buyers, and sellers as they move seamlessly through their transaction from initial purchase to long term wealth building strategies and management.

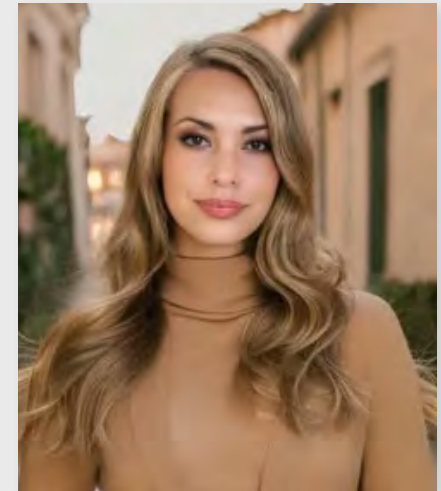
Crystal's background spans consulting, asset management, luxury home sales, multifami-

ly investments consulting, and commercial transactions. Her early career began at Lee & Associates – LA North, supporting industrial/commercial and warehouse development, followed by a role at Berzack Investment Property Advisors, a high-level multifamily team. She later served as Director of Business Development and Marketing at Moss & Company, managing stabilization for commercial portfolios.

Known for her ability to deeply understand each client's needs and vision, Crystal offers a concierge-style experience that's rooted in clarity, trust, and results. She works with a trusted network of financial, legal, and strategic advisors, allowing clients to access a broader support system as they progress from stability to generational wealth.

In addition to her role at Elevated LA, Crystal is a consultant working with startups and individuals navigating their next steps in life, business, and real estate. She is certified in leadership and strategic intervention through Tony Robbins and Cloe Madanes, bringing a coaching mindset and long-term vision to everything she does. Also certified through Russel Brunson's DotcomSecrets marketing strategies to stay on the cutting edge in understanding current trends. Crystal also serves on the International Design Awards (IDA) committee and has a deep appreciation for design, architecture and visual storytelling—insights that help her clients better understand the value and potential of every property.

With a global background, she is bilingual in Japanese/English,



founding wellness ventures and managing English centers in Japan. Crystal blends strategy with soul. Her mission is to empower people to make informed, aligned decisions that reflect both their goals and their values.

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DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication

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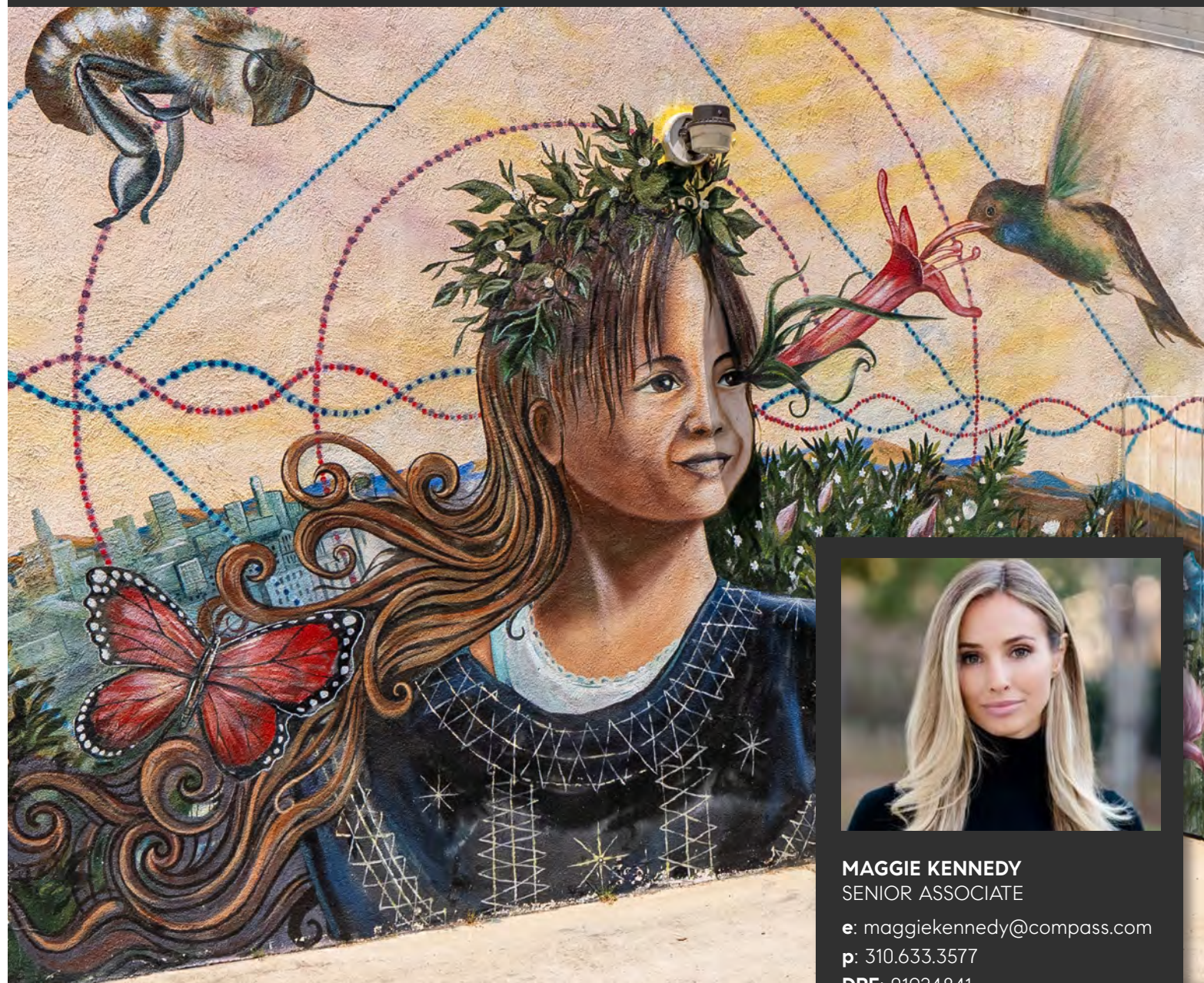
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VENICE, CA



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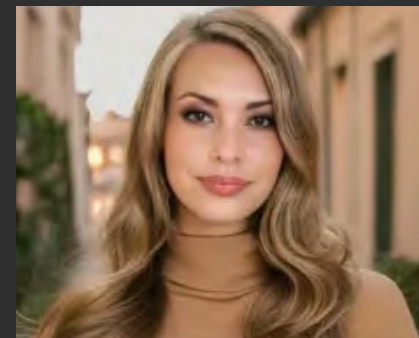


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