

1043

ABBOT KINNEY BOULEVARD

Venice California



FOR SALE
PRIME SINGLE TENANT NNN ASSET A++ LOCATION

SUBJECT PROPERTY

EREWHON

GJELINA

VINCE.



alo yoga

THE BUTCHER'S DAUGHTER

BIRKENSTOCK
MADE IN GERMANY - TRACKED SINCE 1974

Madewell

LE LABO
GRASSE - NEW YORK

THE GREAT.

lululemon

All'Antico Vinaio



vuori

rag & bone
NEW YORK

EVERELANE

VEJA

ABBOT KINNEY BOULEVARD

1043 ABBOT KINNEY BOULEVARD

Venice California

A rare opportunity to acquire a high visibility commercial assets along one of Los Angeles' most sought-after retail corridors. The offering includes a freestanding building offering meaningful value-add potential through leasing and repositioning in a premier Venice location.



1043
ABBOT KINNEY
BOULEVARD
Venice California

SINGLE-TENANT
NNN ASSET

Sold with an in-place

CAP RATE of 6%

IN-PLACE NOI = \$518,580

40 FEET OF FRONTAGE



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ABBOT KINNEY
BOULEVARD
Venice California

BUILDING SIZE: 4,431 SF (per BOMA)

LOT SIZE: ± 3,426 SF

NNN Leased to Albion Garden

website: www.albiongarden.com

Leased through 6/30/2028

RENT SCHEDULE:

- \$43,215/month through Dec 31, 2026
- \$44,522/month Jan 1, 2027 through Dec 31, 2027
- \$45,847/month Jan 1, 2028 through June 30, 2028
 - **IN-PLACE NOI = \$518,580**



**PROPERTY
PHOTOS**

PROPERTY DETAILS

ADDRESS

1043 Abbot Kinney Blvd
Venice, California 90291

PRICE

\$8,643,000

CAP RATE

6%

NOI

\$518,580

BUILDING PPSF

\$1,950/SF

LOT PPSF

\$2,307/SF

PROPERTY TYPE

Retail

BUILDING SF

4,431 SF

LOT SIZE

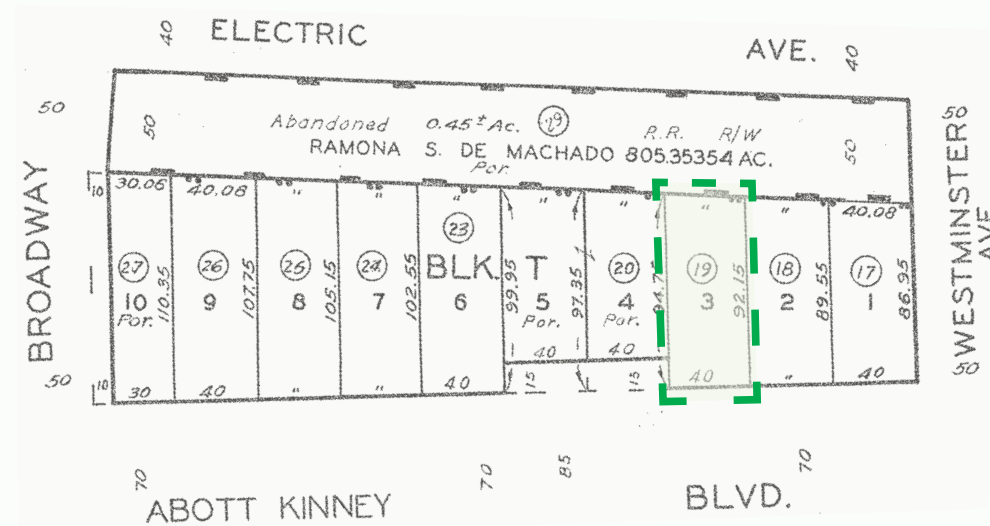
3,746 SF

ZONING

C2-1-CA

APN

4239-021-019



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EREWHON



SUBJECT PROPERTY

WESTMINSTER AVE

ELECTRIC AVE

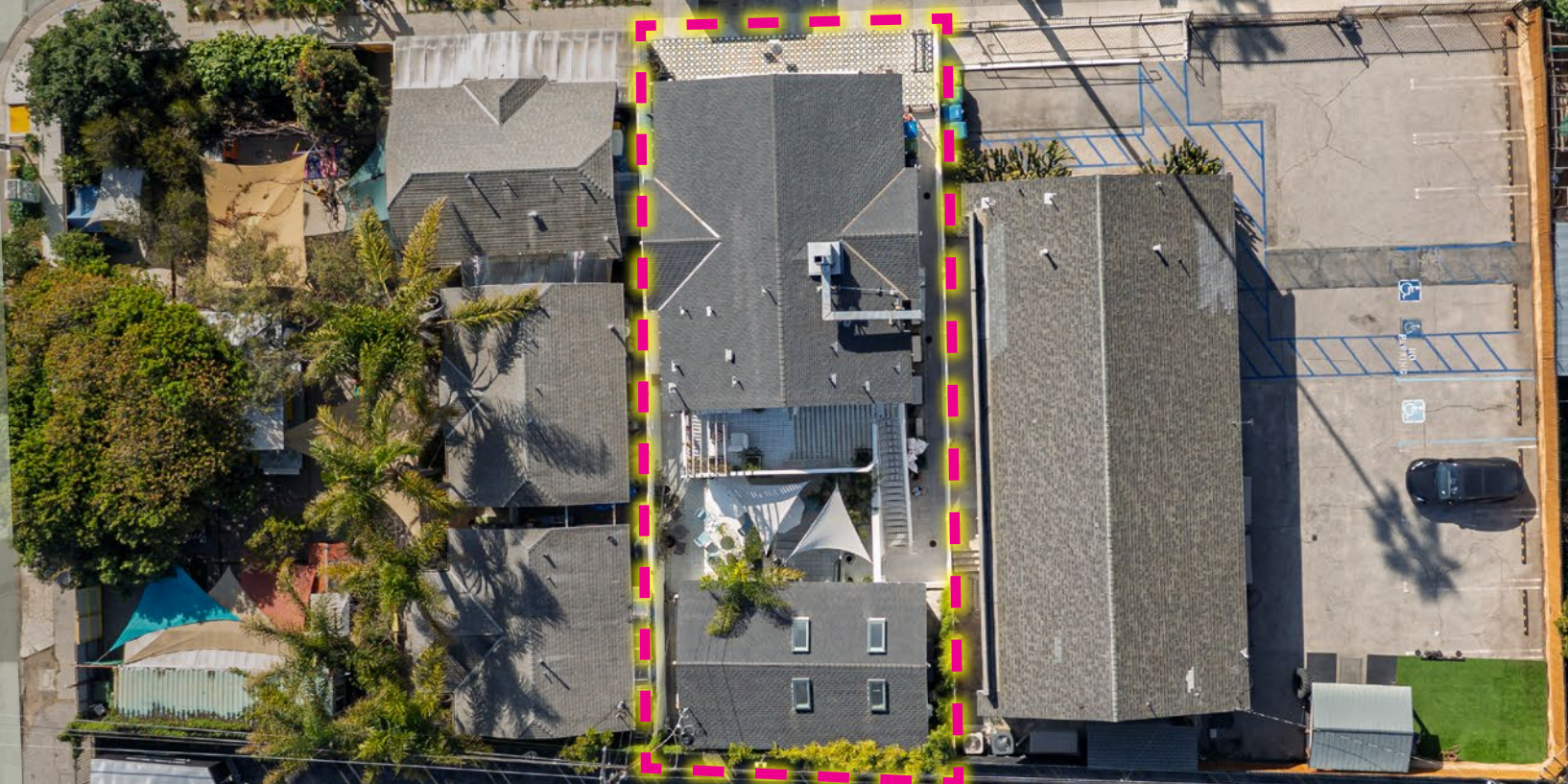
ABBOT KINNEY BLVD

ELECTRIC AVE

4TH AVE

ABBOT KINNEY BOULEVARD

WESTMINSTER AVENUE



1043 ABBOT KINNEY



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ABBOT KINNEY BOULEVARD

Venice California

Asset on iconic Abbot Kinney Boulevard, one of Los Angeles' most sought-after corridors.

A++ prime Venice location surrounded by nationally recognized retailers + acclaimed dining destinations

Premier Westside submarket with strong tenant demand and high barrier to entry

Ideal for flagship retail, private investors, or 1031 exchange buyers seeking stability with embedded upside.

Ultra high street visibility with unmatched asset recognition

Value-add with future upside

Venice market attracts over 16 million annual visitors



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ABBOT KINNEY
BOULEVARD
Venice California





RETAIL

Aviator Nation
Adidas Originals
Aesop Abbot Kinney
AE Studio
Ahlem
Albion Garden
Alexandra Wagner
Skincare
Ananda Venice
Away
Bazar
Birkenstock
Blue Bottle Coffee
Buck Mason
Burro
Colorful Standard
Cookman
Corridor
Coutula
Cuyana
Everlane
Farm Rio
Flannel
Garrett Leight Optical

Gorjana
Guild
Heist
Hoff Optometry and
Eyewear
Huset
Illesteva
Industry of All Nations
IRO
John Fluevog Shoes
JINS
Lavish Tan
Le Labo
Lucky Stop Liquor
Lululemon
Made in Earth
Malin + Goetz
Marine Layer
Mejuri
Moda Studios
Nati Boutique
Osea
Our Place
Peak Design

Principessa
Rag & Bone
Roark
Ruti
Saje
Salt & Straw
Sand Cloud
Satine
Shinola Detroit
Skylark Venice
Strange Invisible
Perfumes
Suitsupply
The Stronghold
Topdrawer
Tumbleweed & Dandelion
Vardagen
Velvet (by Graham &
Spencer)
Vince
Vincero
Vuori
Warby Parker
World Wide Mind



RESTAURANTS

Gjelina
The Butcher's Daughter
Felix Trattoria
Alisa Wine & Friends
Ōwa
RVR
Market
All'Antico Vinaio
Intelligentsia Coffee
Venice
Blue Bottle Coffee
Alfred Coffee
Boulevard Coffee
Fast Times
Paisita Cafe
ALBION GARDEN
Kohi by Owa
Cha Cha Matcha
Niche Cafes
Levain Bakery
Salt & Straw
Rooster Fish
Wild Ones



1043
ABBOT KINNEY
BOULEVARD

ABBOT KINNEY BOULEVARD

VENICE BEACH

LINCOLN BLVD

ABBOT KINNEY BOULEVARD

VENICE CANALS

ALISA WINE

FELIX TRATTORIA

FORCE OF NATURE

WILD ONES

ALBION GARDEN

BLUE BOTTLE COFFEE

HUSSET

JINS EYEWEAR

INTELLIGENCIA COFFEE

VUORI

RAG & BONE

LULULEMON

AVIATOR NATION

AESOP

ALO

BIRKENSTOCK

IRO

FARM RIO

LE LABO

LEVIAN BAKERY

EREWON MARKEY

South Beach
Park Playground

South Beach
Park

The Waterfront Venice

Dudley Market

Venice Beach

Venice Boardwalk

Venice Breeze Suites

Westminster
Dog Park

Venice Skatepark

Venice Beach
Recreation Center

Venice Breakwater

Lifeguard Tower
Avenue 19

Cafe Gratitude

Gjusta

Royal Ct

San Juan

Horizon Ave

Market

Venice Sign

Green Goddess Collective

LADOT Lot 731

PodShare Venice
(PERMANENTLY...)

Lifecycles

Oakwood
Recreation Center

Ross Dress for Less

Pacific Resident Theater

Beyond Baroque

Erewhon Venice

Hilton Garden
Inn L
Angeles
a Del

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