

conroy

MIXED USE: RETAIL/RESIDENTIAL



1321 & 1325
Abbot Kinney Boulevard
Venice, CA

1321 & 1325 Abbot Kinney Blvd. Venice, CA

Jeff Gray

310-275-3213 D ♦ 310-874-6920 M

jeff.gray@conroycommercial.com

CA DRE LIC 01386816

conroy
CA DRE LIC 01772254

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Conroy Commercial and should not be made available to any other person or entity without the written consent of Conroy Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Conroy Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Conroy Commercial has not verified, and will not verify, any of the information contained herein, nor has Conroy Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Conroy Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Conroy Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Conroy Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Conroy Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

An aerial photograph of a residential neighborhood, showing houses, streets, and palm trees, overlaid with a semi-transparent blue filter. The text '01 Executive Summary' is centered on the image.

01

Executive Summary



WALK SCORE

97

Walkers Paradise

54

Good Transit

99

Biker's Paradise



Property Summary

A Rare Double-Lot Opportunity

Property Address 1321 & 1325 Abbot Kinney Blvd.

Property Type Mixed Use - Retail/Residential

Asking Price \$12,500,000

Year Built 1922/1940

APN 4239-027-008 & 4239-027-007

Building Size ± 3,563 *

Lot Size 6,743

Number of Buildings 3

Zoning LAC2

* Title shows 2,487 square feet. A professional measurement was conducted, yielding an approximate square footage of 3,563 sq. ft. Square footage information is deemed reliable but not guaranteed. Prospective buyers are encouraged to conduct their own due diligence, including independent measurement by a licensed professional.



1321 & 1325 Abbot Kinney Blvd.



VENICE CANALS



VENICE BOARDWALK



1321 & 1325 *Abbot Kinney Boulevard*

Abbot Kinney Blvd.

Alley Access



Abbot Kinney

A Rare Double-Lot Opportunity

Few addresses in Los Angeles carry the cultural cachet of Abbot Kinney Boulevard, and fewer still offer the rare combination of scale, flexibility, and character found at 1321 & 1325. Situated on a coveted block of the street, this double-lot mixed-use property presents 80 feet of frontage and a truly unique collection of buildings — a canvas for the discerning investor or owner-user.

The front of the property features an approximately 1,882 square foot retail building ideally positioned to capture the boulevard's celebrated foot traffic. Behind it, a beautifully landscaped garden and a fully renovated 2-bedroom, 2-bathroom house of approximately 1,398 square feet create a private residential retreat that feels worlds away from the boulevard out front. The garden and house share no connection to the retail space, giving each use a distinct identity and allowing the two to function entirely independently. A separate storage and laundry building of approximately 283 square feet completes the rear of the property.

The property is accessible via a front gate off Abbot Kinney or a private electric gate from the rear alley and will be delivered vacant — leaving the next owner free to reimagine it entirely. **Double lots with this frontage, on this block, on this street, do not come to market often.**

Mixed Use: Retail/Residential



Mixed Use: Retail/Residential

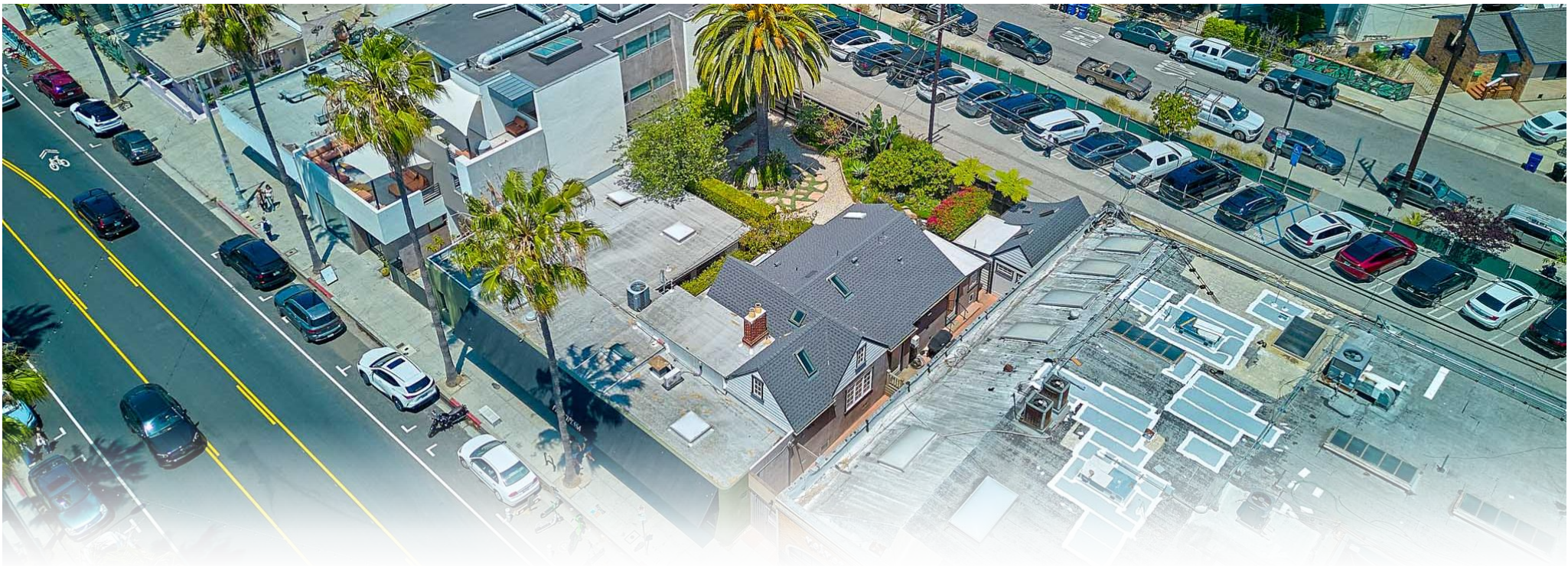


Mixed Use: Retail/Residential



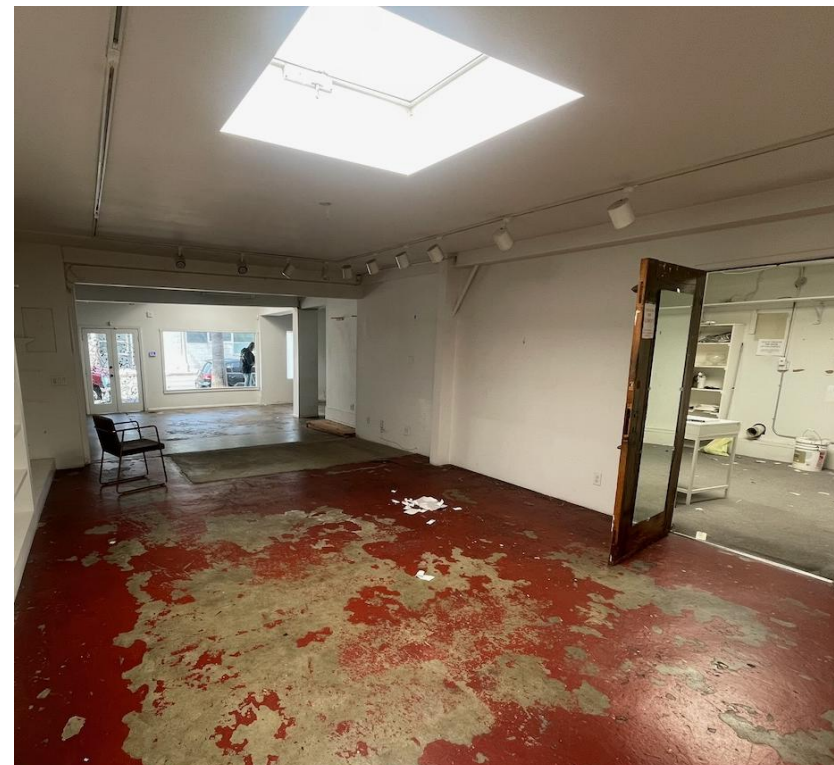


1321 & 1325
Abbot Kinney Boulevard



1321 & 1325 Abbot Kinney Blvd.

Retail/Residential | Venice, CA



Floor Plans

Combined



Floor Plans

House & Storage



Floor Plans

Store









02
The Location

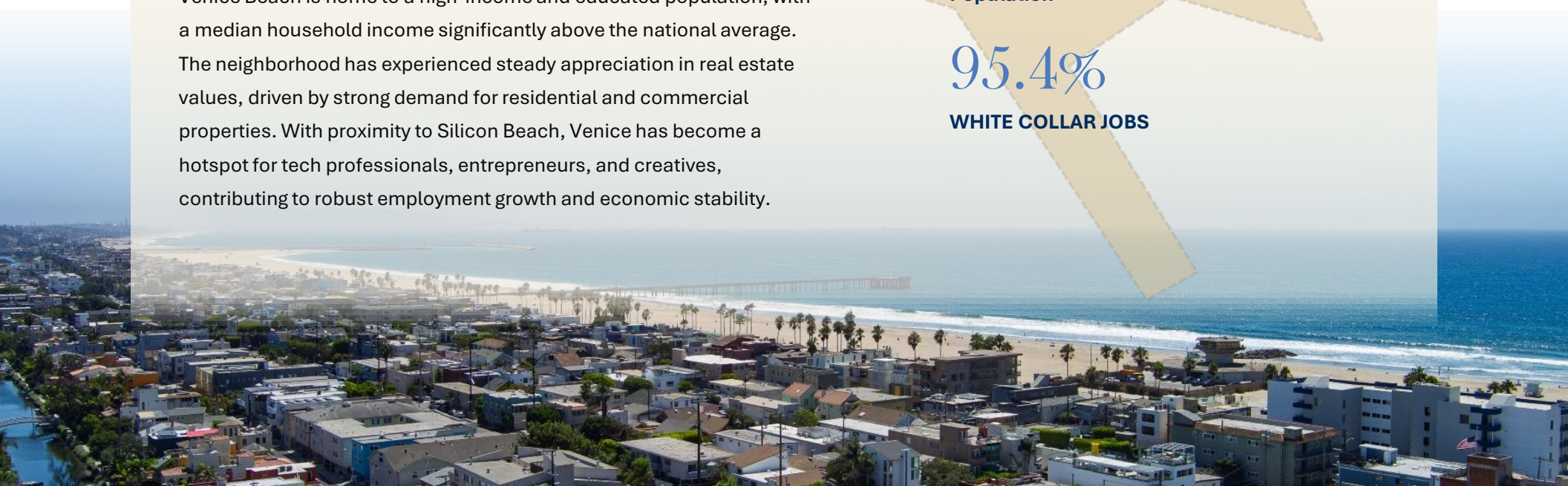
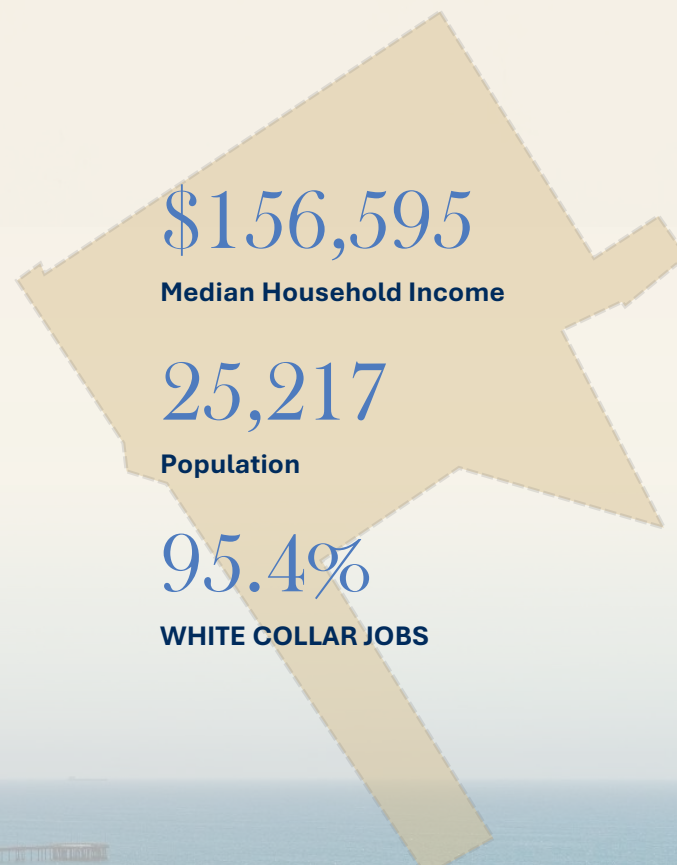
Venice, CA

Prime Coastal Location

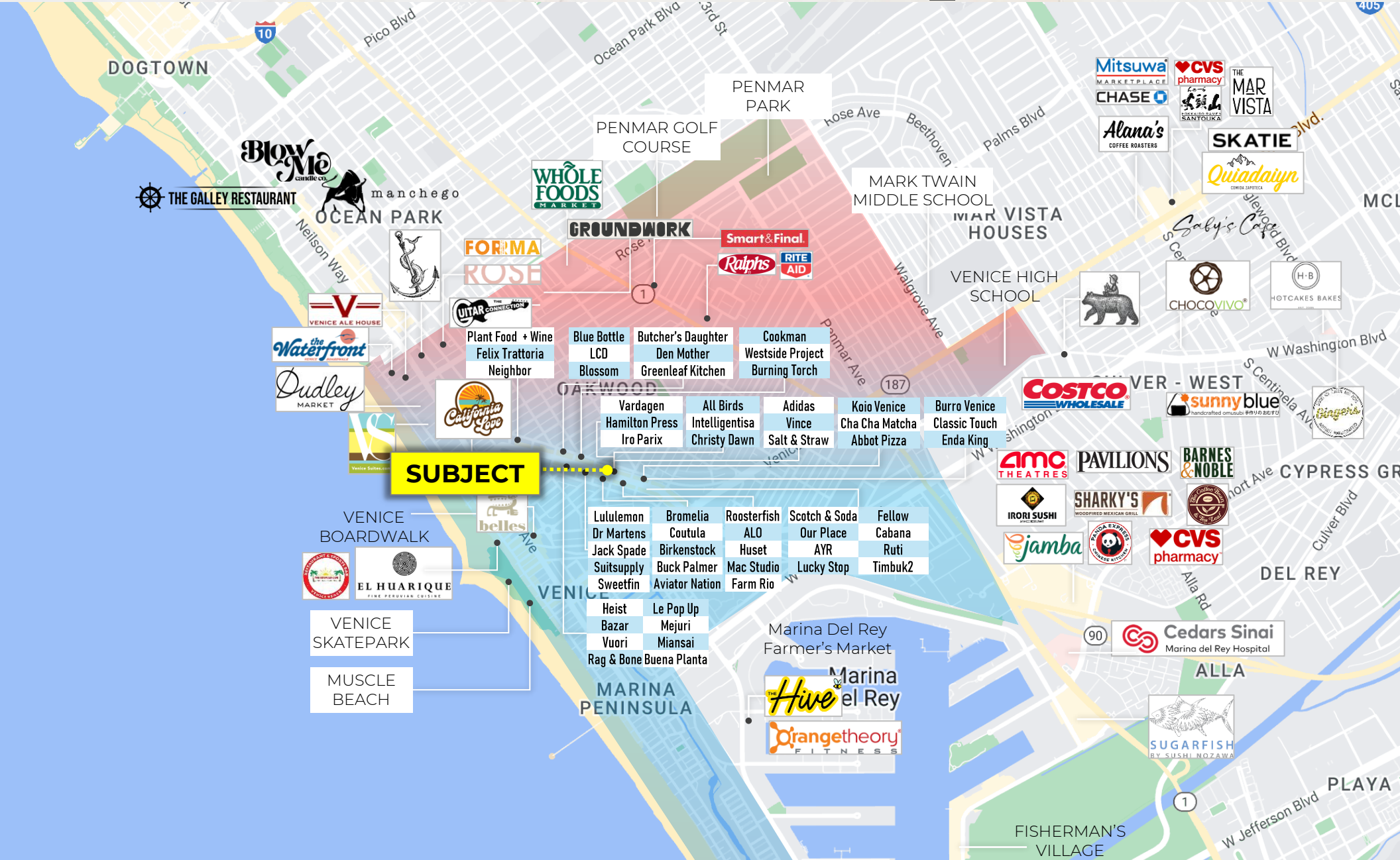


Venice Beach, California, is one of the most iconic and vibrant coastal communities in Los Angeles. Located along the Pacific Ocean, just south of Santa Monica and west of Marina del Rey, Venice Beach offers a dynamic blend of world-famous beaches, unique cultural attractions, and a thriving commercial and residential landscape. Known for its eclectic charm, artistic spirit, and active lifestyle, Venice Beach attracts millions of visitors, residents, and businesses each year.

Venice Beach is home to a high-income and educated population, with a median household income significantly above the national average. The neighborhood has experienced steady appreciation in real estate values, driven by strong demand for residential and commercial properties. With proximity to Silicon Beach, Venice has become a hotspot for tech professionals, entrepreneurs, and creatives, contributing to robust employment growth and economic stability.



Amenities Map



Tourism Profile

- ❖ **Visitor Numbers:** Venice Beach attracts millions of visitors annually. In a typical year, it sees around 10 million visitors, making it one of the most visited beaches in California.
- ❖ **Economic Impact:** Tourism significantly contributes to the local economy, generating substantial revenue from accommodations, dining, entertainment, and retail.
- ❖ **Employment:** The tourism sector supports thousands of jobs in the area, including roles in hospitality, retail, food services, and entertainment.

BY THE NUMBERS

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M



Silicon Beach

Economic Impact

"Silicon Beach" refers to the tech and startup community located in the coastal regions of Los Angeles, California, particularly in areas like Santa Monica, Venice, Playa Vista, and Marina del Rey.

Industry Focus: While Silicon Beach hosts a variety of tech companies, it is particularly known for its emphasis on digital media, entertainment, and creative technologies, reflecting Hollywood's influence.

Startup Ecosystem: The region is home to numerous startups, incubators, and accelerators, such as Launchpad LA, Science Inc., and Amplify LA.

Venture Capital: Silicon Beach has attracted substantial venture capital investment. Notable VC firms with a presence in the area include Upfront Ventures, Greycroft Partners, and Crosscut Ventures.



WORKFORCE

368,500

CAPITAL INVESTMENTS

\$70B

Economic Impact: The tech industry in Silicon Beach significantly contributes to the Los Angeles economy, with tech employment growing by over 10% annually in recent years.

Funding: Startups in Silicon Beach have raised billions in venture capital. For example, in 2021 alone, the region saw over \$7 billion in venture capital investment.

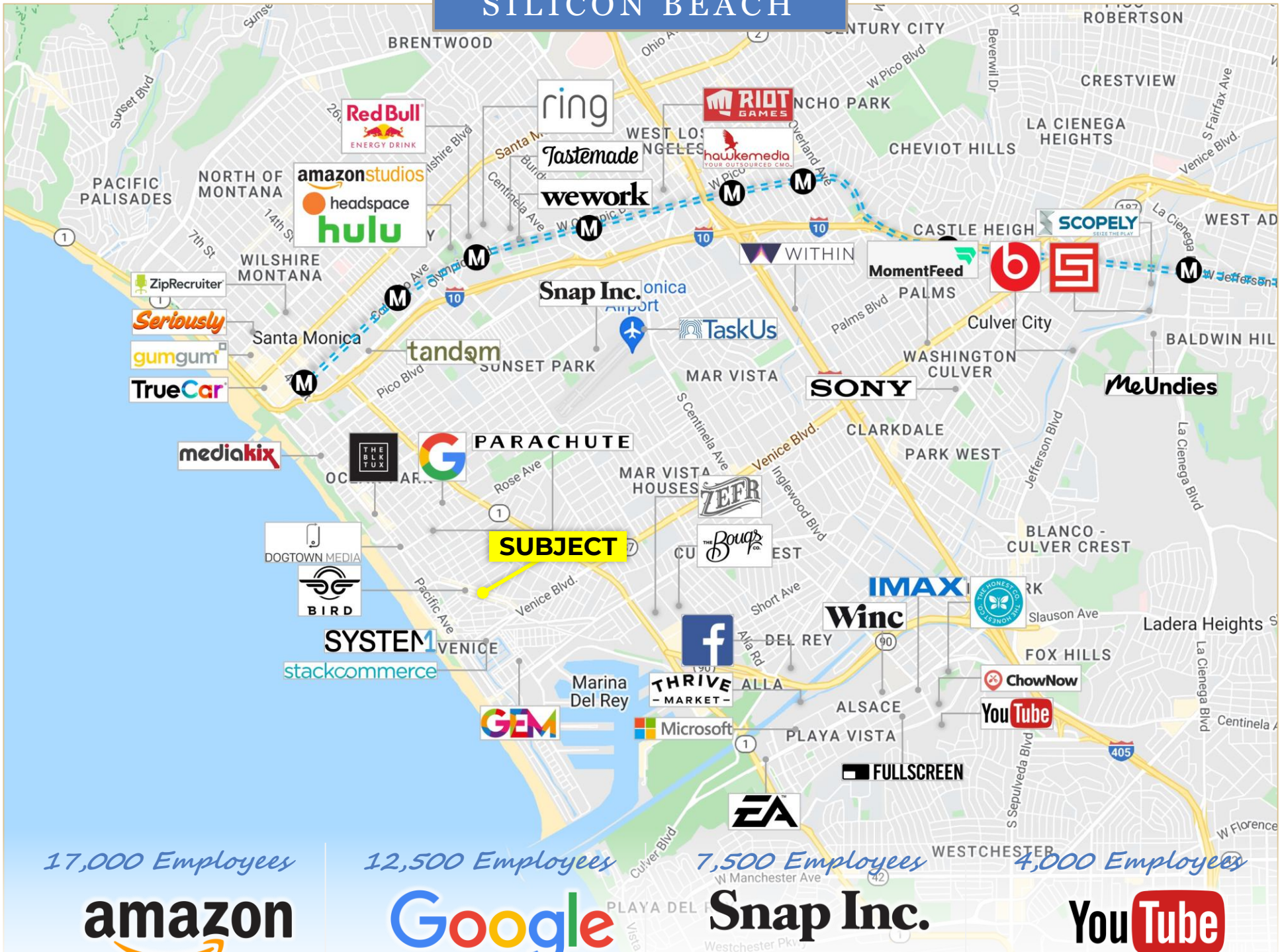
Employment: The tech sector in Los Angeles employs over 368,500 people, with a significant concentration in Silicon Beach. The region has been pivotal in creating high-paying tech jobs.

Real Estate: The growth of Silicon Beach has driven up commercial real estate prices. Office space in areas like Santa Monica and Playa Vista is among the most expensive in Los Angeles.

Prominent Startups: Some notable startups that originated in Silicon Beach include:

- Snap Inc. (Snapchat): A multimedia messaging app with a market cap of over \$16 billion.
- Dollar Shave Club: Acquired by Unilever for \$1 billion.
- Bird: A scooter-sharing company valued at over \$90 million.

SILICON BEACH



1321 & 1325 Abbot Kinney Blvd. Venice, CA

For additional information or to schedule a tour, contact:

Jeff Gray

310-275-3213 D ♦ 310-874-6920 M

jeff.gray@conroycommercial.com

CA DRE LIC 01386816

conroy

CA DRE LIC 01772254