



**1117** ABBOT KINNEY  
VENICE, CA 90291

LIVE/WORK LEASE OFFERING



# 1117 ABBOT KINNEY

VENICE, CA 90291



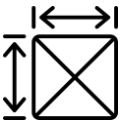
**\$18,000 + \$550 NNN (est.)/ month**

LEASE RATE



**2,300 SF**

AVAILABLE SF



**3,440 SF**

LOT SIZE





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# LEASE HIGHLIGHTS

Charming house right on prime Abbot Kinney Blvd. providing a one of a kind "Live/Work" set up.

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Two story house with separate office in the back.

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2 tandem parking spaces

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Perfect for a creative use

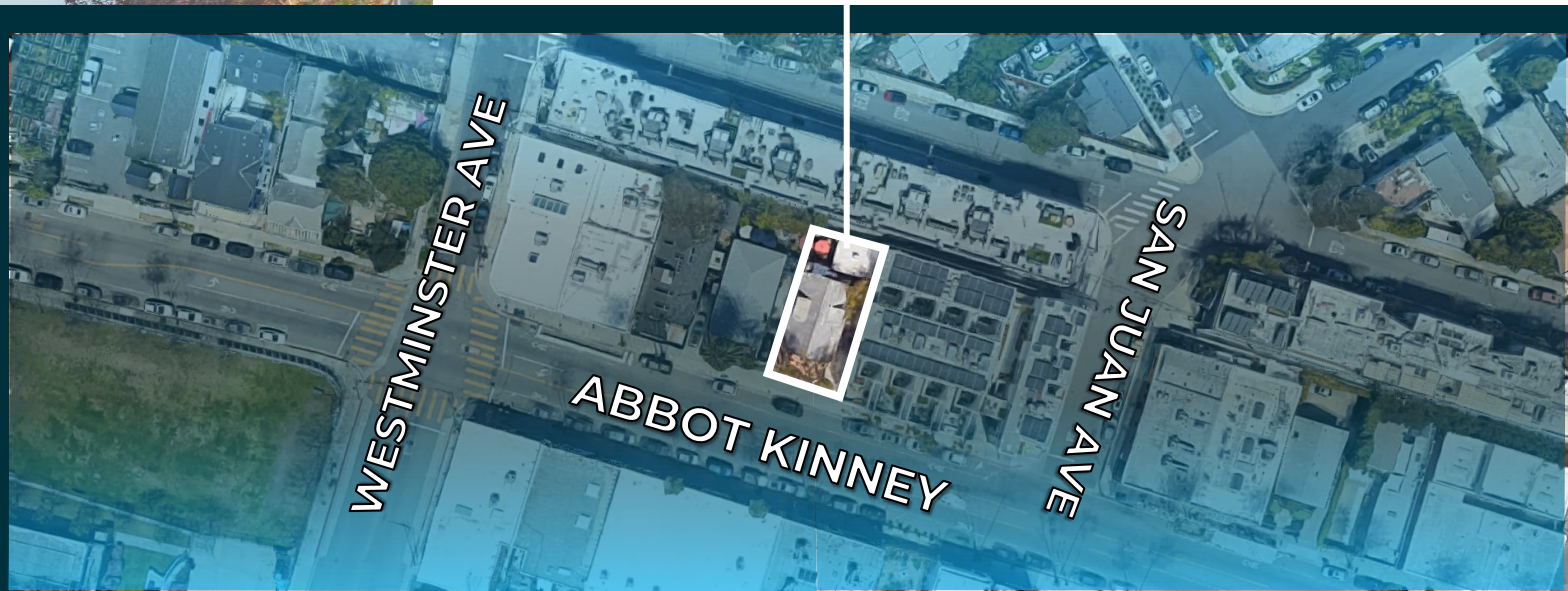
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Tranquil back yard with a fountain

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World class shopping and dining out the front door

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Charming house right on prime Abbot Kinney Blvd. providing a one of a kind "Live/Work" set up.





# VENICE, CA

## Premiere Coastal Location

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.



**39,875**  
POPULATION



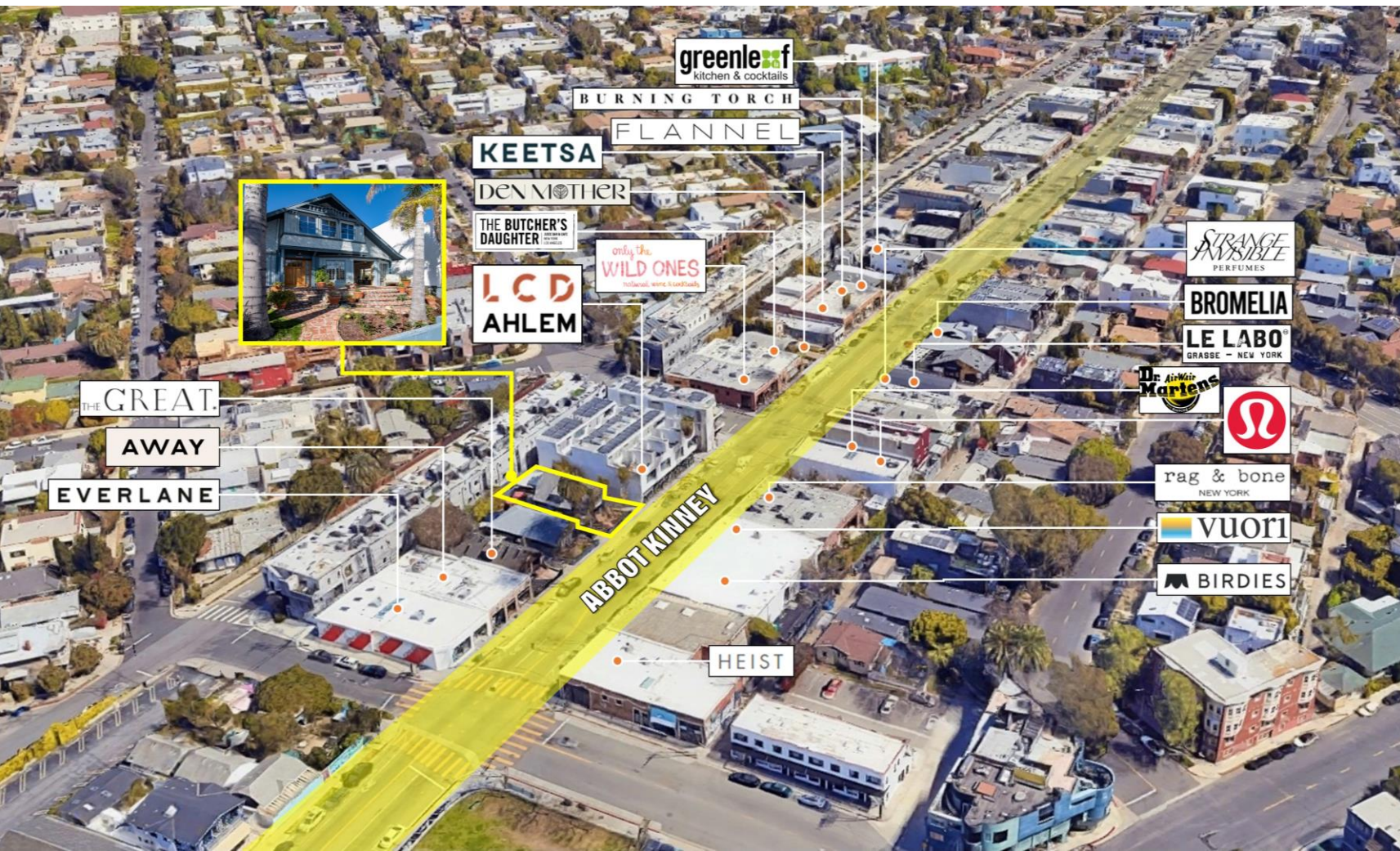
**89**  
AVG WALKSCORE



**\$121,579**  
AVG HH INCOME

*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.*

# ABBOT KINNEY



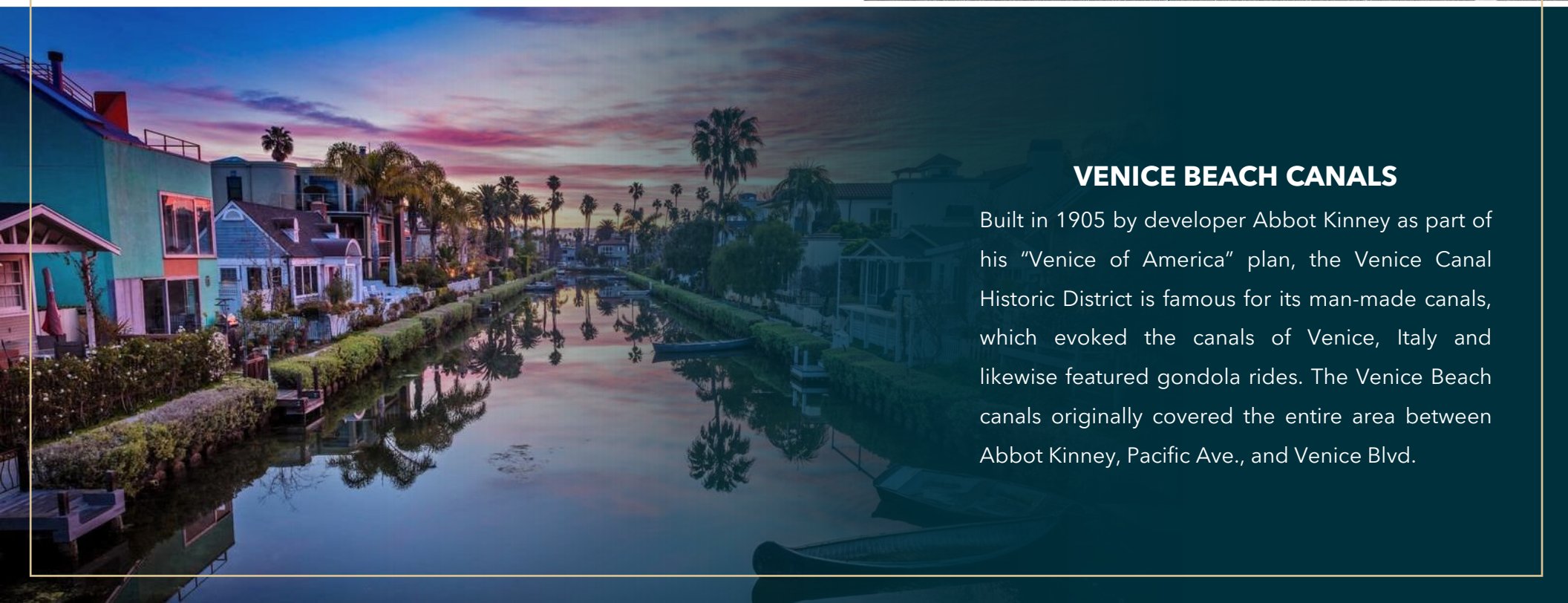


## THE BOARDWALK

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.

# SILICON BEACH FIRMS



Hulu's streaming platform features a wide array of popular television shows just hours after they air live. The company occupies a 90,000-square-foot, fully customized space in the mid-city neighborhood of Santa Monica.



The Honest Company provides a line of safe products, ranging from beauty items to cleaning supplies, for the family and for use in the home. The company is also known for giving back, donating products and volunteering on a regular basis.



Currently in Venice, the world's leading search engine is moving into a huge Playa Vista space once occupied by Howard Hughes' famous aircraft, the Spruce Goose. It comes as no surprise since Playa Vista once operated solely as Hughes' private airport.



# SILICON BEACH FIRMS

## YOUTUBE

YouTube is also making use of leftover airport structures from the Hughes era, converting the spaces into offices and creative areas for their YouTube Space facility. Free to anyone with a channel boasting more than 10,000 subscribers, the building is over 40,000-square-feet of sets, screening rooms, editing booths, dressing rooms and more.



## CHOWNOW

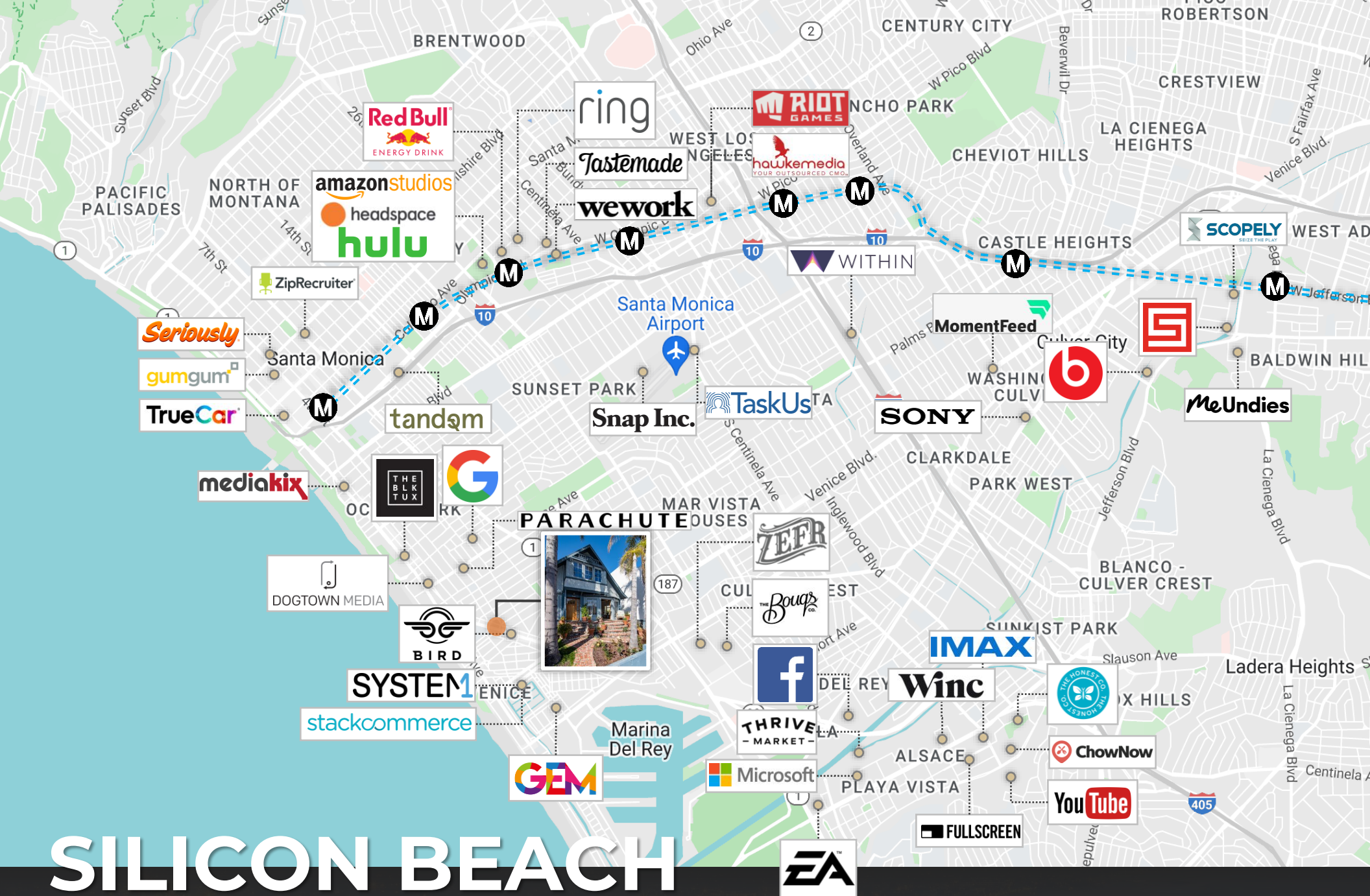
ChowNow makes software for the restaurant industry. Providing products such as online ordering systems, management tools and customer insights, ChowNow helps businesses get to know their customers and stay on top of the trends.



## SNAP INC.

Snap Inc., the company responsible for Snapchat, is straddling multiple California locations at the moment. The social media company once boasted a spread of offices throughout Venice but has since made moves to a space near the Santa Monica airport.





# SILICON BEACH

Priceless cachet of an exclusive 'Silicon Beach' address in Santa Monica, down the street from Santa Monica College and abundant world-class amenities that include acclaimed restaurants, world-class resorts, venerable shopping and entertainment centers, and unlimited fair-weather recreational activities. Walking distance to Third Street Promenade, Santa Monica Place, and Santa Monica Pier.

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## LIVE/WORK LEASE OFFERING

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LICENSE 01386816



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