

THE FLAGSHIP ON ABBOT KINNEY

1214 Abbot Kinney Blvd



PROPERTY DESCRIPTION

1214 Abbot Kinney is a trophy architectural asset situated on one of the most coveted retail corridors in the world. Designed for maximum brand impact, the property features a striking floor-to-ceiling glass facade, volumetric ceiling heights, and a hyper-modern aesthetic.

Crucially, the building was designed with dual-access versatility. A dedicated, private side entrance allows the asset to be seamlessly divided—offering a highly visible ground-floor retail flagship and a completely private upper-floor corporate headquarters. An unmatched opportunity to plant your flag in Venice.

RARE DUAL-TENANT OFFERING: GROUND FLOOR RETAIL & PRIVATE UPPER-FLOOR HEADQUARTERS

- **THE RETAIL FLAGSHIP (Ground Floor)**
Approx. 1,920 RSF. Can be leased entirely independent of the upper floors.
- **THE VIP HEADQUARTERS (2nd & 3rd Floors + Rooftop)**
Approx. 4,705 RSF (2nd & 3rd Floors).
- **Rooftop Entertainment Oasis**

OFFERING SUMMARY

Lease Rate:

Contact Broker for Pricing
NNN Approx. \$1.20 psf

Available SF:

6,625 rsf

Lot Size:

2,700 sf

Building Size:

6,625 rsf

PREMIUM ARCHITECTURAL FEATURES

- **Dual-Access Versatility:** Separate, private secondary entrance allows for independent upper-floor HQ operations completely severed from the ground-floor retail storefront.
- **Rooftop Entertainment Oasis:** Expansive, rare architectural rooftop patio overlooking the Venice corridor—perfect for private brand activations, VIP events, and executive lounges.
- **Volumetric Scale:** Striking floor-to-ceiling glass facade offering maximum brand visibility, exceptional natural light, and dramatic interior ceiling heights.

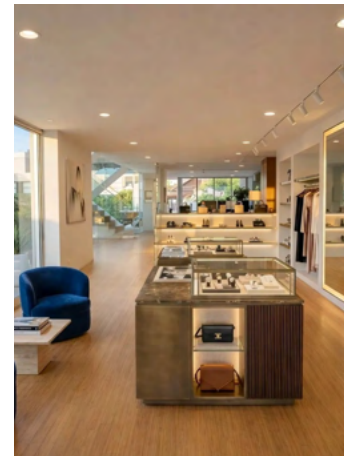
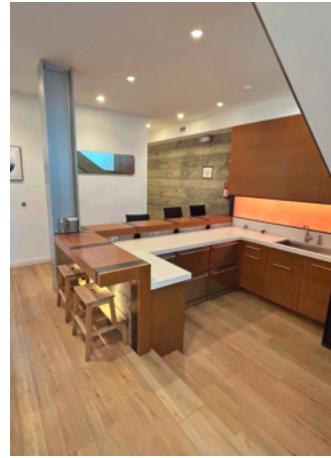
Dave Maldonado
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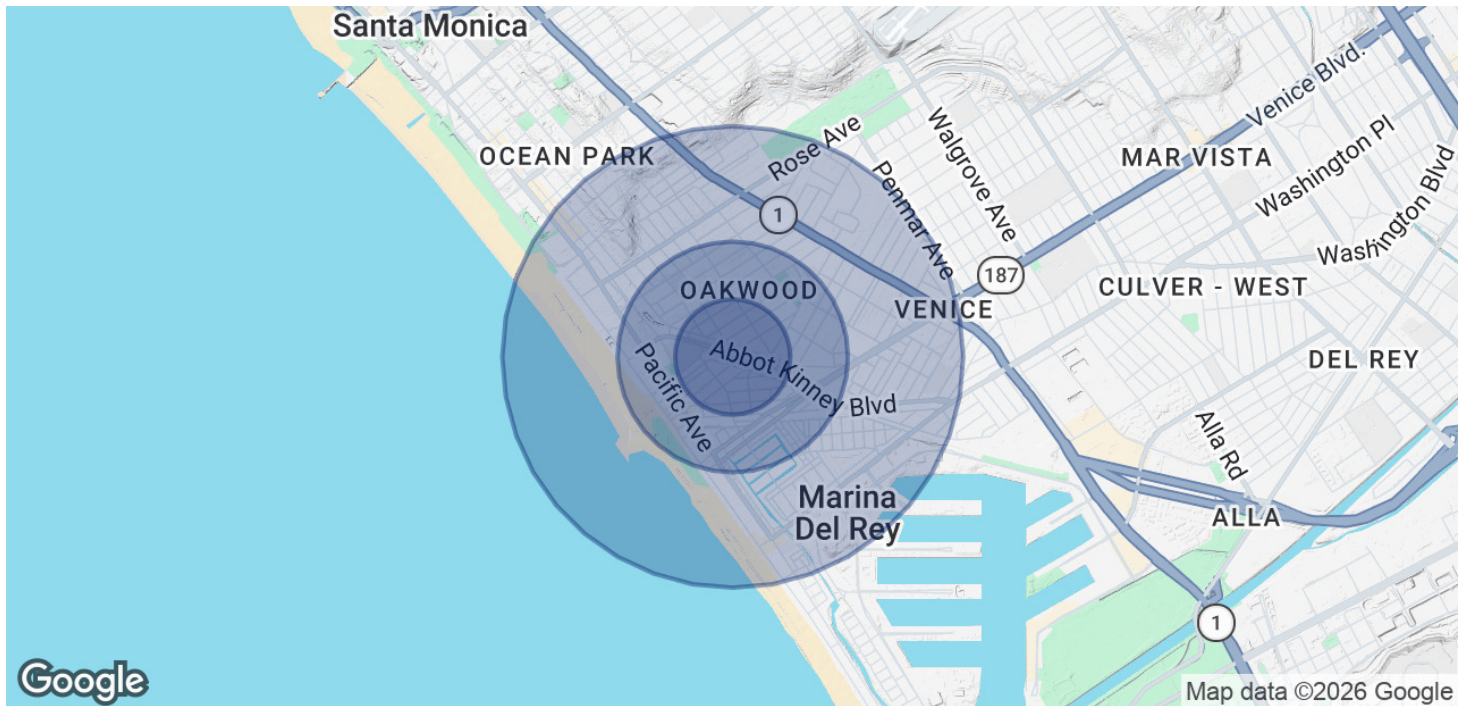
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,324	9,664	28,353
Average Age	39.5	42.7	43.3
Average Age (Male)	40.8	43	42.4
Average Age (Female)	43.9	44.2	43.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,273	5,603	16,193
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$155,396	\$182,576	\$185,679
Average House Value	\$1,701,772	\$1,997,782	\$1,920,241

2023 American Community Survey (ACS)

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