



## PROPERTY DESCRIPTION

Unveiling 1214 Abbot Kinney Boulevard, a premier leasing opportunity that showcases a harmonious blend of modernity and sophistication. The space is bathed in natural light from expansive windows, embracing an atmosphere of openness accentuated by lofty ceilings. Its modern aesthetic is underscored by polished concrete and wood floors, while contemporary finishes enrich the interior design. With its seamless fusion of light and space, this property presents an ideal canvas for creating a dynamic and fashionable RETAIL or Office environment. A showcase of contemporary elegance, this location is primed to elevate your business presence in exclusive Abbot Kinney Boulevard, Venice, CA.

## PROPERTY HIGHLIGHTS

- Stand Alone Building | 6,625 sq.ft. | \$11 NNN (Nets are approx. \$1.20psf/mo)
- Retail Ground Floor
- 2nd & 3rd floors approx. 4,705 sf | Office | Live/Work | Artist in Residence
- Expansive windows fill the space with natural light
- High ceilings create a sense of openness

## OFFERING SUMMARY

|                |  |
|----------------|--|
| Lease Rate:    | \$11 PSF NNN ( whole building)<br>NNN Approx. \$1.20 psf |
| Available SF:  | 6,625 rsf  |
| Lot Size:      | 2,700 sf   |
| Building Size: | 6,625 rsf  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 1,273      | 5,603     | 16,193    |
| Total Population  | 2,324      | 9,664     | 28,353    |
| Average HH Income | \$155,396  | \$182,576 | \$185,679 |

**Dave Maldonado**  
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CalDRE #01949738

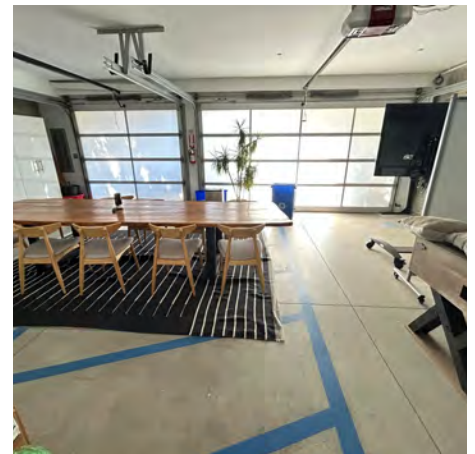
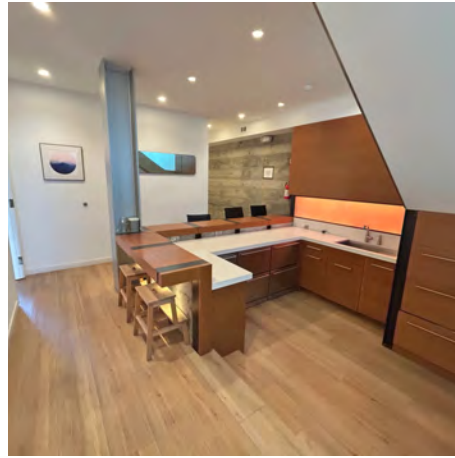


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# RETAIL | OFFICE

## ABBOT KINNEY BLVD

1214 Abbot Kinney Blvd Venice, CA 90291



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# RETAIL | OFFICE

## ABBOT KINNEY BLVD

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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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