

ABBOT KINNEY RETAIL FOR LEASE

1354 & 1356½ ABBOT KINNEY BLVD



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CUSHMAN & WAKEFIELD



THE OFFERING

THE ABBOT KINNEY SPACES SIT COURTSIDE ON THE MOST DESIRABLE STREET IN THE WORLD, SURROUNDED BY THE MOST DISTINGUISHED & WELL-KNOWN RESTAURANTS & EATERIES IN LOS ANGELES.

GQ Magazine named Abbot Kinney the coolest block in America. Located in the heart of Venice on the hard corner of California Avenue, this rare opportunity in the city's most expensive zip code faces the only stop light on all of Abbot Kinney Boulevard, making it the hottest property on the market today.

1354 ABBOT KINNEY BOULEVARD

Freestanding Building

ON THE 50 YARD LINE OF ABBOT KINNEY

TOTAL AVAILABLE
±3,140 SF

=

FIRST FLOOR & PATIO
± 1,727 & 800 SF

+

ADJACENT SECOND FLOOR (1356 ½)
± 613 SF

RARE PATIO BRANDING OPPORTUNITY



1354 ABBOT KINNEY BOULEVARD



30 FT of Frontage



BRANDING OPPORTUNITY

Wraparound signage with great visibility from all angles



INTERIOR



INTERIOR

1354 ABBOT KINNEY BOULEVARD

Rear Patio

Extremely rare feature on Abbot Kinney



1356 1/2 ABBOT KINNEY BOULEVARD

USE
Commercial Creative Space

SIZE
± 613 SF

Fully Customized Buildout

- Subzero appliances
- Designer showroom finishes throughout
- Large wrap-around windows
- Custom marble slabs



1356 1/2 ABBOT KINNEY BLVD

THREE ENTRYWAYS FOR ACCESS

Entry from 1354, 1356 and a private entrance from the alley / loading zone



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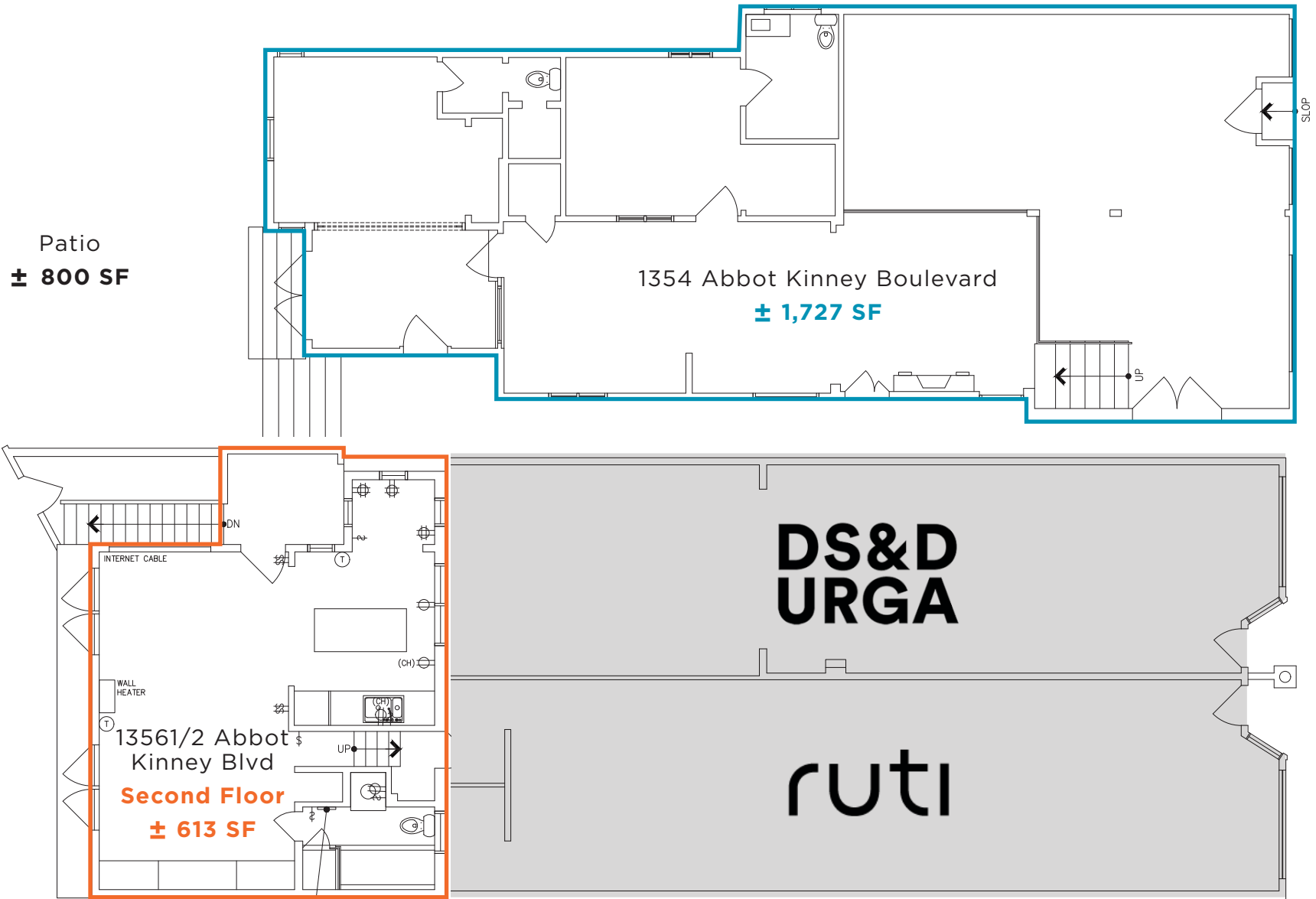
1356 1/2 ABBOT KINNEY BOULEVARD



INTERIOR

INTERIOR

FLOORPLAN



LOCATION



Venice Beach

Venice Beach Skatepark



1356 1/2 Abbot Kinney Boulevard



1354 Abbot Kinney Boulevard

Abbot Kinney Boulevard

California Avenue

TIMBUK2

NAADAM

KOIO

BURRO

ruti

SALT & STRAW

VINCE

HUHU

adidas

SCOTCH & SOJA

allbirds

illeshova

THIRD LOVE

PRINCIPESA

RELIVE

JHO

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RETAIL STREET MAP



For Lease

<p>1424 AviationNation 1224</p> <p>1302 Candiz Court 1302</p> <p>1308 MedMen -1312</p> <p>1316 THE MAC STUDIO HUSET. CREATIVE OFFICES 1318</p> <p>1326 FARM RIO 1326</p> <p>Andalusia Avenue</p> <p>1338 FAHERTY</p> <p>1340 SCOTCH & SODA 1340</p> <p>1342 FUTURE RETAILER 1342</p> <p>1344 Our Place 1344</p> <p>1346 ART & STUDIO 1346</p> <p>1348 goodr 1348</p> <p>1350 SUGAR MAIL 1350</p> <p>1354 ANANDA 1354</p> <p>1358 RUTI 1358</p> <p>1360 Liquor Store 1362</p> <p>1410 Kreativ NAADAM SAND CLOUD BEAUTY CENTER LIFE TIMBUK2</p> <p>Navarre Court</p> <p>1416</p> <p>1420 Pop up 1508</p> <p>1504 MADE IN EARTH 1506</p> <p>1504 Aesop 1504</p> <p>1502 ON RUNNING COMMUNITY ROOM 1428</p> <p>1432 OFFICE 1430</p>	<p>1429 GJELINA</p> <p>1427 GTA</p> <p>1423 BOU TIA</p> <p>1421 Safe</p> <p>1419 gorjiana</p> <p>1415 Classic Touch Tattoo Parlour</p> <p>1413 B BURRO</p> <p>1413 A BURRO</p> <p>1409 BURRO</p> <p>1407 California Avenue</p> <p>1405 Banda King</p> <p>1403 KOIO</p> <p>1401 Pia Pia KATONCHI</p> <p>1357 MUMU</p> <p>1353 VINCE.</p> <p>1351 THIRDLOVE</p> <p>1349 adidas</p> <p>1345 LIVEWORK TENANT</p> <p>1341 Beauville Glass Designs</p> <p>1337 CHRISTY DAWN Honoring Mother Earth</p> <p>1335 alibindy</p> <p>1335/02 GUILD</p> <p>1333 ASA</p> <p>1331 WELLINGTON</p> <p>1329/2 ilsesteva HAMBURG IN ITALY</p> <p>1329 PRINCESSA</p> <p>1327 VELVET</p> <p>1319 I R O</p> <p>1317 HAMILTON PRESS</p> <p>1315 OFFICE</p> <p>1305 VARDAGEN</p> <p>1301 Santa Clara Avenue</p>
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