

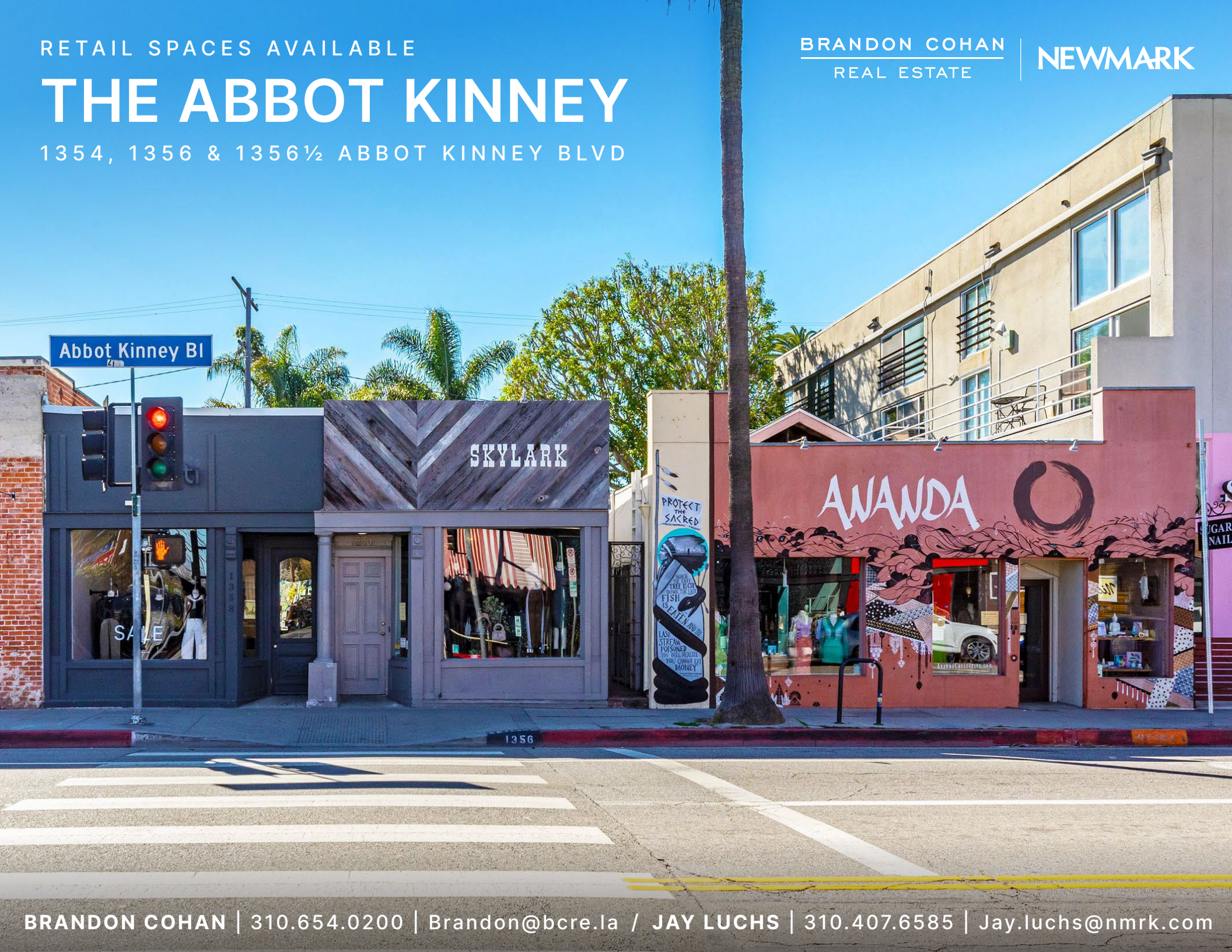
RETAIL SPACES AVAILABLE

THE ABBOT KINNEY

1354, 1356 & 1356½ ABBOT KINNEY BLVD

BRANDON COHAN
REAL ESTATE

NEWMARK



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THE OFFERING


THE ABBOT KINNEY SITS 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 Blvd, making it the hottest property on the market today.

PROJECT OVERVIEW



1358
ABBOT KINNEY BOULEVARD




1,243 SF
 CO-TENANCY RUTI

1356 1/2
ABBOT KINNEY BOULEVARD



613 SF
 AVAILABLE (2ND FLOOR REMODELED)

1356
ABBOT KINNEY BOULEVARD

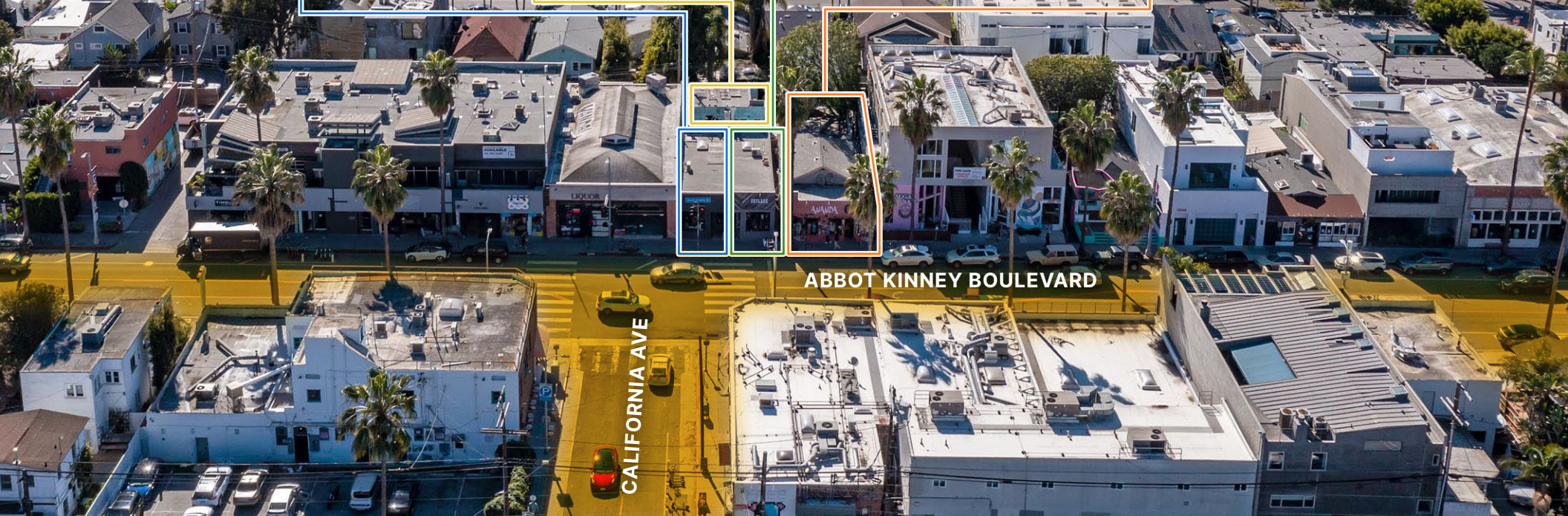


1,147 SF
 AVAILABLE

1354
ABBOT KINNEY BOULEVARD




2,527 SF
 AVAILABLE (1,727 SF INTERIOR + 800 SF PATIO IN REAR) / *FREESTANDING BUILDING



1354 ABBOT KINNEY BLVD

Freestanding Building

ON THE 50 YARD LINE OF ABBOT KINNEY BLVD

USE

Retail (Currently Ananda)

TOTAL AVAILABLE

2,527-3,140 SF

=

FIRST FLOOR AND PATIO

1,727 SF & 800 SF

+

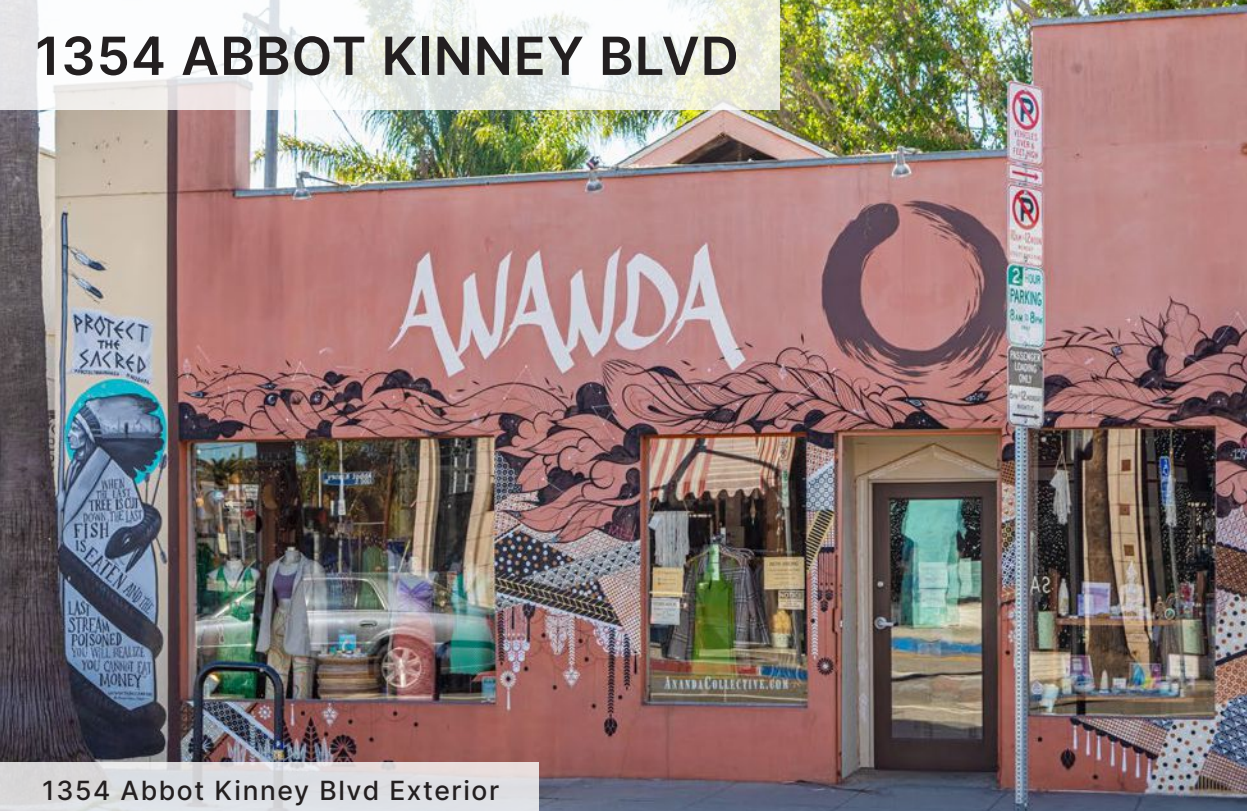
SECOND FLOOR (1356 1/2)

613 SF

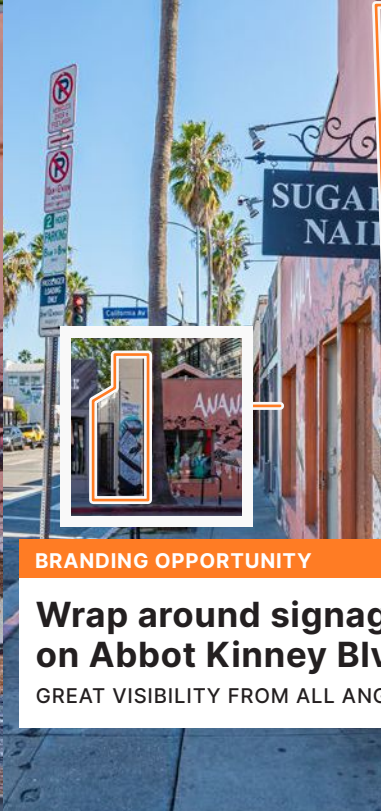
RARE PATIO BRANDING OPPORTUNITY



1354 ABBOT KINNEY BLVD



1354 Abbot Kinney Blvd Exterior



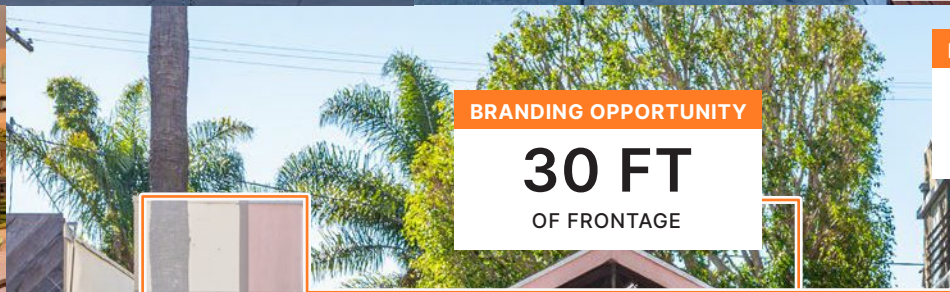
BRANDING OPPORTUNITY

Wrap around signage on Abbot Kinney Blvd

GREAT VISIBILITY FROM ALL ANGLES



1354 Abbot Kinney Blvd Interior



BRANDING OPPORTUNITY

30 FT

OF FRONTAGE

DETAILS

Freestanding building



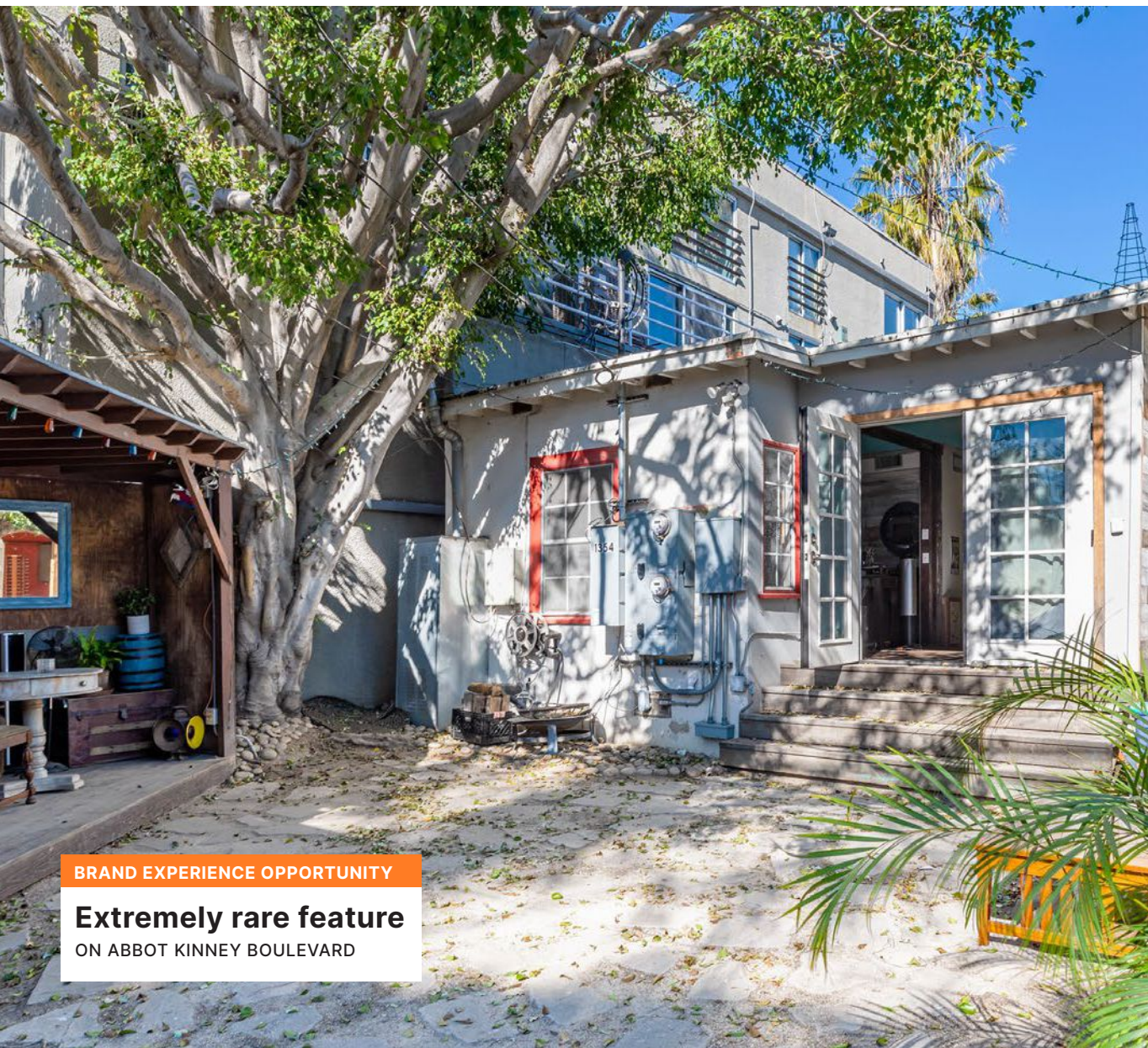
BRANDING OPPORTUNITY

So many open windows

1354 ABBOT KINNEY BLVD - REAR PATIO

USE **Retail (Currently Ananda)** TOTAL AVAILABLE **2,527-3,140 SF** = **FIRST FLOOR AND PATIO 1,727 SF & 800 SF** + **SECOND FLOOR (1356 ½) 613 SF**

RARE PATIO BRANDING OPPORTUNITY



1354 Abbot Kinney Blvd Exterior Patio Views



BRAND EXPERIENCE OPPORTUNITY

Extremely rare feature

ON ABBOT KINNEY BOULEVARD

1356 ABBOT KINNEY BLVD

USE
Retail (Currently Skylark)

TOTAL AVAILABLE
1,147-1,760 SF =

FIRST FLOOR
1,147 SF +

SECOND FLOOR (1356 ½)
613 SF



1356 ABBOT KINNEY BLVD



1356 Abbot Kinney Blvd Exterior

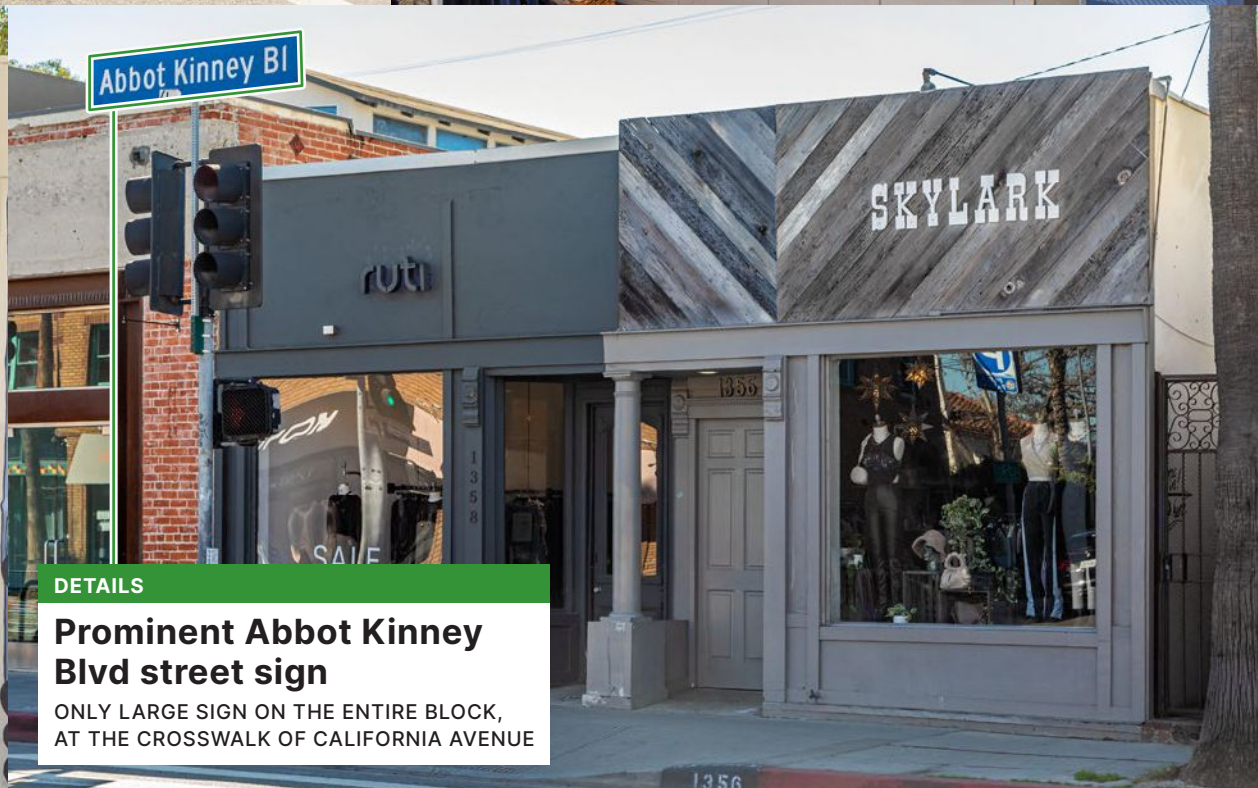


1356 Abbot Kinney Blvd Interior



BRANDING OPPORTUNITY

15 FT
OF FRONTAGE



DETAILS

Prominent Abbot Kinney
Blvd street sign

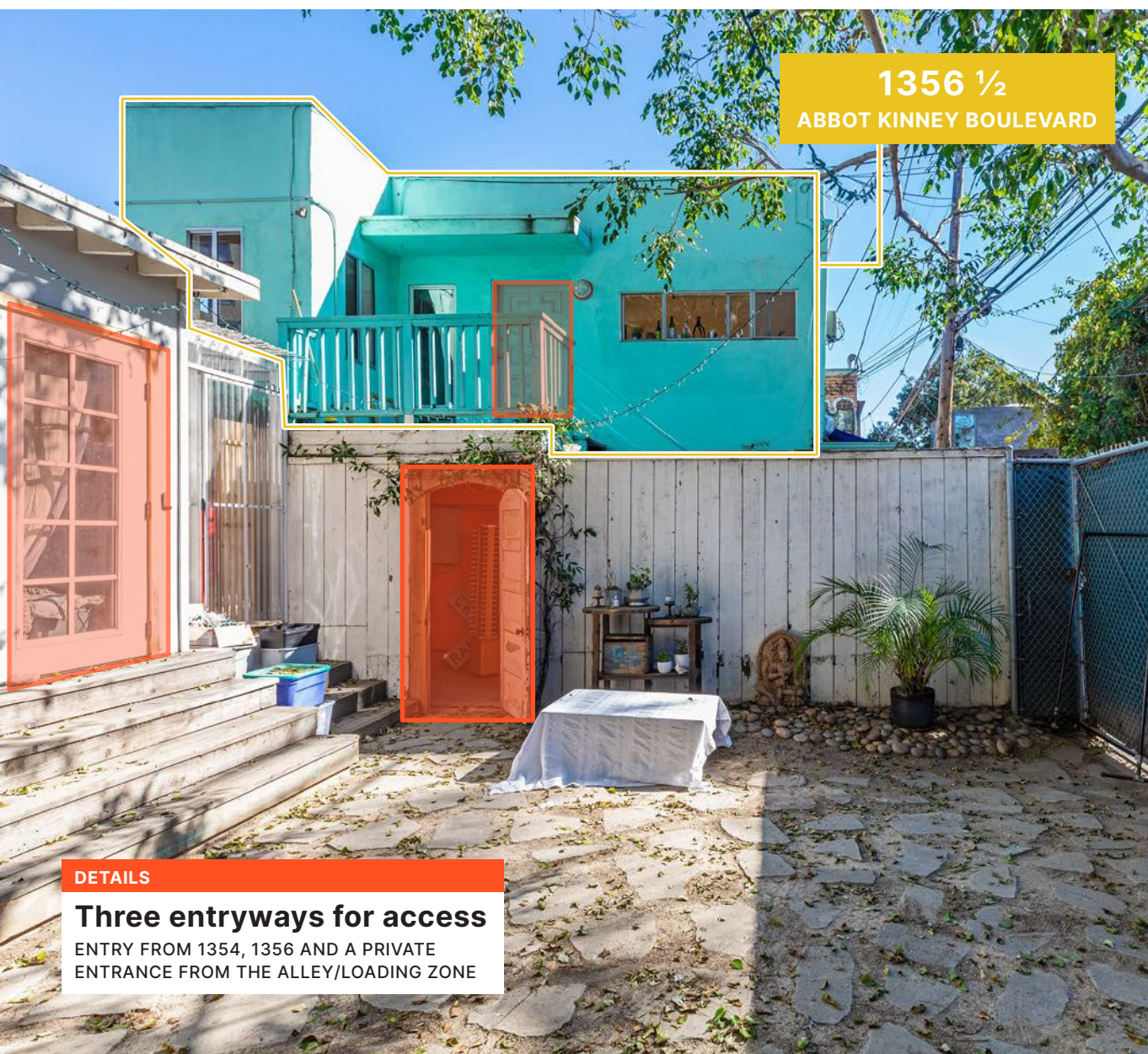
ONLY LARGE SIGN ON THE ENTIRE BLOCK,
AT THE CROSSWALK OF CALIFORNIA AVENUE

1356 1/2 ABBOT KINNEY BLVD

USE
Commercial Creative Space/Storage

SIZE
613 SF

- ### Fully Customized Buildout
- SUBZERO APPLIANCES
 - DESIGNER SHOWROOM FINISHES THROUGHOUT
 - LARGE WRAP-AROUND WINDOWS
 - CUSTOM MARBLE SLABS
 - EXTERIOR REMODEL*



1356 1/2
ABBOT KINNEY BOULEVARD

DETAILS

Three entryways for access
 ENTRY FROM 1354, 1356 AND A PRIVATE
 ENTRANCE FROM THE ALLEY/LOADING ZONE



1356 1/2
ABBOT KINNEY BOULEVARD

DETAILS

***Luxury remodel in progress,
 to be finished April 1**

1358 ABBOT KINNEY BLVD

USE

Current Co-Tenant: Ruti

SIZE

1,243 SF



1358 ABBOT KINNEY BLVD



1358 Abbot Kinney Blvd Interior

1358 Abbot Kinney Blvd Exterior

FLOOR PLAN

TOTAL AVAILABLE FOR LEASE

4,287 SF

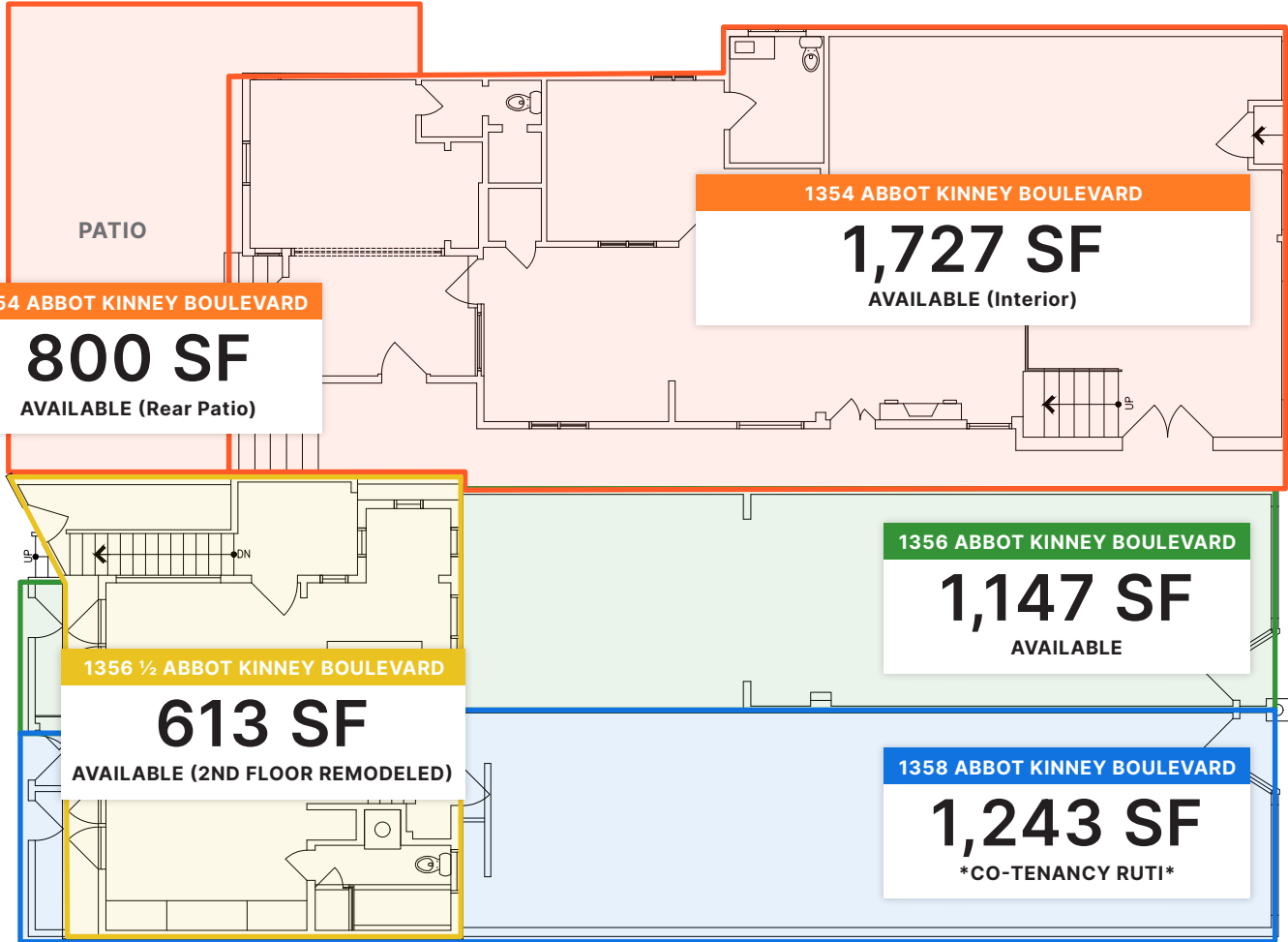
(1354, 1356, 1356 ½)

INTERIOR

= **3,487 SF** +

EXTERIOR

800 SF

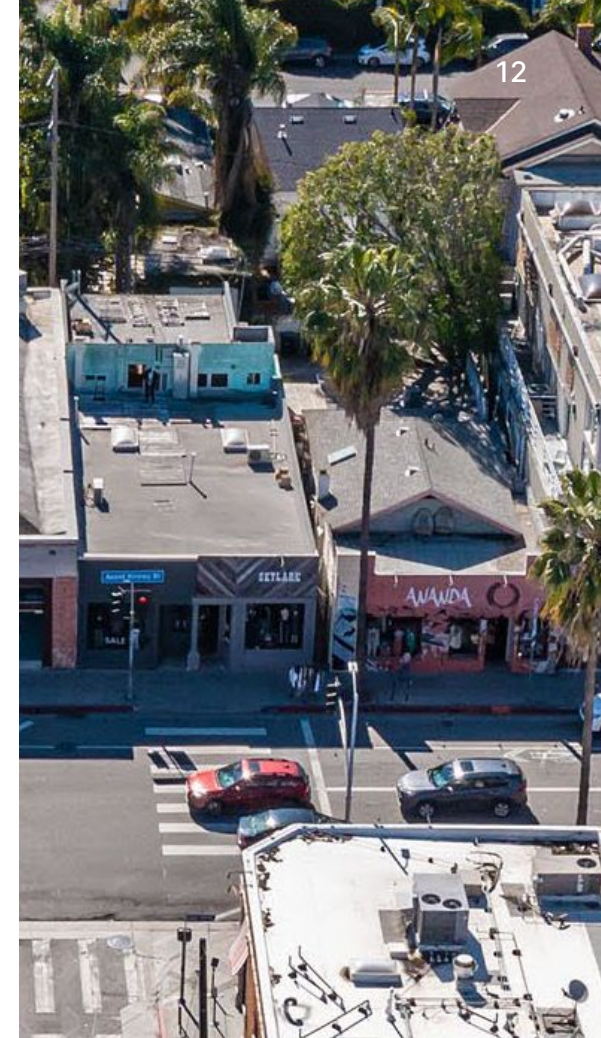


TOTAL SQUARE FOOTAGE

5,530 SF

(1354, 1356, 1356 ½, 1358)

ABBOT KINNEY BLVD



PARKING

FACING EAST



PARKING
FREE STREET PARKING

PARKING
4 HOUR METER PARKING

1358
ABBOT KINNEY BOULEVARD

1356 1/2
ABBOT KINNEY BOULEVARD

1356
ABBOT KINNEY BOULEVARD

1354
ABBOT KINNEY BOULEVARD

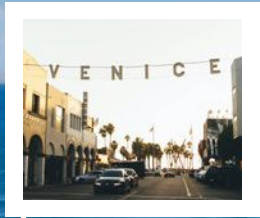
ABBOT KINNEY BOULEVARD

CALIFORNIA AVE

ELECTRIC AVE

PARKING

FACING WEST



PARKING
FREE STREET PARKING

PARKING
4 HOUR METER PARKING

WINDWARD AVE

CABRILLO AVE

ABBOT KINNEY BOULEVARD

CALIFORNIA AVE

ELECTRIC AVE

- 1358
ABBOT KINNEY BOULEVARD
- 1356 1/2
ABBOT KINNEY BOULEVARD
- 1356
ABBOT KINNEY BOULEVARD
- 1354
ABBOT KINNEY BOULEVARD



AREA MAP

FACING SOUTHWEST



VENICE FISHING PIER

VENICE BEACH

VENICE BEACH SKATEPARK

VENICE BOARDWALK

OCEAN FRONT WALK

PACIFIC AVE

VENICE CANALS

WINDWARD AVE

1358
ABBOT KINNEY BOULEVARD

1356 1/2
ABBOT KINNEY BOULEVARD

1356
ABBOT KINNEY BOULEVARD

1354
ABBOT KINNEY BOULEVARD

future
Madewell

Sugar Nail

A Y R

CHARIOTS ON FIRE

TOMS

SCOTCH & SODA

Robert Graham

HUSET

MedMen

Quintet

MEDIA MONKS

TIMBUK2

Happy Socks

Ray-Ban

WARBY PARKER

EREWHON

GJELINA

Saje

gorjana

BURRO

KOIO

Cha Cha

SALT & STRAW

satine

VINCE.

adidas

Corridor

CHRISTY DAWN

INTELLIGENTSIA

allbirds

illesteva

PRINCIPESSA

velvet

I R O

CALIFORNIA AVE

ABBOT KINNEY BOULEVARD

AREA MAP

FACING EAST



VENICE BLVD

SHINOLA
DETROIT

JAMES PERSE

THE
TASTING
KITCHEN

pressed juicery



MARINA DEL REY



ZADIG & VOLTAIRE

BUCK MASON

VENICE CANALS

EREWHON

PICCOLO
RISTORANTE

660
GARRETT LEIGHT
COMMUNITY OFFICE

GJELINA

Aesop.

1358
ABBOT KINNEY BOULEVARD

WARBY PARKER

1356 1/2
ABBOT KINNEY BOULEVARD



1356
ABBOT KINNEY BOULEVARD

1354
ABBOT KINNEY BOULEVARD

ABBOT KINNEY BOULEVARD

Cha Cha
RESTAURANT

Madswell

ELECTRIC AVE

CALIFORNIA AVE

SALT & STRAW

VINCE.



goodr

gorjana

Saje
NATURAL WELLNESS

AREA MAP

THE ONLY INTERSECTION ON ABBOT KINNEY BLVD WITH A CROSSWALK AND LIGHT

BROADWAY STREET

1023 Felix Trattoria
 1025 former Hal's Bar & Grill
 1025 former Casalia Mexican Grill
 1027 **ACRIFT** RESTAURANT
 1029 Sculpture Garden Plant Nursery
 1031 Neighbor
 1033
 1041 Still Life Still Works
 1047 Vacant

WESTMINSTER AVENUE

1101 **EVERLANE**
 1103 **AWAY** THE GREAT.
 1107 **BLUE BOTTLE COFFEE**
 1117 Kevin
 1121 **LCD**
 1121 **AHLEM** Eyewear
 1121 For Lease
 1121 Blossom Vietnamese
SAN JUAN AVENUE
 1201 Only the Wild Ones
 1205 **THE BUTCHER'S DAUGHTER** RESTAURANT
 1209 Bulldog Realtors
 1219 Vacant
 1221 **KEETSA**
 1223 Flannel
 1225 Cookman
 1227 Pkock
 1227 Burning Torch
 1239 **greenleaf** gourmet chopshop

SANTA CLARA AVENUE

1301 Vardagen
 1305 Vacant
 1311 Offices
 1315 Vacant
 1317 Hamilton Press Gallery
 1319 **I R O**
 1323 **PRINCIPESA**
 1327 John Fluevog
 1327 ½ Art Unified
 1329 **ilseya**
 1331 **ASA** Kattans
 1333 **ad/btch**
 1335 Guild
 1337 **CHRISTY DAWN**
 1341 Beauville Glass Designs
 1345 Stable Road Capital
 1349 **adidas**
 1351 Third Love
 1353 **VINCE.** (Women)
 1355 **VINCE.** (Men)
 1357 **satine** Corridor

CALIFORNIA AVENUE

1401 **KOIO**
 1403 Enda King
 1407 **BURRO** by Firefly
 1409 Playlist Push
 1413B
 1415 Classic Touch Tattoo Parlor
 1419 **gorjana**
 1421 **Safe**
 1423 Boutique Dispensary
 1427 **JELLY** Take Away
 1429 **JELLY**

MILLWOOD AVENUE

1503 **hiti**
 1505 House for rent
 1507 Under Construction
 1509 **ZADIG & VOLTAIRE**
 1511 Aura Reading Pop-up
 1515 **ROYAL**
 Royal Heritage Tattoo & Piercing
PALMS BOULEYARD
 1605 Beverage Pop-up
 1609 Offices
 1611 Offices
 1613
 1615 **ACU-TONIX**
 1617 **JAMES PERSE**
Stronghold
 1623 **SHINOLA**
Stronghold
 1625 **HOKANE**
 1629 **THE TASTING HUTCHER**
 1633 Vacant
 1635 Vacant
 1639 Vacant
 1641 Inkerman
 1653A pressed juicery
 1653B **ALFRED**
 1661 **benesade** RESTAURANT

ABBOT KINNEY BOULEVARD



BROADWAY STREET

Westminster Avenue School 1010

WESTMINSTER AVENUE

1101-1116 **Telet**
 Le Pop-up
 Bazar
 1108C Vuori
 1110 **future**
MEJURI
BIRDIES
 Ritual
 1114
 1116 **Miansai**
 tag & bone
 1118 De Buena Planta pop-up
 1118 **Indulgence** ethiopia pop-up
 1130
 1132 **SUITSUPPLY**
 Strange Invisible Perfumes
 1138 **LE LABO**
CUYANA
 1140 **Marine Loyer**
 1142 **Quepasa**
 1144
 1146

ARAGON COURT

1202 Loco Coco
 1204 **Coastal**
BIKENSTOCK
 Build Group 1212 A-B
 Smith
 1212C
 For Lease
 1214
 1216
 For Lease
 1222
 1224

GRADIZ COURT

1302 Community Project
 1308 **MedMen**
 1310
 The Mac Studio
 1316 **HUSET.**
 1316 ½ Office building
 1320 Office building
 1324 **Kilco & Co.**
 1328

ANDAULSIA AVENUE

Faherty 1338
 SCOTCH & SODA
 CHARLOTS ON ERE 1340 ½
 1342 ½
 1344 **TOMS**
 Residential / Office Space
 1346 **Good**
 1348 **Y.Y.**
 1350 Sugar Nail
 1354
 1356
 1358
future Medevolve
 Liquor Market
 1362
 1410 **Happy Socks**
 Vincero
 1410 Naadam
 1410 Beauty Counter
 1410 **TIMBUK2**
 The Things We Do
 1416
 1420 **Ray-Ban**
WARBY PARKER
 1422 For Lease
 1424 Vacant
 1428 Offices
 1430 Pudu Pudu
 1432
 1502 **Tandwood & Danichon**
 Topdrawer
 1504 **AG.sop**
 1506 **satine**
 1508 **GRACE LOVES LACE**
 1510 **lby Hartley**
 1510 Starchy
 1514 Ma Cher
 1520 Building
 1522 Garrett Leight Optical
 Vacant
 1524 Halton Pardee + Partners, Inc.

RIALTO AVENUE

West Coast Vibes 1612
 Piccolo Ristorante 1616
 1616 For Lease
 1624 AK Studios
 1628 Office
 1632 Playa (Upstairs)
 1636 Alexander Wagner (Upstairs)
 1636 Lavish Tan (Upstairs)
 1636 Hoff Optometry and Eyewear
 1636 **BUCK MASON**
 1638
 1644 Urbanic Paper Boutique
 1644C Logan Hollowell
 1650 **Grow**
 Office
 1656

FOR LEASE

THE ABBOT KINNEY
 1354-1356 ½ ABBOT KINNEY BLVD

THE BUTCHER'S DAUGHTER
2001 BROADWAY
NEW YORK
LOS ANGELES

only the
WILD ONES
natural wine & cocktails

thesociallife.

THE GREAT.



BLUE BOTTLE
COFFEE

EVERLANE

ADRIFT

BURGER
BAR
VENICE neighbor



BLOSSOM

KEETSA

illesteva



velvet
BY GRAHAM & SPENCER

greenleaf
kitchen & cocktails

PRINCIPESSA

BURNING TORCH

WESTSIDE
PROJECT



Cookman
Good Chef's wear



I R O

INTELLIGENTSIA



GUILD

allbirds

ENDA KING MEN

CHRISTY DAWN

BURRO



VINCE.



SALT
&
STRAW

Cha
Cha
MATCHA

gorjana

Saje
NATURAL WELLNESS

GJELINA

náti

ZADIG &
VOLTAIRE

nom nom
TRUCK

The Brig

EREWHON

ABBOT KINNEY BOULEVARD

heist

LE POP UP

BAZAR

VUORI

Miansai

lululemon



JACK SPADE

SUITSUPPLY

STRANGE
UNVISIBLE
PERFUMES

DE BUENA
PLANTA

BROMELIA
SWEET
Goutula

BIRKENSTOCK
A V



hunker
HUSET.



FAHERTY

SCOTCH
& SODA

CHARIOTS ON FIRE

goodr



BEAUTYCOUNTER

Ray-Ban



pudu pudu
Fudding makers since 1986

Happy Socks

TUMBLEWEED & DANDELION
A LIZABETH K. MCGRAW COMPANY



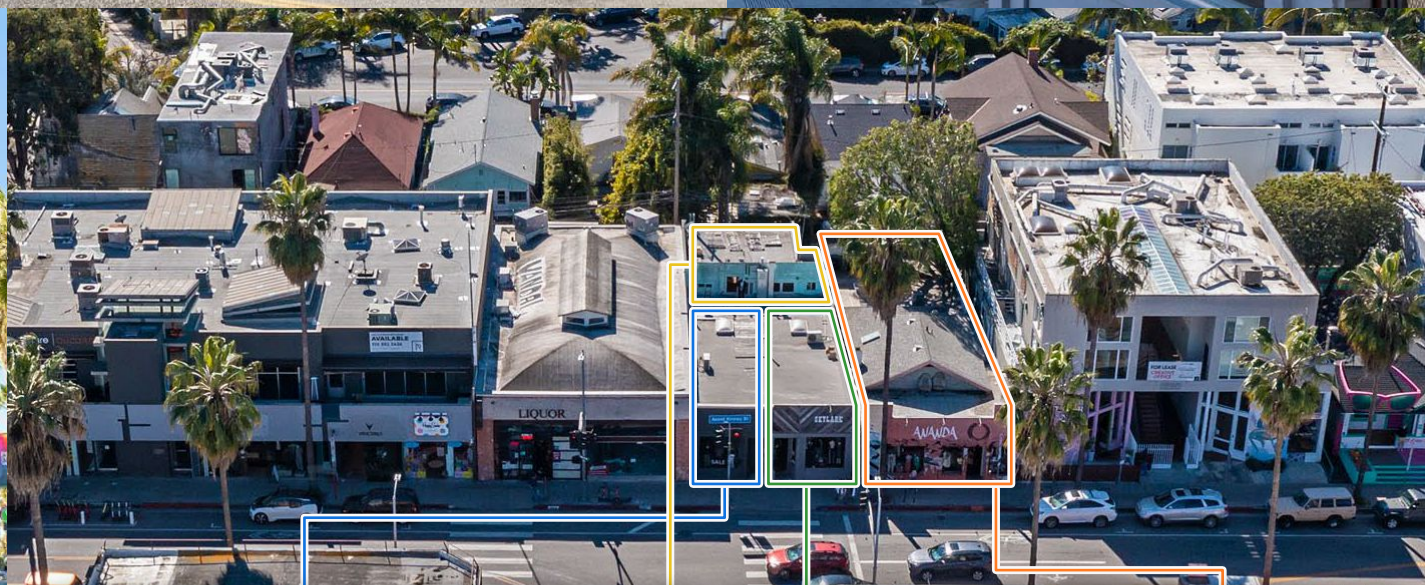
GRACE LOVES LACE
the vintage dress

Aēsop®

AWANDA SKYLARK rutí

1354, 1356, 1356 1/2, AND 1358
ABBOT KINNEY BLVD

THE OPPORTUNITIES



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1,243 SF
 CO-TENANCY RUTI

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2,527 SF
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VIEWS FROM THE ABBOT KINNEY



RETAIL SPACES AVAILABLE

THE ABBOT KINNEY

1354, 1356 & 1356½ ABBOT KINNEY BLVD

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