

VENICE

ICONIC ABBOTT KINNEY BLVD OPPORTUNITY

1639

ABBOTT KINNEY BLVD
VENICE, CA 90291

STUDS

MATTHEWS™

For Lease

**YOUR NEXT RETAIL
LOCATION COULD BE**
One stop away



Scan For
More Details

1639A

Contact
For Inquiries

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matthews.com

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

1639

ABBOTT KINNEY BLVD
VENICE, CA 90291

PROPERTY HIGHLIGHTS

SIZE
±819 SF

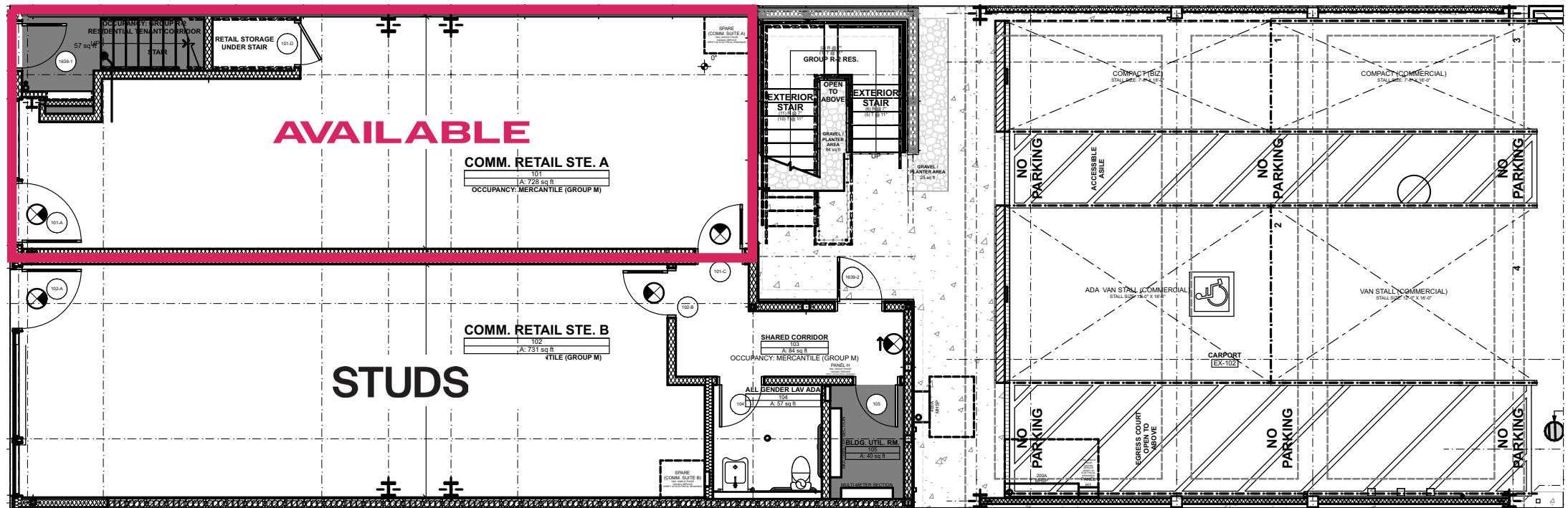
ASKING RENT
\$225 PSF NNN

ESTIMATED NNN
\$33.95 PSF

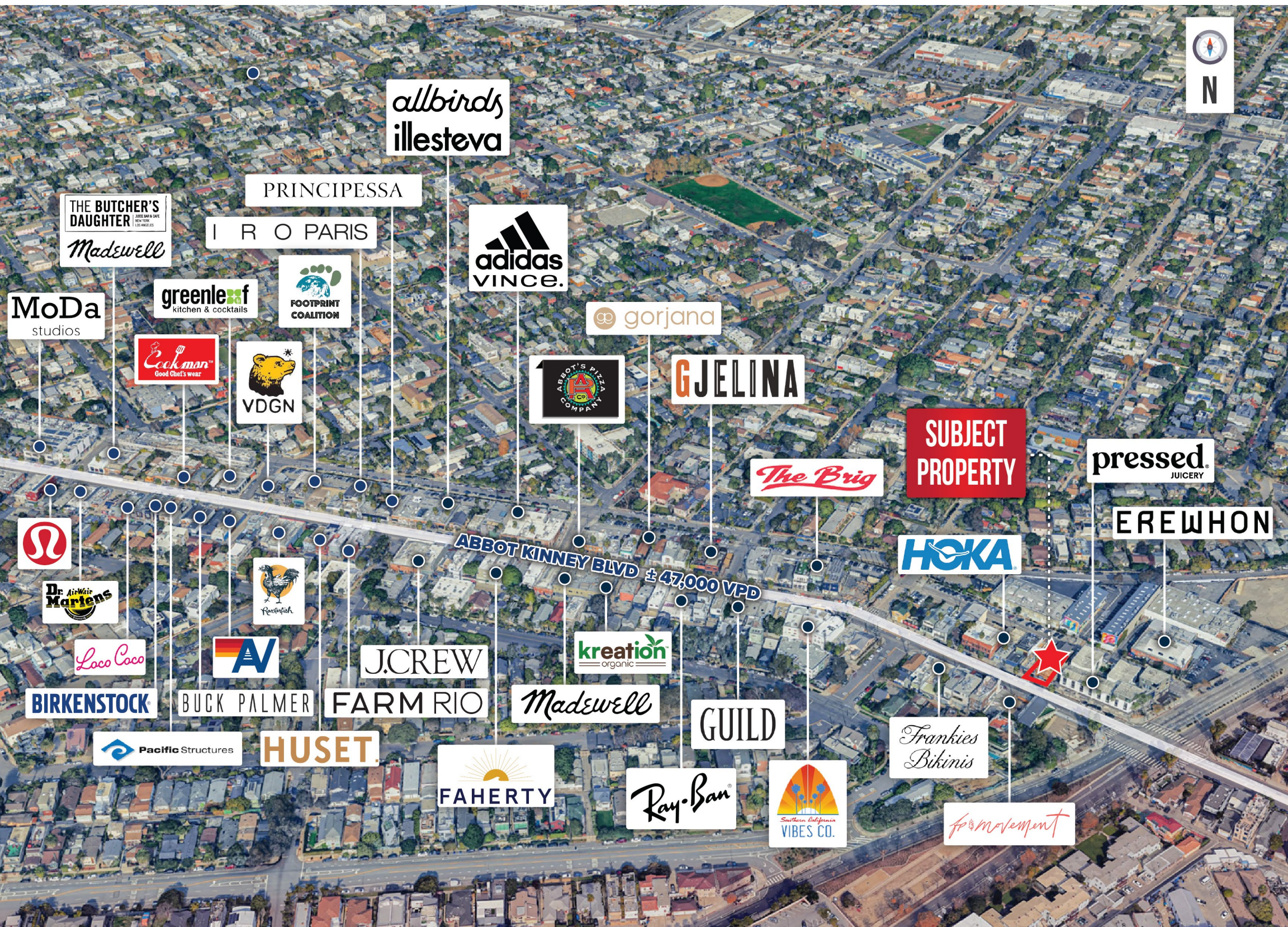


SITE PLAN

±819 SF RETAIL SPACE AVAILABLE FOR LEASE



ICONIC ABBOT KINNEY BLVD LOCATION



JOIN EXISTING TENANTS IN THE NEIGHBORHOOD



illesteva *allbirds*

PRINCIPESSA



gorjana



GJELINA

GUILD



BUCK MASON



Frankies
Bikinis

BUCK MASON

fo movement

SUBJECT
PROPERTY



pressed
JUICERY

EREWON

Levain
BAKERY

ABBOT KINNEY BLVD #4,000 MPD

ALL ABOUT ABBOT KINNEY

RESTUARANTS

Abbot Kinney Boulevard is a vibrant culinary destination offering a diverse array of dining experiences. For Italian cuisine enthusiasts, **Felix Trattoria** presents handmade pastas crafted in a visible, climate-controlled room, delivering an authentic taste of Italy. **Gjelina**, a staple on the boulevard, serves seasonal New American dishes with a focus on fresh, local ingredients, making it a favorite among locals and visitors alike. Pizza lovers can indulge at **Abbot's Pizza Company**, known for its unique bagel crust and inventive toppings, or at **South End**, a cozy spot offering Neapolitan-style pies paired with a curated selection of wines. Vegetarians and health-conscious diners will appreciate **The Butcher's Daughter**, a plant-based restaurant offering creative dishes and fresh juices in a chic, botanical-filled space.



DRINKS & DESSERTS

Abbot Kinney Boulevard offers a variety of spots to enjoy drinks and desserts. For coffee enthusiasts, **Intelligentsia Coffee** at 1331 Abbot Kinney Blvd is renowned for its meticulously roasted beans and expertly prepared espresso. **Blue Bottle Coffee**, located at 1103 Abbot Kinney Blvd, also provides high-quality brews in a sleek setting. If you're seeking fresh juices, **Pressed Juicery** at 1653 Abbot Kinney Blvd offers a range of cold-pressed options. For dessert, **Salt & Straw** at 1357 Abbot Kinney Blvd tempts with chef-driven, small-batch ice creams featuring innovative flavors. Additionally, **Chocolatier Blue** at 1522 Abbot Kinney Blvd offers artisanal chocolates and house-made sorbets. For a cold-pressed juice, smoothie or nutrient-packed wellness shot, **Kreations** at 1410 is a go-to destination for health-conscious individuals.



RETAIL

Abbot Kinney Boulevard is home to a variety of well-known apparel and footwear brands catering to both fashion and performance enthusiasts. **Lululemon** offers high-quality, technical athletic wear designed for yoga, running, and everyday movement. **Vuori**, inspired by the coastal California lifestyle, provides stylish and comfortable athleisure, blending performance with a laid-back aesthetic. **Madewell** is a favorite for effortlessly cool denim, classic basics, and timeless wardrobe staples. **HOKA**, known for its ultra-cushioned and supportive running shoes, attracts both athletes and casual walkers looking for superior comfort. **Adidas** brings iconic sportswear and sneakers to the mix, with classic designs and performance gear for both athletes and streetwear lovers. **J.Crew**, known for its polished yet casual style, provides preppy essentials and timeless fashion.



MARKET OVERVIEW

438K

**5 MI
POPULATION**

\$189.9K

**1 MI AVERAGE
HOUSEHOLD INCOME**

\$1.1B

**1 MI TOTAL
CONSUMER SPEND**

VENTNUE, CA



VENICE, CALIFORNIA

DEMOGRAPHIC HIGHLIGHTS WITHIN THREE MILES OF THE PRIMARY TRADE AREA



201,054

TOTAL POPULATION



\$140,883

AVG HH INCOME



\$3.5B

CONSUMER SPEND



98,126

HOUSEHOLDS



142,390

DAYTIME POPULATION



120,642

BACHELOR'S DEGREES



40

MEDIAN AGE

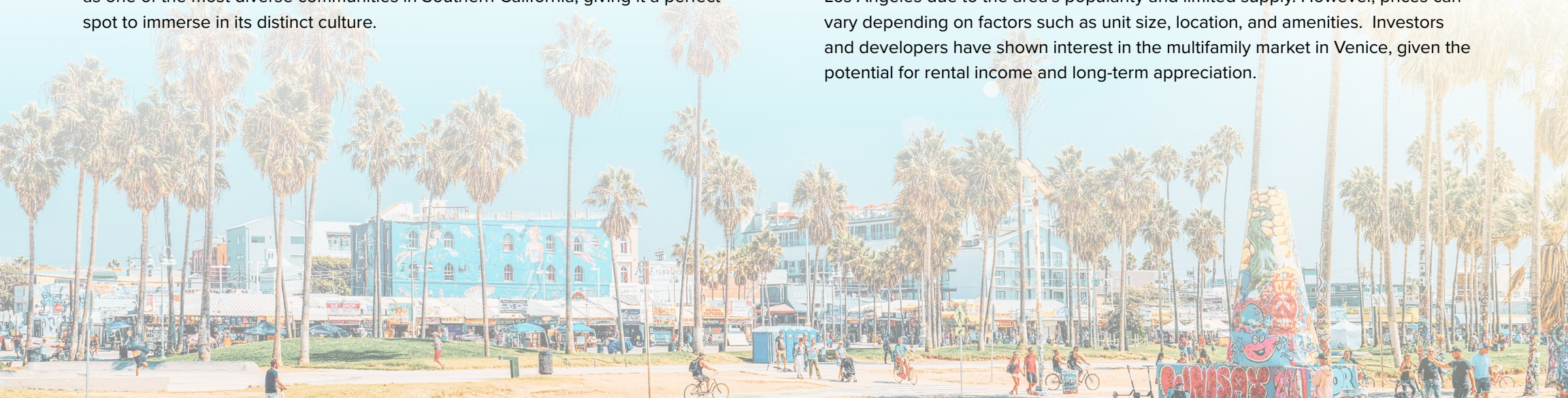


\$108,900

MEDIAN HH INCOME

Venice is a popular coastal neighborhood in Los Angeles, famous for its iconic Venice seaside and Boardwalk – the city flourishes with its rich diversity, dynamic atmosphere, and coastal beauty. The Venice Beach Boardwalk spans along the Pacific coast, providing a sandy beach, a variety of local eateries and shops, and a vibrant assortment of street vendors and performers who line the boardwalk. It is renowned as one of the most diverse communities in Southern California, giving it a perfect spot to immerse in its distinct culture.

The area offers a mix of apartments, condominiums, and townhouses. Venice's multifamily market has traditionally been in high demand due to its desirable location near the beach and its vibrant cultural scene. The neighborhood attracts a mix of residents, including young professionals, artists, and entrepreneurs. Rental prices for multifamily units in Venice can be relatively high compared to other areas in Los Angeles due to the area's popularity and limited supply. However, prices can vary depending on factors such as unit size, location, and amenities. Investors and developers have shown interest in the multifamily market in Venice, given the potential for rental income and long-term appreciation.



EXCLUSIVE LEASING AGENTS



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