

THE FLAGSHIP ON ABBOT KINNEY 1214 Abbot Kinney Blvd



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

OFFERING SUMMARY

Lease Rate:	\$11 PSF NNN (whole building) 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
(310) 442-1624
CalDRE #01949738



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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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