

1209 & 1231 ABBOT KINNEY BLVD VENICE, CA 90291

TWO BRAND NEW RETAIL BUILDINGS FOR LEASE



BRAND NEW RETAIL FLAGSHIP STORES

BRAND NEW CONSTRUCTION**ESTIMATED DELIVERY: Q3 2027**

► **Addresses:**

1209 & 1231 Abbot Kinney Boulevard, Venice CA
90291

► **Size:**

First Floor: $\pm 3,000$ SF

Second Floor (optional - live/work): $\pm 1,700$ SF

Total: $\pm 4,700$ SF

+ optional 700 SF rooftop (5,400 SF total)

► **Delivery:**

Q3 2027 (Estimated)

► **Frontage:**

$\pm 35'$ of direct Abbot Kinney frontage with high
pedestrian visibility



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CONCEPTUAL RENDERINGS

BRAND NEW CONSTRUCTION

ESTIMATED DELIVERY: Q3 2027



FLAGSHIP TROPHY RETAIL opportunity on LA's
most walkable street - Abbot Kinney Boulevard





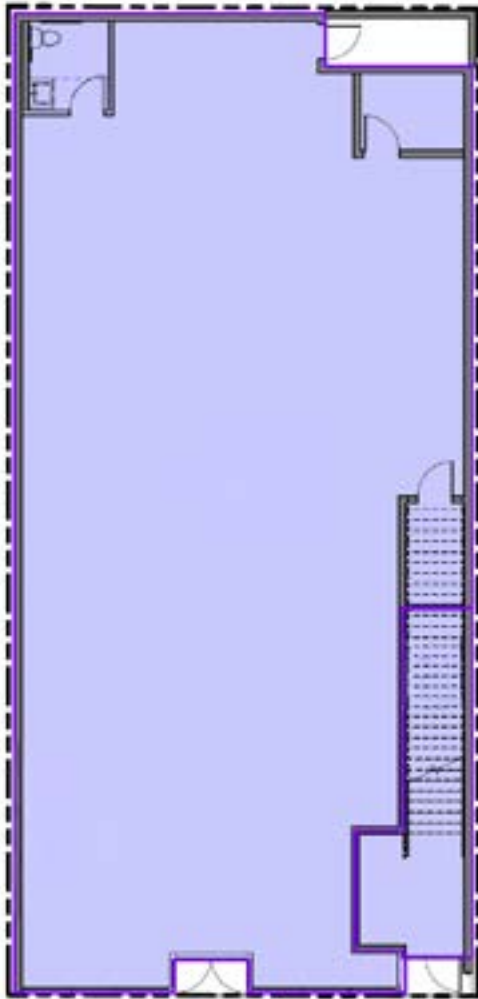
ABBOT KINNEY BOULEVARD

Abbot Kinney Boulevard in Venice, CA, is a premier, mile-long retail and dining strip dubbed the “**Cooldest Block in America**” by GQ. It features high-end boutiques, luxury brands, and upscale restaurants.

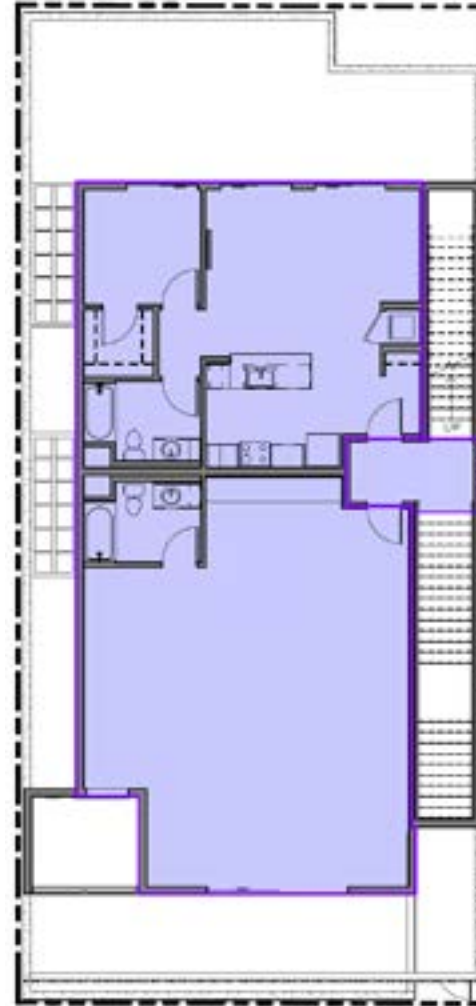
The area attracts affluent young professionals (with an average income of \$105,800) and tourists alike, with median home prices higher than 99% of U.S. neighborhoods and 94.7% of California neighborhoods.

1209 & 1213 ABBOT KINNEY BOULEVARD

FLOOR PLAN



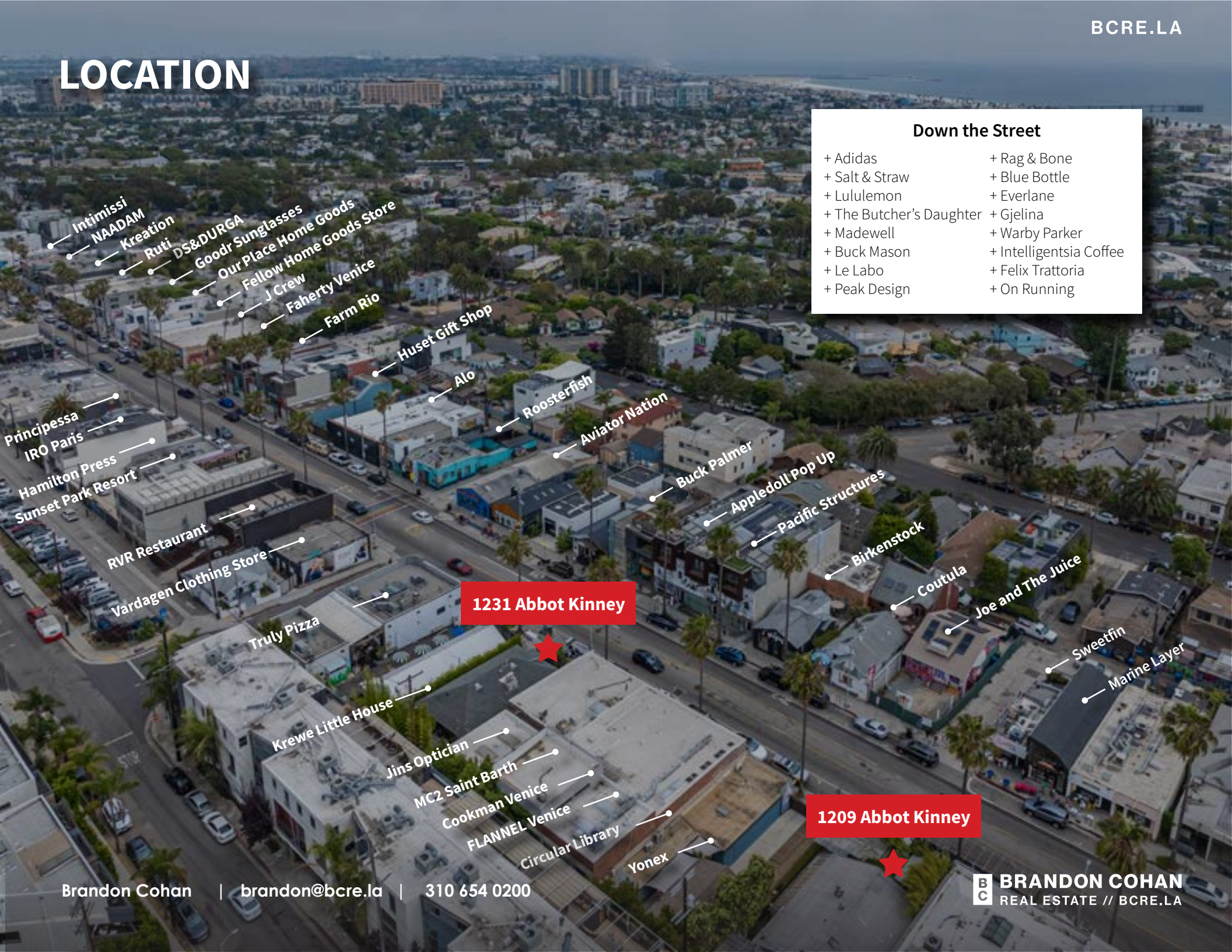
1st Floor
± 3,000 SF



2nd Floor (optional - live/work)
± 1,700 SF

+ optional ± 700 SF rooftop

LOCATION



Down the Street

- + Adidas
- + Salt & Straw
- + Lululemon
- + The Butcher's Daughter
- + Madewell
- + Buck Mason
- + Le Labo
- + Peak Design
- + Rag & Bone
- + Blue Bottle
- + Everlane
- + Gjelina
- + Warby Parker
- + Intelligentsia Coffee
- + Felix Trattoria
- + On Running

Intimissi
NAADAM
Kreation
Ruti
DS&DURGA
Goodr Sunglasses
Our Place Home Goods
Fellow Home Goods Store
J Crew
Faherty Venice
Farm Rio

Huset Gift Shop
Alo
Roosterfish

Principessa
IRO Paris
Hamilton Press
Sunset Park Resort
RVR Restaurant
Vardagen Clothing Store
Truly Pizza
Krewe Little House
Jins Optician
MC2 Saint Barth
Cookman Venice
FLANNEL Venice
Circular Library
Yonex

Aviator Nation
Buck Palmer
Appledoll Pop Up
Pacific Structures
Birkenstock
Courtula
Joe and The Juice
Sweetfin
Marine Layer

1231 Abbot Kinney

1209 Abbot Kinney



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