

The image shows the interior of a modern restaurant. On the left, there is a long wooden table with several chairs, set with plates and glasses. The wall behind it is decorated with a large abstract painting and several small circular objects. A long wooden pillar stands in the center of the room. To the right, there are more wooden tables and chairs, with a large abstract painting on the wall. The ceiling has exposed wooden beams and modern lighting fixtures. The floor is made of large wooden planks.

1025 ABBOT KINNEY BLVD
VENICE, CALIFORNIA

LONG-TERM SUBLEASE OPPORTUNITY



PALOMA
REALTY PARTNERS

EXECUTIVE SUMMARY

1025 Abbot Kinney presents a rare opportunity to take over a fully built-out, second-generation restaurant with a coveted Type 47 full liquor license on world-renowned Abbot Kinney Blvd. The space features 2,611 square feet of interior dining plus a spacious 788-square-foot patio—ideal for Venice’s year-round foot traffic. With a term through 2034, below-market rent, and one eight-year option to extend, this turnkey offering delivers immediate access to one of LA’s most iconic dining corridors. Contingencies in place account for anticipated future redevelopment.

HIGHLIGHTS:

- Highly coveted location on Abbot Kinney Blvd, one of LA’s most trafficked retail and dining destinations
- Valuable existing restaurant infrastructure, including kitchen buildout and outdoor seating
- Rare long-term sub-lease with extension option in a supply-constrained corridor
- Excellent visibility, pedestrian traffic, and synergy with strong neighboring tenants
- Ideal for: Established restaurant operators seeking flagship Venice presence with outdoor dining and built-in customer base

ADDRESS:

1025 Abbot Kinney Blvd
Venice, CA 90291

SIZE:

3,399 SF Total
- 2,611 SF Interior
- 788 SF patio

AVAILABILITY

Immediate

SUBLEASE TERM:

Through Dec. 1, 2034
with one (1) eight-year
option to extend

BASE RENT:

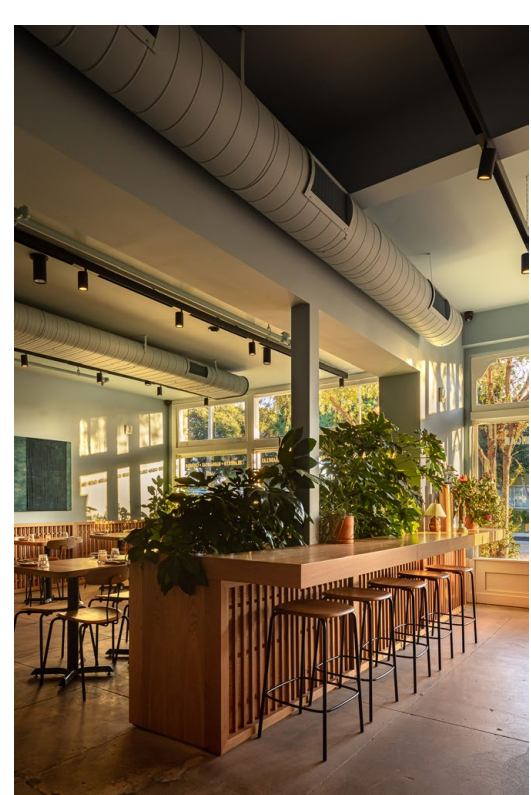
\$32,000/month with 3%
annual escalations

NNN CHARGES:

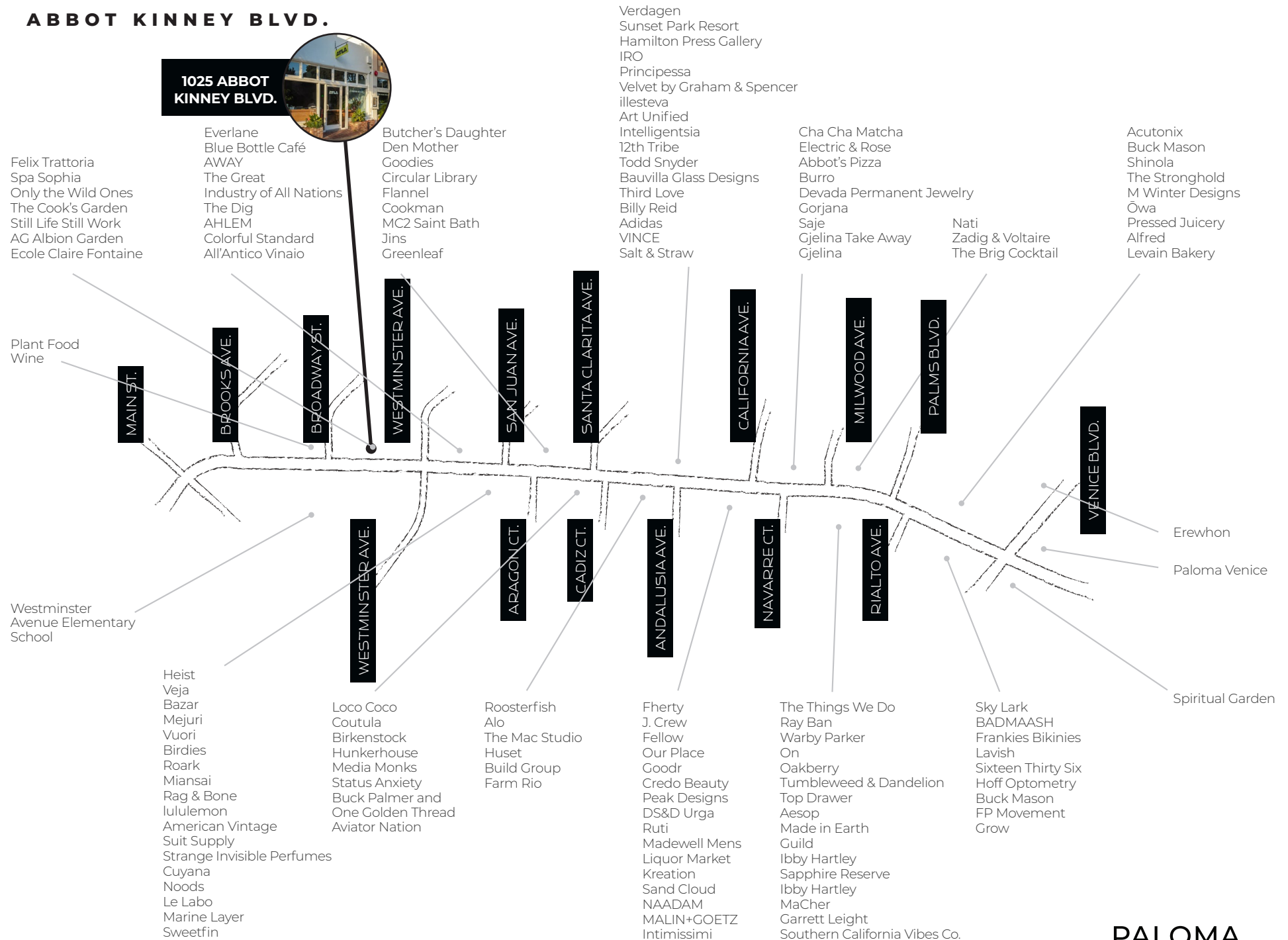
\$5,900/month (subject to
annual true-up)

PERCENTAGE RENT:

6.75% over natural
breakpoint



ABBOT KINNEY BLVD.



OLIVER FRIES

805-259-9638

oliver@palomarealtypartners.com

DRE #01891656

CHRIS CUNNINGHAM

818-481-7891

chris@palomarealtypartners.com

DRE #01476244

Disclaimer

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.