

Sublease Opportunity

1511 Abbot Kinney Blvd



PALOMA
COMMERCIAL

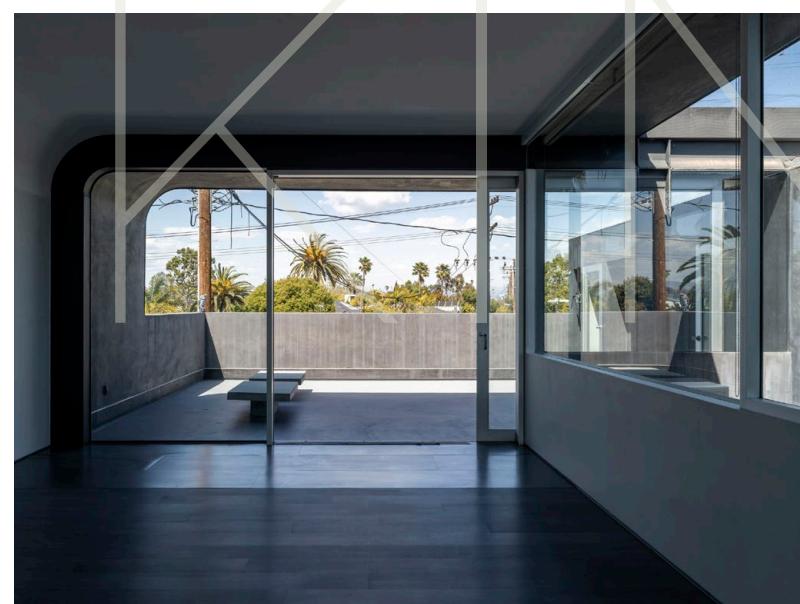
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Executive Summary

Situated along the iconic Abbot Kinney corridor, 1511 Abbot Kinney offers a rare three-story live/work opportunity combining a high visibility gallery / showroom with refined office / residential space.

The ground floor ($\pm 1,194$ SF) features prime street-front exposure—ideal for boutique, gallery, or short term lifestyle retail concepts. Above, the second ($\pm 2,361$ SF) and third floors ($\pm 2,405$ SF) provide bright, open live/work layouts with modern finishes and private outdoor spaces, including a balcony overlooking Abbot Kinney and a rear patio.

A spacious primary suite with full bath and a fully equipped kitchen make the upper floors ideal for creative professionals or users seeking the perfect balance of work and home. With unmatched visibility, walkability, and flexibility, 1511 Abbot Kinney stands as one of Venice's premier mixed-use offerings.



Lease Type

Sublease

Term

Expires March 15, 2028

Rate

\$4.82/SF MG

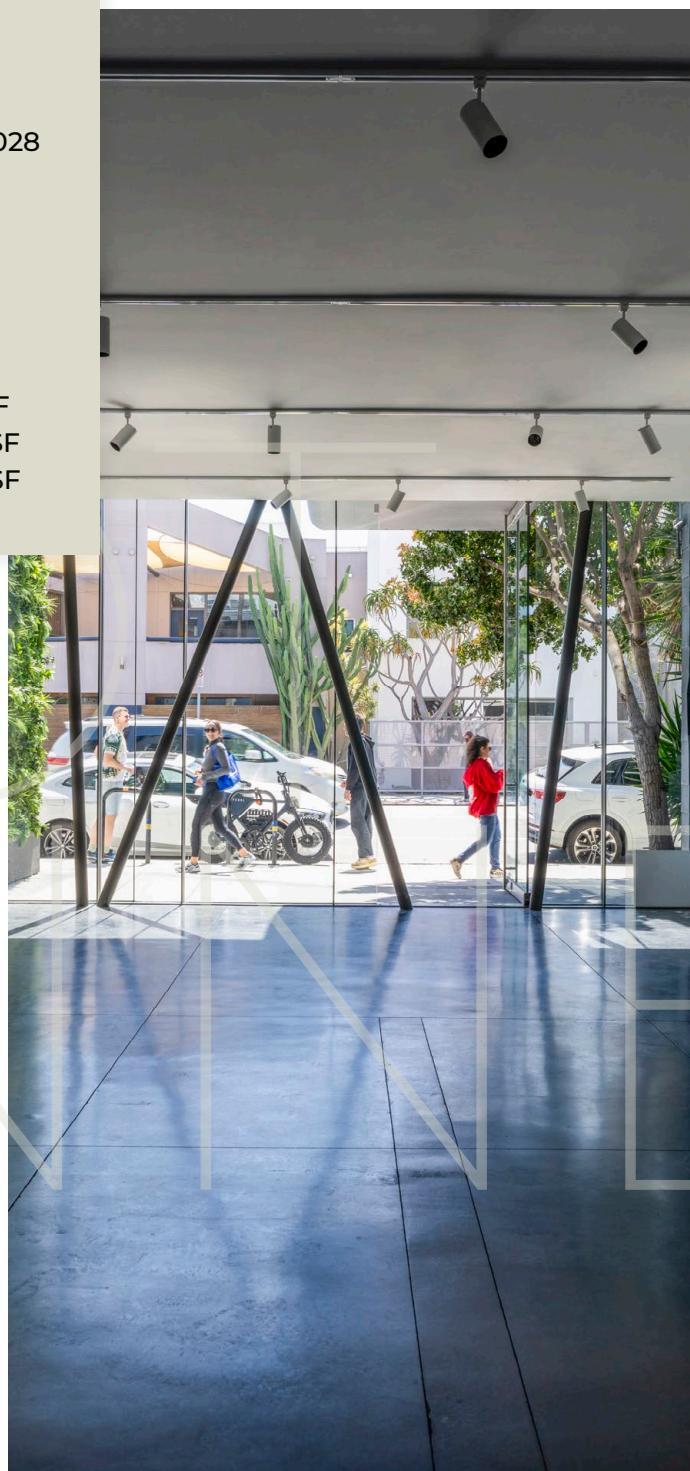
Size

$\pm 6,230$ SF Total

1st Floor: $\pm 1,194$ SF

2nd Floor: $\pm 2,361$ SF

3rd Floor: $\pm 2,405$ SF



Abbot Kinney Blvd.

Felix Trattoria
Spa Sophia
Only the Wild Ones
The Cook's Garden
Still Life Still Work
AG Albion Garden
Ecole Claire Fontaine

Everlane
Blue Bottle Café
AWAY
The Great
Industry of All Nations
The Dig
AHLEM
Colorful Standard
All'Antico Vinaio

Butcher's Daughter
Den Mother
Goodies
Circular Library
Flannel
Cookman
MC2 Saint Bath
Jins
Greenleaf

Verdagen
Sunset Park Resort
Hamilton Press Gallery
IRO
Principessa
Velvet by Graham & Spencer
illesteva
Art Unified
Intelligentsia
12th Tribe
Todd Snyder
Bauville Glass Designs
Third Love
Billy Reid
Adidas
VINCE
Salt & Straw

Cha Cha Matcha
Electric & Rose
Abbot's Pizza
Burro
Devada Permanent Jewelry
Gorjana
Saje
Gjelina Take Away
Gjelina

Nati
Zadig & Voltaire
The Brig Cocktail

Acutonix
Buck Mason
Shinola
The Stronghold
M Winter Designs
Ōwa
Pressed Juicery
Alfred
Levain Bakery

Plant Food
Wine

MAIN ST.

BROOKS AVE.

BROADWAY ST.

WESTMINSTER AVE.

SAN JUAN AVE.

SANTA CLARITA AVE.

CALIFORNIA AVE.

MILWOOD AVE.

PALMS BLVD.

VENICE BLVD.

Westminster
Avenue Elementary
School

Heist
Veja
Bazar
Mejuri
Vuori
Birdies
Roark
Miansai
Rag & Bone
lululemon
American Vintage
Suit Supply
Strange Invisible Perfumes
Cuyana
Noods
Le Labo
Marine Layer
Sweetfin

Loco Coco
Coutula
Birkenstock
Hunkerhouse
Media Monks
Status Anxiety
Buck Palmer and
One Golden Thread
Aviator Nation

Roosterfish
Alo
The Mac Studio
Huset
Build Group
Farm Rio

Fherty
J. Crew
Fellow
Our Place
Goodr
Credo Beauty
Peak Designs
DS&D Urga
Ruti
Madewell Mens
Liquor Market
Kreation
Sand Cloud
NAADAM
MALIN+GOETZ
Intimissimi

The Things We Do
Ray Ban
Warby Parker
On
Oakberry
Tumbleweed & Dandelion
Top Drawer
Aesop
Made in Earth
Guild
Ibby Hartley
Sapphire Reserve
Ibby Hartley
MaCher
Garrett Leight
Southern California Vibes Co.

Sky Lark
BADMAASH
Frankies Bikinis
Lavish
Sixteen Thirty Six
Hoff Optometry
Buck Mason
FP Movement
Grow

Erewhon
Paloma Venice
Spiritual Garden



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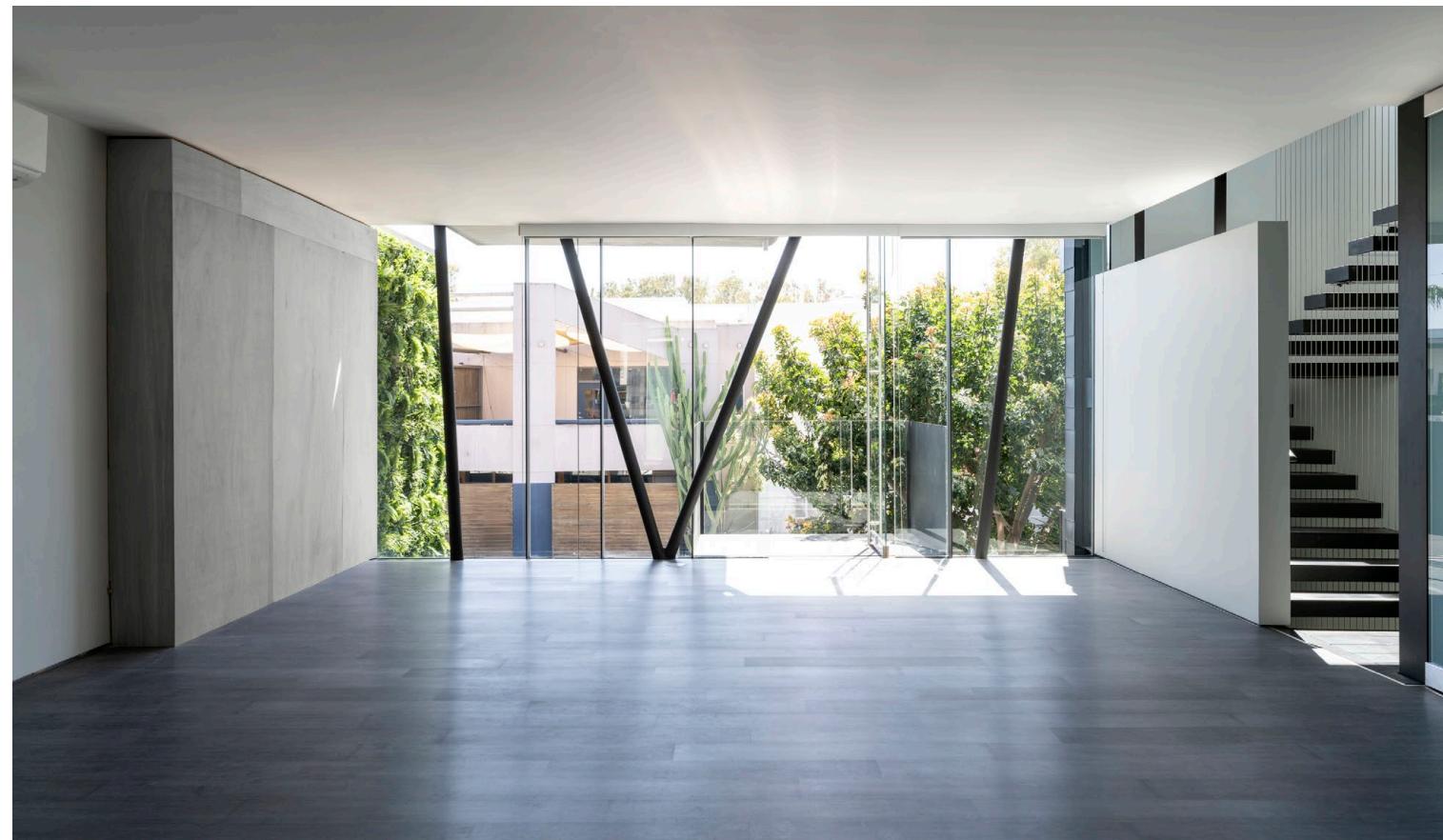


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