

Sublease Opportunity

1511 Abbot Kinney Blvd



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

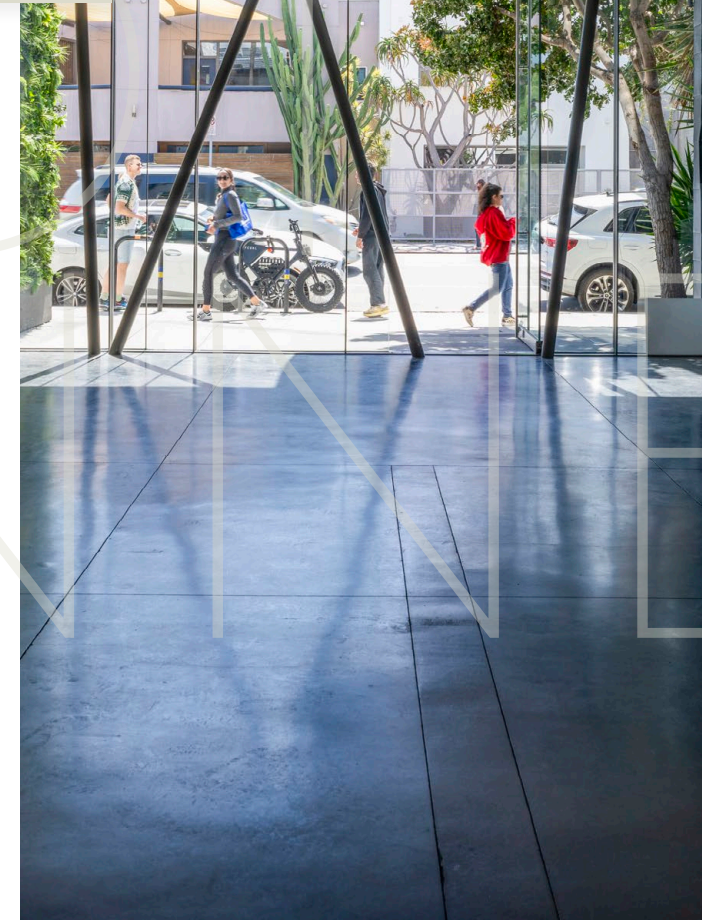
Size

$\pm 6,230$ SF Total

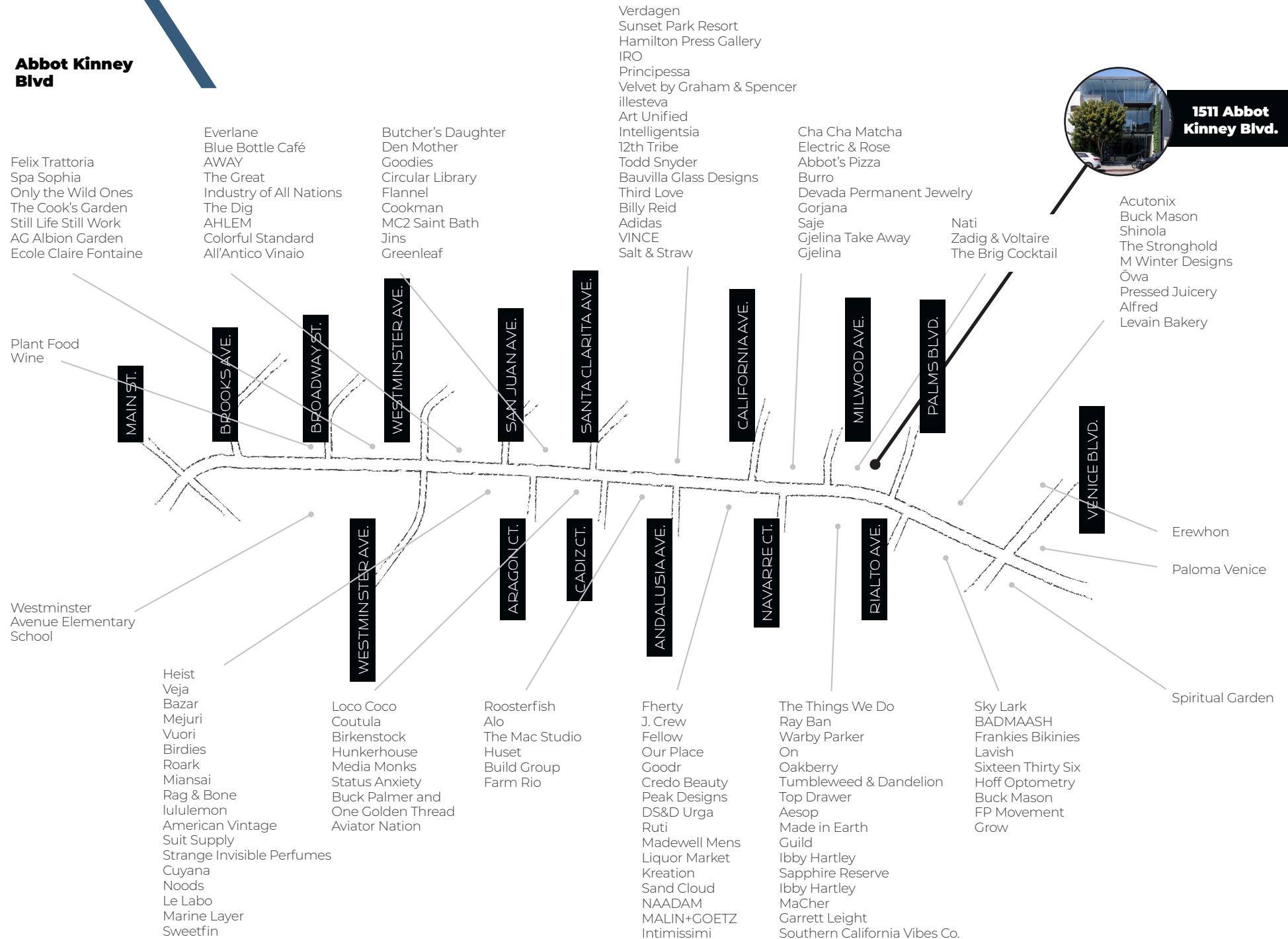
1st Floor: $\pm 1,194$ SF

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

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



Abbot Kinney Blvd



1511 Abbot Kinney Blvd.



Chris Cunningham, Paloma Realty Partners
818 481 7891
chris@palomarealtypartners.com
DRE #01476244



Darren Shibuya, Mohr Partners
310 701 1444
darren.shibuya@mohrpartners.com
DRE #01126126

palomarealtypartners.com 1605 Pacific Avenue, Venice, California 90291 310-392-2436 Corporate DRE #02050984
mohrpartners.com 11726 San Vicente Blvd Suite 550, Los Angeles, CA 90049 310-701-1444 Corporate DRE #01391248

Disclaimer

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") and Mohr Partners ("Mohr") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP and Mohr nor the Owner undertake any duty or obligation to update the information. Neither PRP and Mohr 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 and Mohr 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.

