

OFFICE SPACE FOR LEASE

1746 ABBOT KINNEY BLVD

VENICE, CA 90291



1746

ABBOT KINNEY BLVD



PROPERTY DETAILS:

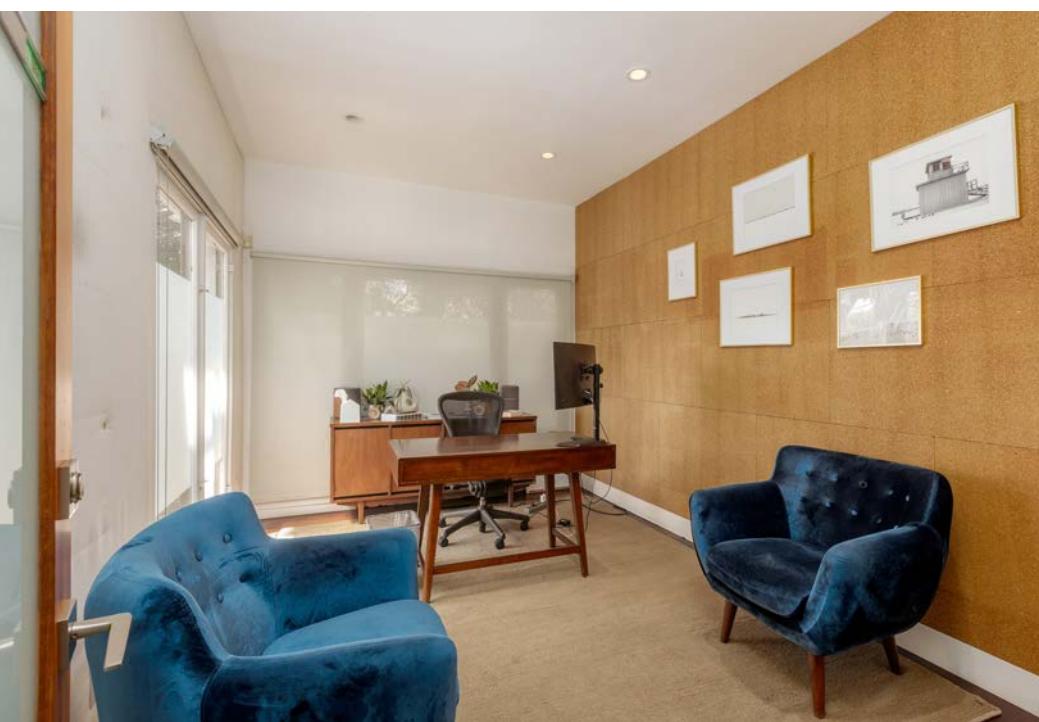
Premises:	± 6,055 SF
Floor Size:	3,082 SF
Sublease:	\$5.25/NNN
Occupancy:	16 - 49 ppl
Space:	1st Floor
Zoning:	LAC2

FEATURES:

- Campus style creative office compound
- Located on iconic Abbot Kinney Boulevard in the heart of Venice
- Highly improved creative build-out with modern finishes
- Open floor plan with multiple private offices / breakout rooms
- Polished concrete and hardwood flooring throughout
- High ceilings with skylights providing abundant natural light
- Fully built-out kitchen / bar area ideal for hosting and team use
- Seamless indoor / outdoor flow with expansive private exterior space
- Landscaped patio and courtyard areas suitable for meetings or events
- Unique architectural character with a converted residential feel
- Strong branding opportunity in a high-visibility, walkable corridor
- Surrounded by top retail, dining, and amenities on Abbot Kinney



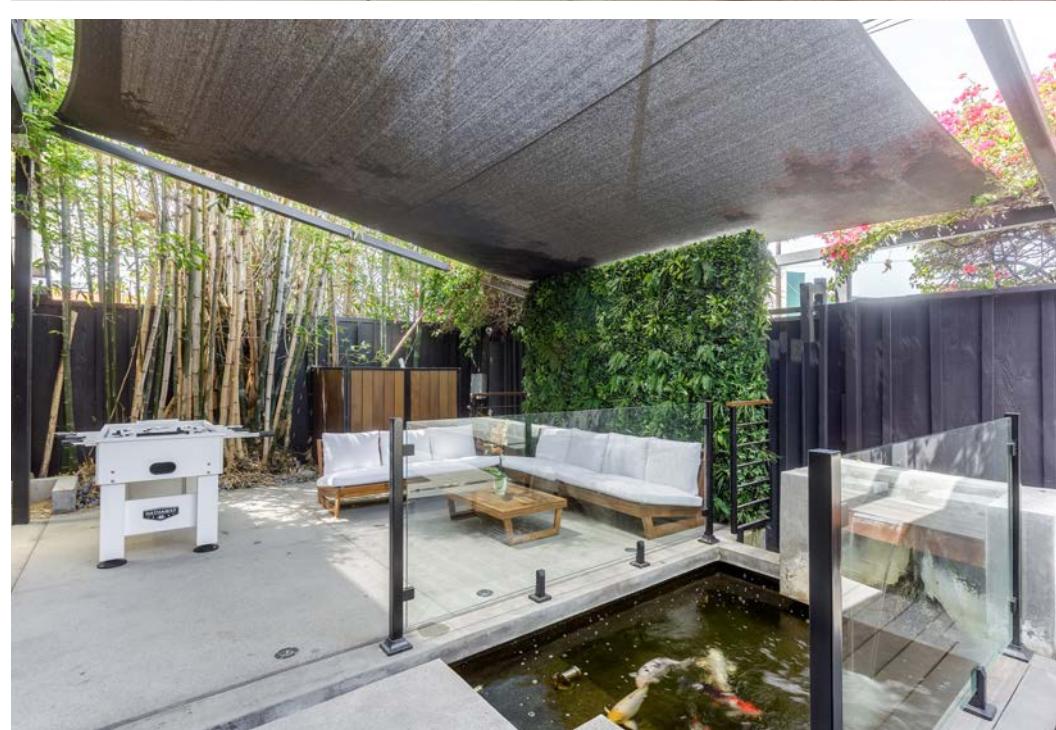
INTERIOR PHOTOS



INTERIOR PHOTOS

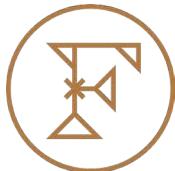


OUTDOOR / INDOOR EXTERIOR SPACE



NEARBY AMENITIES

EREWHON



hotel ERWIN



BLUE BOTTLE
COFFEE

GJELINA



pressed.
JUICERY

YALFRED



SALT & STRAW

COSTCO
WHOLESALE

OSPI

superba
FOOD + BREAD

Cha Cha
MATCHA



Sweetfin
Poke'

PALOMA
VENICE

The Brig
VENICE
*
"Stop in for a few rounds."

THE BUTCHER'S
DAUGHTER
JUICE BAR & CAFE
NEW YORK
LOS ANGELES

AREA OVERVIEW

VENICE

Venice is a distinctive coastal neighborhood on the west side of Los Angeles, celebrated for its creative spirit, eclectic energy, and iconic beachfront. Known worldwide for the Venice Beach Boardwalk, the area blends oceanfront living with a strong artistic and cultural identity, where street performers, murals, and independent shops shape a lively, expressive atmosphere. Venice's walkable streets, historic bungalows, and modern architectural homes reflect its unique mix of bohemian roots and contemporary coastal style.

Beyond the beach, Venice is defined by its sense of individuality and community. The Venice Canals offer a quieter, picturesque contrast to the bustling shoreline, while Abbot Kinney Boulevard serves as a hub for dining, shopping, and design-forward experiences. With its emphasis on creativity, outdoor living, and local character, Venice combines laid-back beach culture with an edgy, innovative spirit, making it one of Los Angeles' most distinctive and sought-after neighborhoods to live, work, and visit.



DEMOCRAPHICS

2025 POPULATION

95,000	480,800	1,450,000
2 MILES	5 MILES	10 MILES

2030 PROJECTION

96,000	480,500	1,470,000
2 MILES	5 MILES	10 MILES

MEDIAN AGE

38.5	39.5	37.3
2 MILES	5 MILES	10 MILES

AVERAGE HOUSEHOLD INCOME

\$135,000	\$124,000	\$102,500
2 MILES	5 MILES	10 MILES

INCOME OVER \$200K

27,000	231,220	550,000
2 MILES	5 MILES	10 MILES

MEDIAN HOME VALUE

\$2,150,000	\$2,100,000	1,350,000
2 MILES	5 MILES	10 MILES





SPENCER HORAK

CO-PRESIDENT

310.899.2728 | shorak@leewesta.com
BRK DRE 01921906



ANDREW DOAN

SENIOR ASSOCIATE

310.899.2736 | adoan@leewesta.com
AGT DRE 02070848

1508 17TH ST, SANTA MONICA CA 90404 | LEEWESTLA.COM | 310.899.2700 | DRE 01222000

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