

OFFICE SPACE FOR LEASE

# 1746 ABBOT KINNEY BLVD

VENICE, CA 90291



A DIVISION OF  
**LEE & ASSOCIATES**



# 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

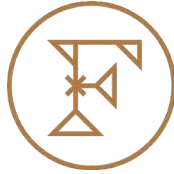


## OUTDOOR / INDOOR EXTERIOR SPACE



## NEARBY AMENITIES

EREWON



# AREA OVERVIEW

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## 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.



# DEMOGRAPHICS

## 2025 POPULATION

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

## AVERAGE HOUSEHOLD INCOME

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

## 2030 PROJECTION

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

## INCOME OVER \$200k

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

## MEDIAN AGE

38.5	39.5	37.3
2 MILES	5 MILES	10 MILES

## MEDIAN HOME VALUE

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





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