

# SHOWROOM | OFFICE | AIR

1212A ABBOT KINNEY BLVD

VENICE, CA 90291



## PROPERTY DESCRIPTION

Discover the vibrant energy of Venice, CA at 1212A Abbot Kinney Blvd, where creativity and commerce converge. Nestled in the heart of the city's eclectic arts and culture scene, the surrounding area boasts world-renowned dining, boutique shopping, and the iconic Venice Beach Boardwalk. A perfect location where innovation meets inspiration, where your showroom, workspace, and creative hub seamlessly blend.

## PROPERTY HIGHLIGHTS

- Showroom
- Artist in Residence | 3-story Live/Work with Rooftop Patio
- Concrete Floors & High Exposed Ceilings
- Conference Room
- (AIR) Artist In Residence Use will allow the manufacturing and sale of products in the building plus live/work within the premises.

## OFFERING SUMMARY

Lease Rate:	CALL FOR RATE
Number of Units:	1
Available SF:	3,775 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,719	10,833	29,847
Average HH Income	\$125,877	\$144,705	\$140,353

**Dave Maldonado**  
(310) 442-1624  
CalDRE #01949738

**David Thind**  
(310) 442-1625



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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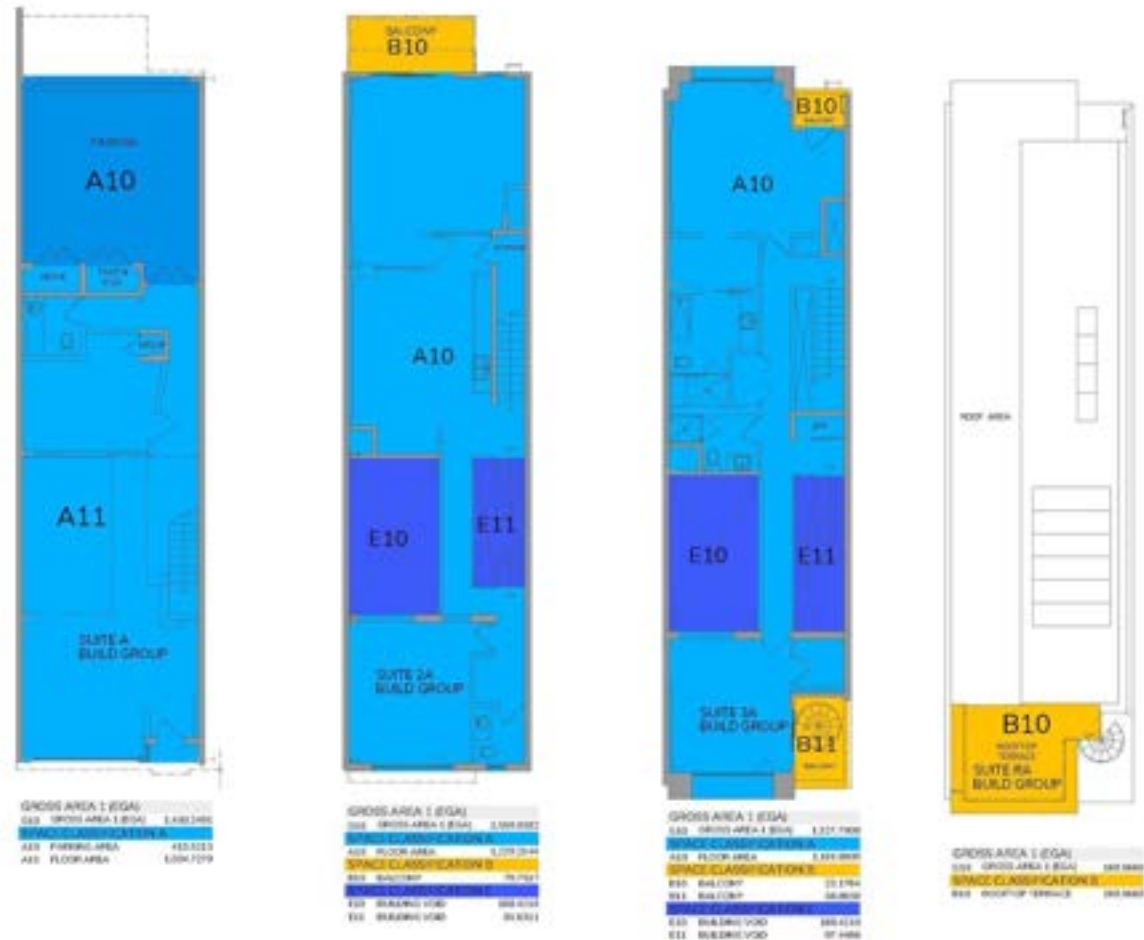
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,719	10,833	29,847
Average Age	38.6	40.1	40.7
Average Age (Male)	40.1	40.9	41.1
Average Age (Female)	38.8	39.8	41

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,624	6,937	18,928
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$125,877	\$144,705	\$140,353
Average House Value	\$1,884,500	\$1,885,784	\$1,511,014

2020 American Community Survey (ACS)



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