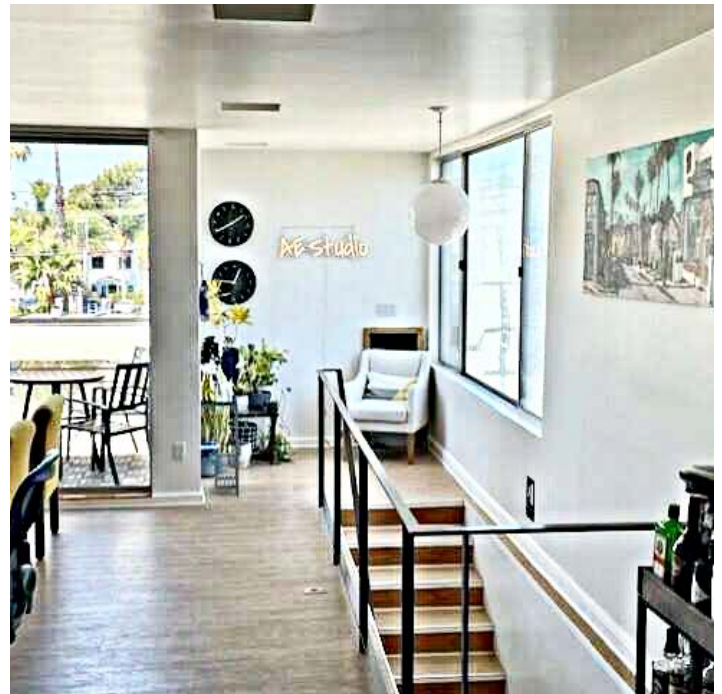


# PENTHOUSE - LIVE/WORK

1434 ABBOT KINNEY

1434 Abbot Kinney Blvd Venice, CA 90291



## PROPERTY DESCRIPTION

Introducing a prime **Penthouse at 1434 Abbot Kinney Boulevard** in the heart Venice's vibrant coa. This sleek property offers a stunning, contemporary space ideal for creative office use. Boasting ample natural light, an open layout, and modern finishes, it provides the perfect canvas to bring your vision to life. The location is highly desirable and **surrounded by a vibrant community with high foot traffic**. With great potential for brand visibility and customer engagement, this property presents an exceptional opportunity for your business to thrive. Don't miss out on this remarkable space in an unbeatable location.

## PROPERTY HIGHLIGHTS

- Available February 1, 2025
- **Penthouse** - Office and live/work space
- **Private balcony with Abbot Kinney view**
- Kitchen with oven & stove
- Additional private offices and conference room available! Ask broker for details.

## OFFERING SUMMARY

Lease Rate:	<b>\$8,400.00</b> per month (MG)
Number of Units:	1
Available SF:	Approx. 1,100 SF
Lot Size:	2,700 SF
Building Size:	3,512 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,175	5,326	18,311
Total Population	2,179	10,120	34,897
Average HH Income	\$178,123	\$181,413	\$190,440

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**JP Brozyna**  
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BERKSHIRE HATHAWAY | CALIFORNIA  
HOMESERVICES PROPERTIES

COMMERCIAL

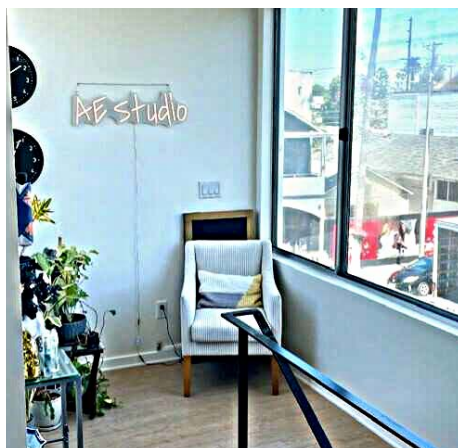
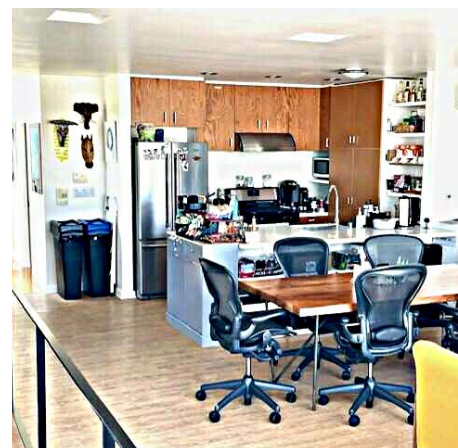
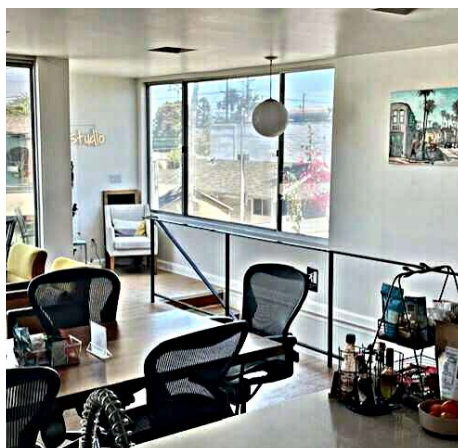
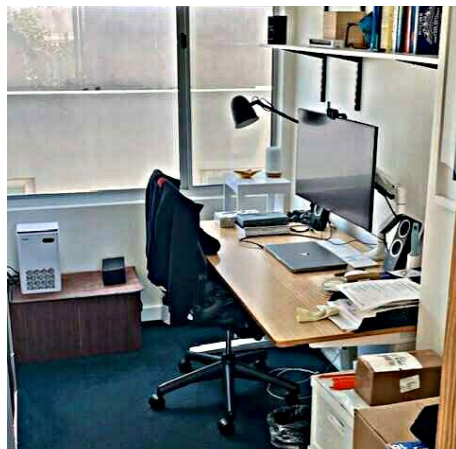
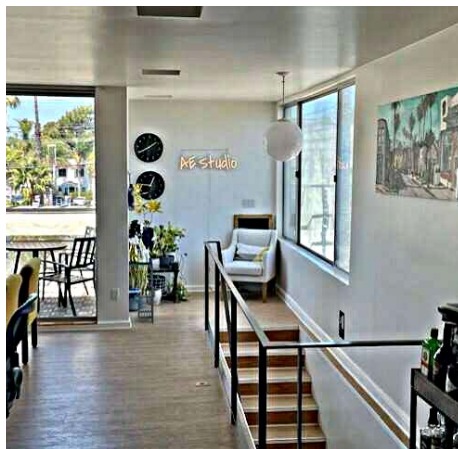


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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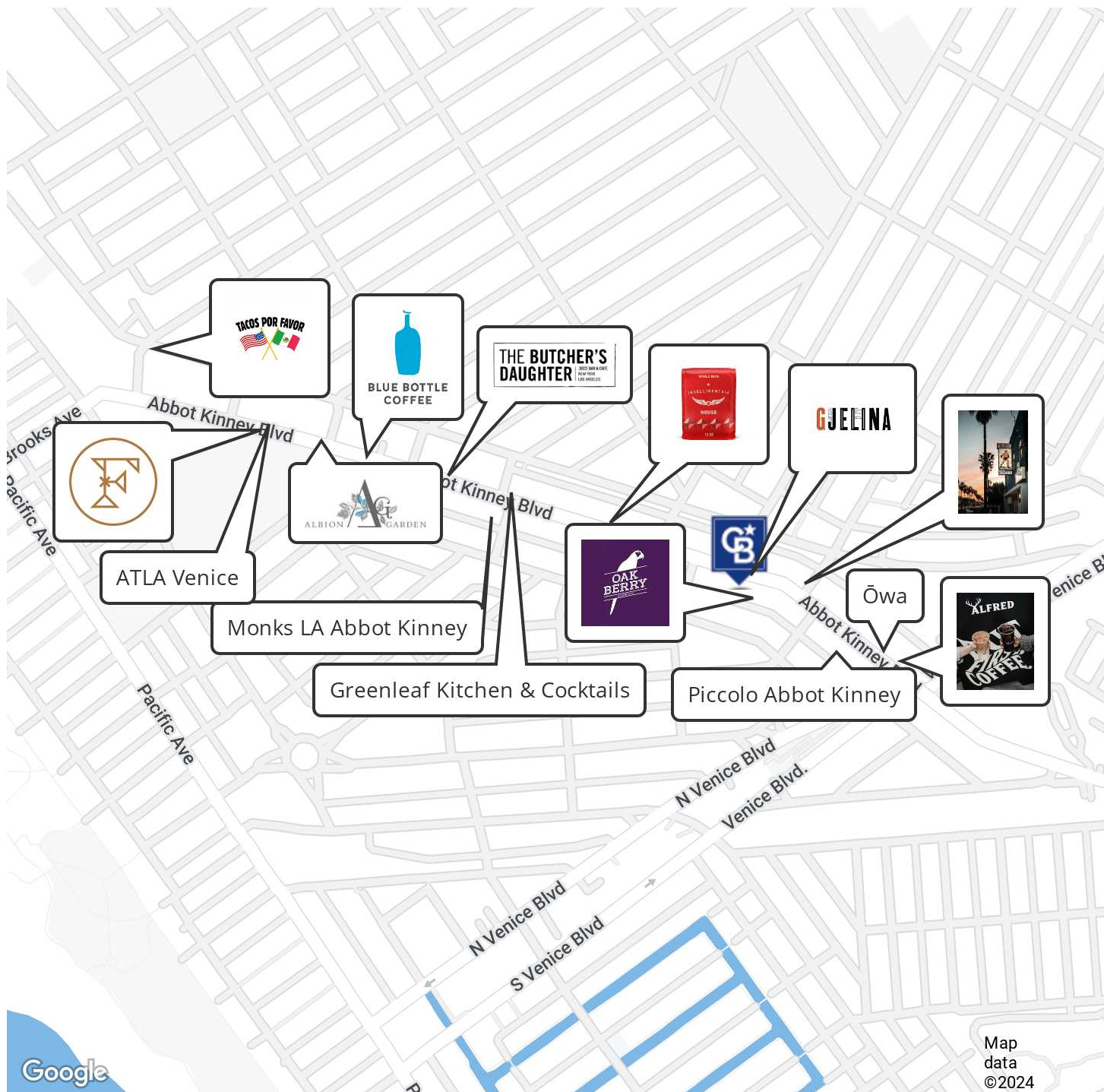


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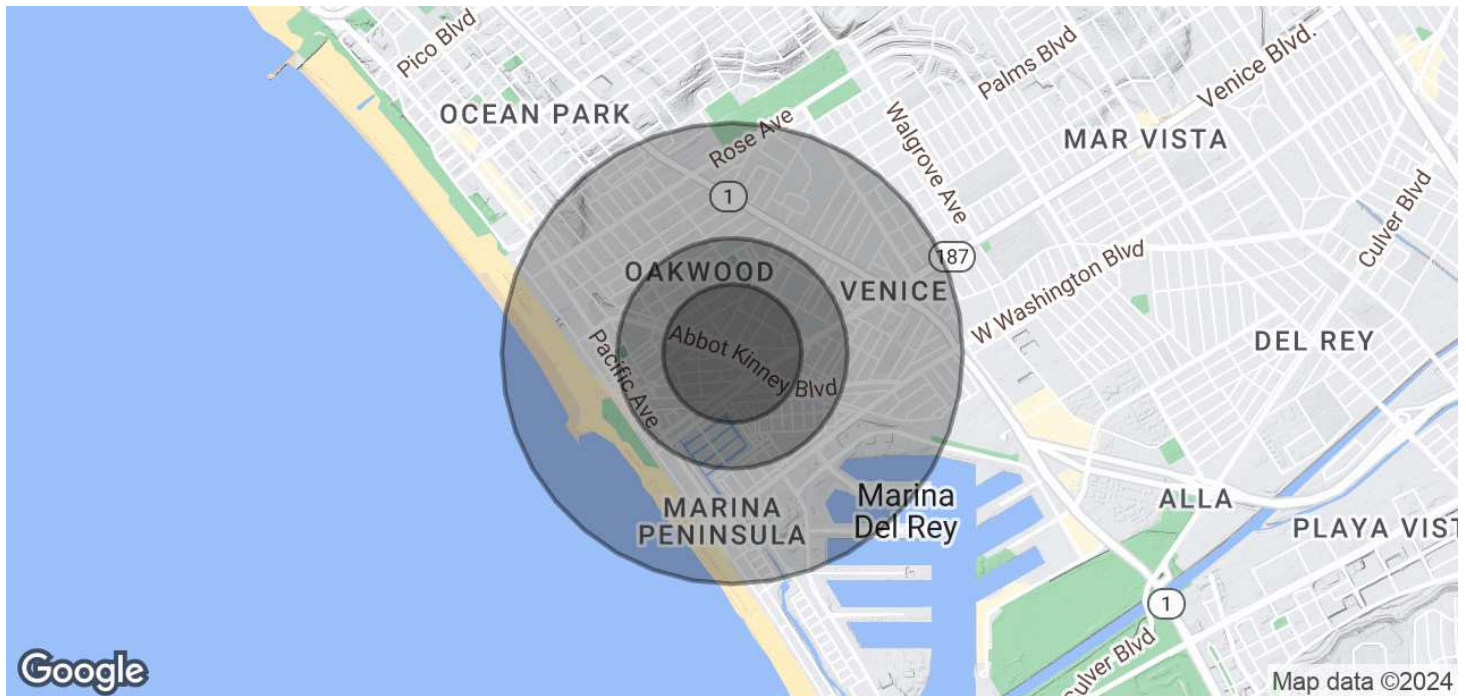


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population

2,179

10,120

34,897

Average Age

43

43

43

Average Age (Male)

43

43

42

Average Age (Female)

43

42

43

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households

1,175

5,326

18,311

# of Persons per HH

1.9

1.9

1.9

Average HH Income

\$178,123

\$181,413

\$190,440

Average House Value

\$2,016,136

\$2,006,883

\$1,895,325

Demographics data derived from AlphaMap

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3rd Floor

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