

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



PROPERTY DESCRIPTION

Get ready for an incredible opportunity on Abbot Kinney! We've got a premier, three-story property at 1319 that's a massive 7,447 square feet – perfect for an experiential showroom, artist-in-residence program, or any creative venture you can dream up. This isn't just any space; it's hosted big names like Anomaly, B-Reel, Smart Car, and Netflix, giving your business instant prestige. You'll love the private entrance right on Abbot Kinney Blvd and the four dedicated on-site parking spots, making access a breeze. Located in a high-income area with fantastic demographics, this is your chance to really make a statement. Don't let this unparalleled opportunity to elevate your business pass you by!

PROPERTY HIGHLIGHTS

- Spacious balcony overlooking Abbot Kinney Blvd.—perfect for events or outdoor work.
- A three-story building with its own private entrance on Abbot Kinney Blvd.
- 7,447 SF spread across the 1st, 2nd, and 3rd floors, including a secured parking area. Approximately 6,000 SF is dedicated to office/showroom space.
- Four parking spaces are included within the building, with the potential for two more.
- Strategically located in a high-income area with strong demographics.

OFFERING SUMMARY

Lease Rate:	Call for Rate
Number of Units:	1
Available SF:	7,447 (Including parking area)
Building Size:	9,328 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,305	5,358	18,356
Total Population	2,421	10,238	34,656
Average HH Income	\$166,175	\$175,989	\$186,990

David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966

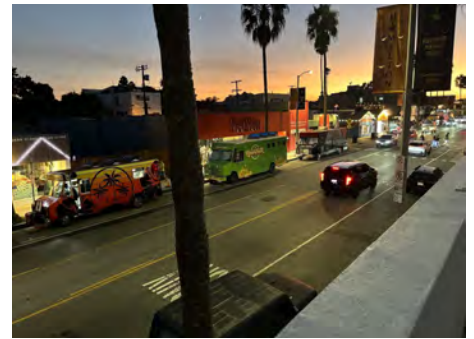


**COLDWELL BANKER
COMMERCIAL**
REALTY

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966

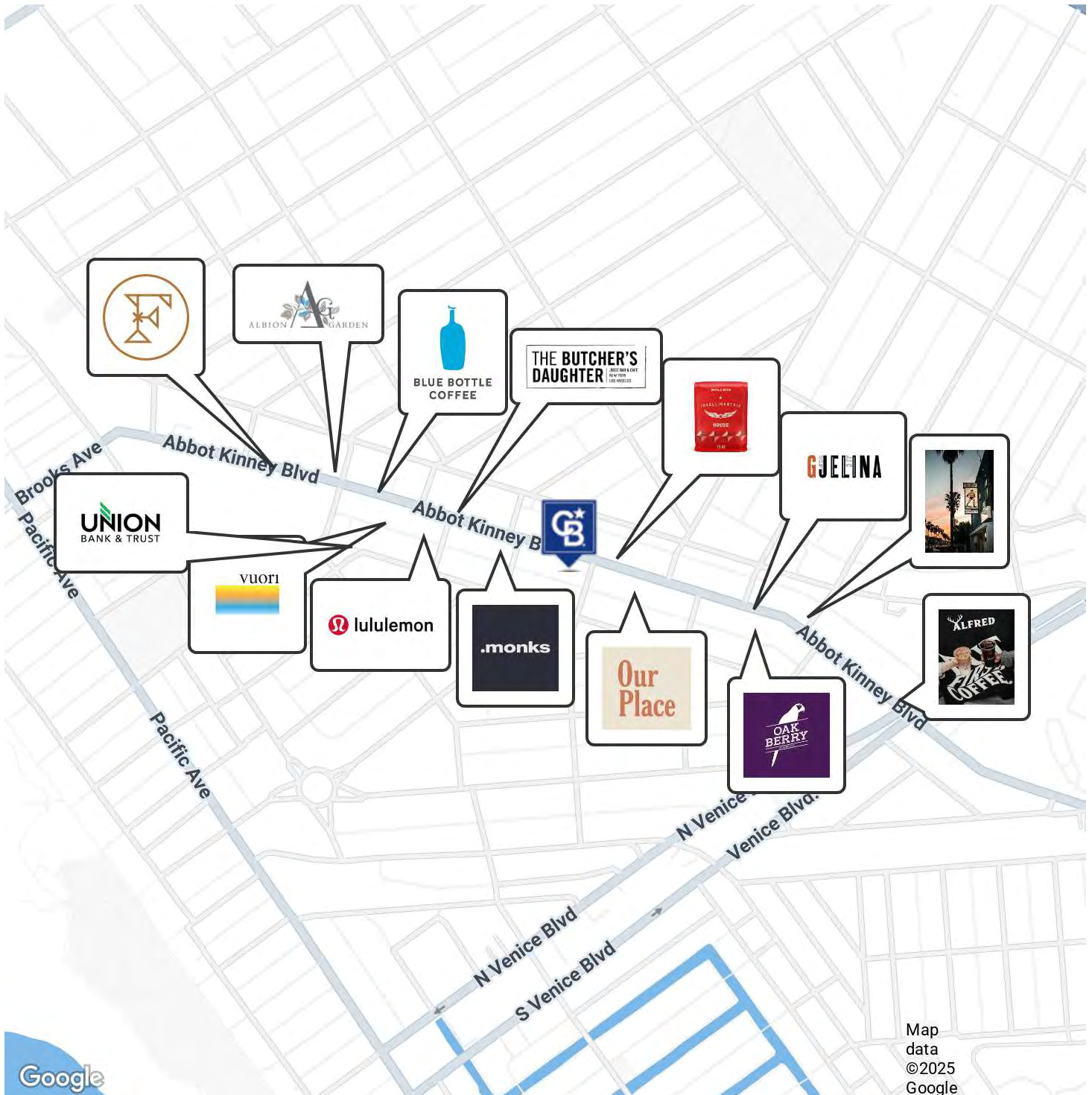


**COLDWELL BANKER
COMMERCIAL
REALTY**

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966



**COLDWELL BANKER
COMMERCIAL**
REALTY

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,421	10,238	34,656
Average Age	42	42	43
Average Age (Male)	41	42	43
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,305	5,358	18,356
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$166,175	\$175,989	\$186,990
Average House Value	\$2,007,695	\$2,002,918	\$1,882,657

Demographics data derived from AlphaMap

David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966

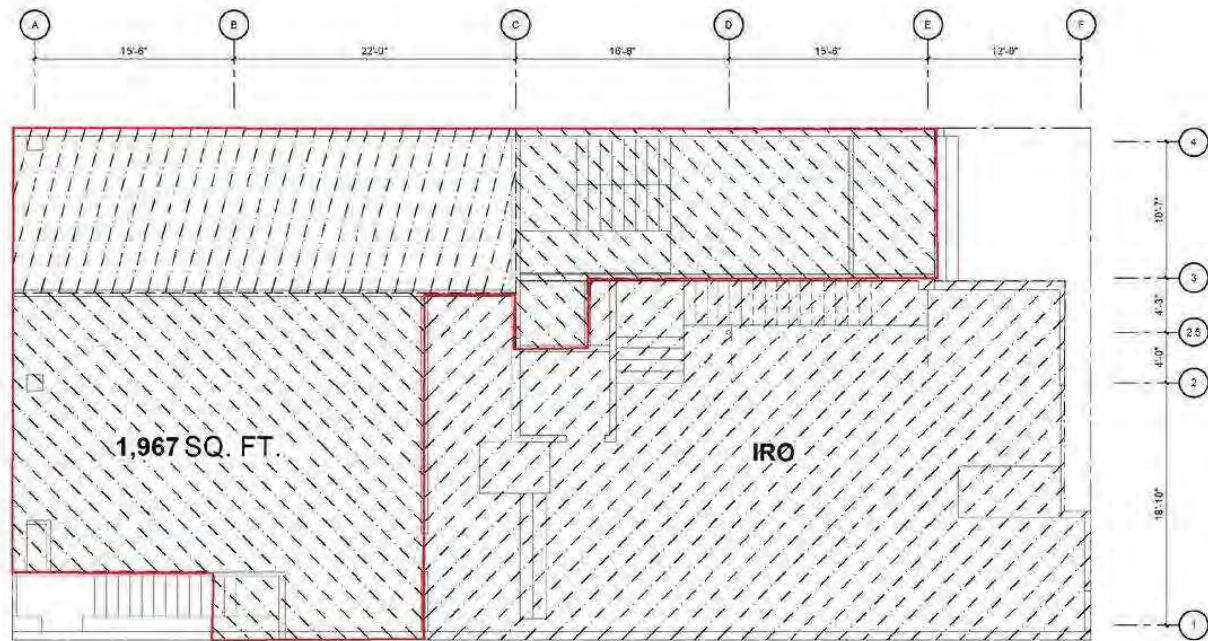


COLDWELL BANKER
COMMERCIAL
REALTY

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



Environetics Designing Environments That Work. Open: 9:00am - 5:00pm Phone: 310.442.1624 Email: info@environetics.com Website: environetics.com	8550 Venice Boulevard Los Angeles, CA 90034 Environetics.com T 310.287.2155 F 310.287.2155 <small>A Division of CB Commercial Real Estate</small>	AREA CALCULATION - RENTABLE 1319 AK CALC 1319 Abbot Kinney Boulevard 1st Floor VENICE, CA 90291	Dwg No: AC1.5 Scale: 1/8"=1'-0" Date: 05/30/13 Plot Date: 05/30/13
---	--	--	---

David Maldonado
310.442.1624
David.Maldonado@cbcnrt.com
CalDRE #01949738

David Thind
310.442.1625
David.Thind@cbcnrt.com
CalDRE # 00402966

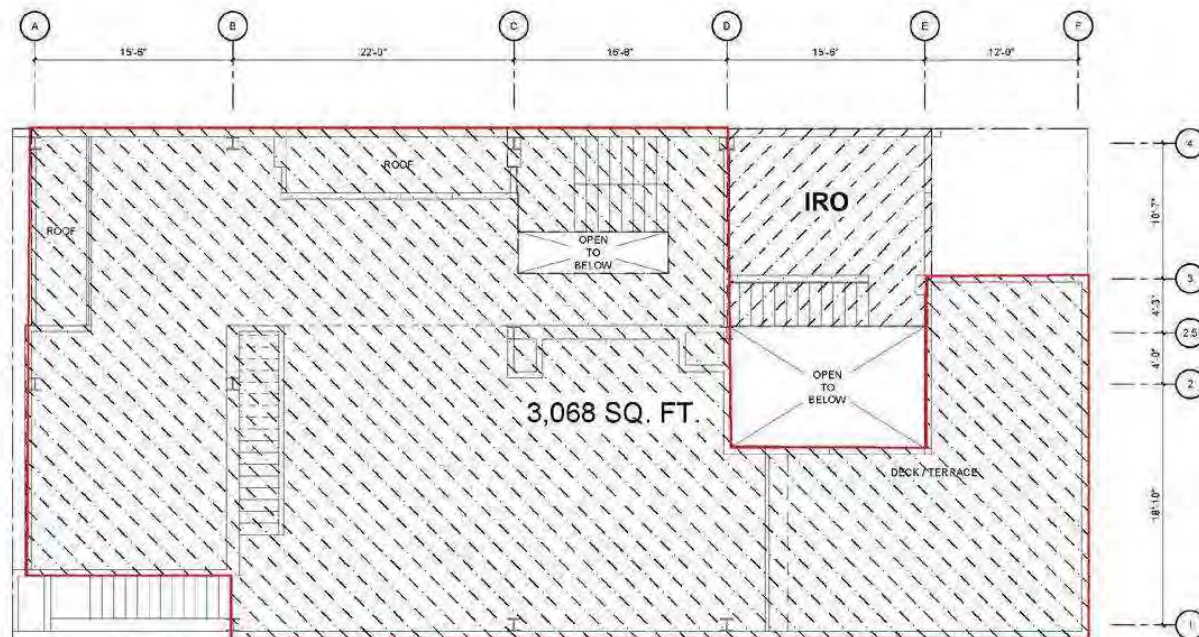


**COLDWELL BANKER
COMMERCIAL
REALTY**

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



BEEnvironetics
Designing Environments That Work.

8630 Venice Boulevard
Los Angeles, CA 90034
Environetics.com
T 310.287.2180
F 310.287.2185



AREA CALCULATION - RENTABLE

1319 AK CALC
1319 Abbot Kinney Boulevard

Dwg No: AC2.5

Scale: 1/8"=1'-0"

Date: 05/30/13

David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966

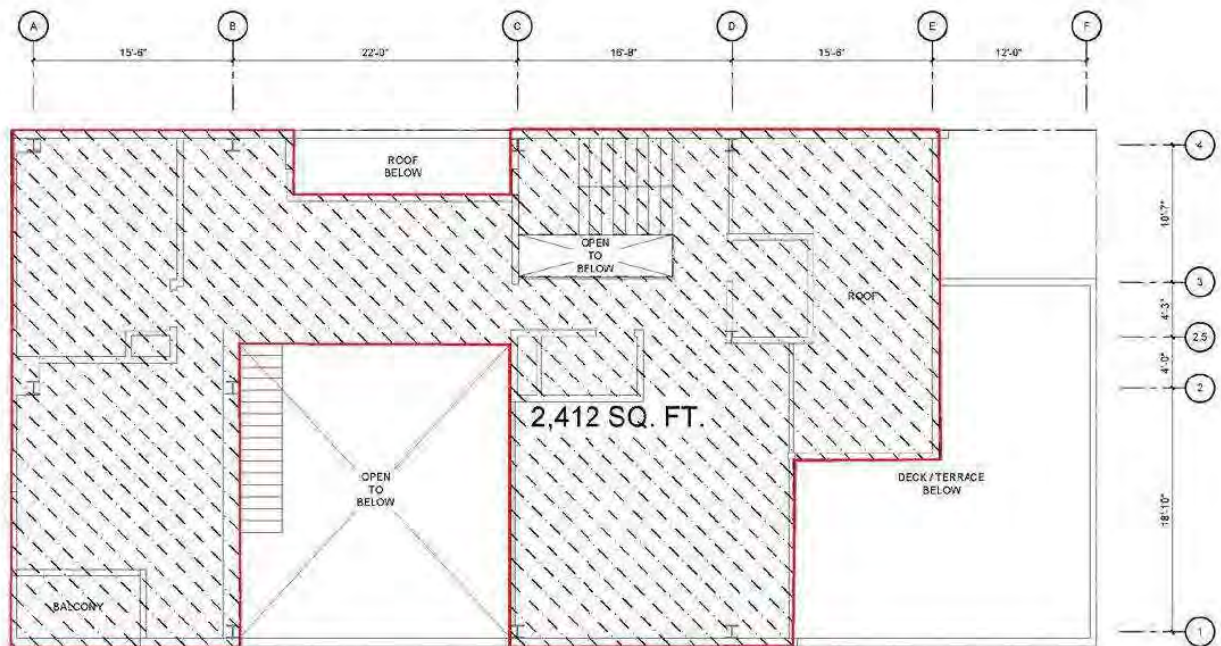


**COLDWELL BANKER
COMMERCIAL**
REALTY

ABBOT KINNEY

EXPERIENTIAL SHOWROOM | ARTIST IN RESIDENCE

1319 Abbot Kinney Blvd Venice, CA 90291



Environetics
Designing Environments That Work.

8830 Venice Boulevard
Los Angeles, CA 90034
Environetics.com
T 310.287.2188
F 310.287.2185



AREA CALCULATION - RENTABLE

1319 AK CALC
1319 Abbot Kinney Boulevard

Dwg No: AC3.5

Scale: 1/8"=1'-0"

Date: 05/30/13

David Maldonado

310.442.1624

David.Maldonado@cbcnrt.com

CalDRE #01949738

David Thind

310.442.1625

David.Thind@cbcnrt.com

CalDRE # 00402966



**COLDWELL BANKER
COMMERCIAL**
REALTY