

FOR SALE



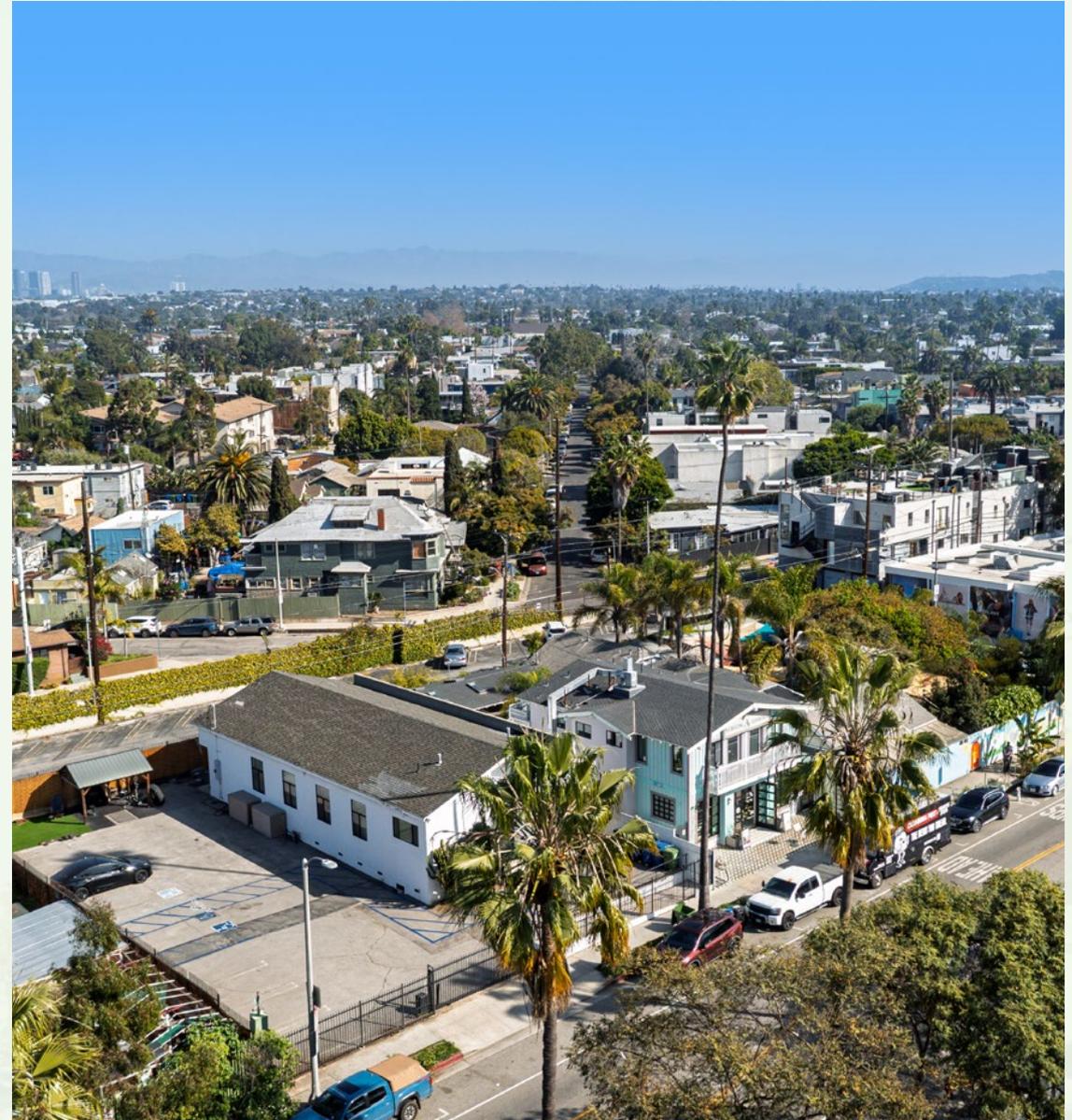
1041-1043
ABBOT KINNEY
BOULEVARD
Venice California

VALUE ADD RETAIL | DEVELOPMENT

1041-1043 ABBOT KINNEY BOULEVARD

Venice California

A rare opportunity to acquire two complementary commercial assets along one of Los Angeles' most sought-after retail corridors. The offering includes a fully leased, income-producing property with undermarket rent delivering stable cash flow, alongside a second building on an oversized lot offering meaningful value-add potential through leasing, repositioning, or redevelopment. Together, the assets provide immediate in-place income and long-term upside in a premier Venice location.



1041-1043

ABBOT KINNEY BOULEVARD

Venice California

PROPERTY TYPE

Retail | Development

ZONING

C2-1-CA

APN

1041 Abbot Kinney: 4239-021-031

1043 Abbot Kinney 4239-021-019



EREWHON

GJELINA

VINCE.



alo yoga

BIRKENSTOCK
MADE IN GERMANY - TRACKED SINCE 1974

LE LABO
GRASSE - NEW YORK

lululemon

vuori

rag & bone
NEW YORK

VEJA

THE BUTCHER'S
DAUGHTER
ARTISANAL CAFE
LOS ANGELES

Madewell

THE GREAT.

All'Antico Vinaio



EVERELANE

ABBOT KINNEY BOULEVARD

SUBJECT PROPERTIES



1041-1043

ABBOT KINNEY
BOULEVARD

Venice California

VALUE-ADD

DEVELOPMENT
OPPORTUNITY

2,148 SF building on an
oversized 7,796 SF double lot

100% NNN LEASED ASSET
WITH UNDERMARKET RENT

Sold with an in-place
CAP RATE of 6%

80 FEET OF FRONTAGE

40 FEET OF FRONTAGE

PROPERTY DETAILS

ADDRESS

1041-1043 Abbot Kinney Blvd
Venice, California 90291

BUILDING SF

1041 Abbot Kinney: 2,148 SF
1043 Abbot Kinney: 4,431 SF

Total SF: 6,579 SF

LOT SIZE

1041 Abbot Kinney: 7,796 SF
1043 Abbot Kinney: 3,746 SF

Total SF: 11,592 SF

PORTFOLIO PRICE

\$17,200,000

BUILDING PPSF

\$2,583/SF

LOT PPSF

\$1,466/SF

SINGLE ASSET PRICE

1041 ABBOT KINNEY BLVD

\$8,557,000

Land PPSF: \$1,098/SF

Very competitive land pricing

1043 ABBOT KINNEY BLVD

\$8,643,000

PPSF: \$1,950/SF

6% Cap Rate on in-place income



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ZACUTO GROUP

1250 6th Street

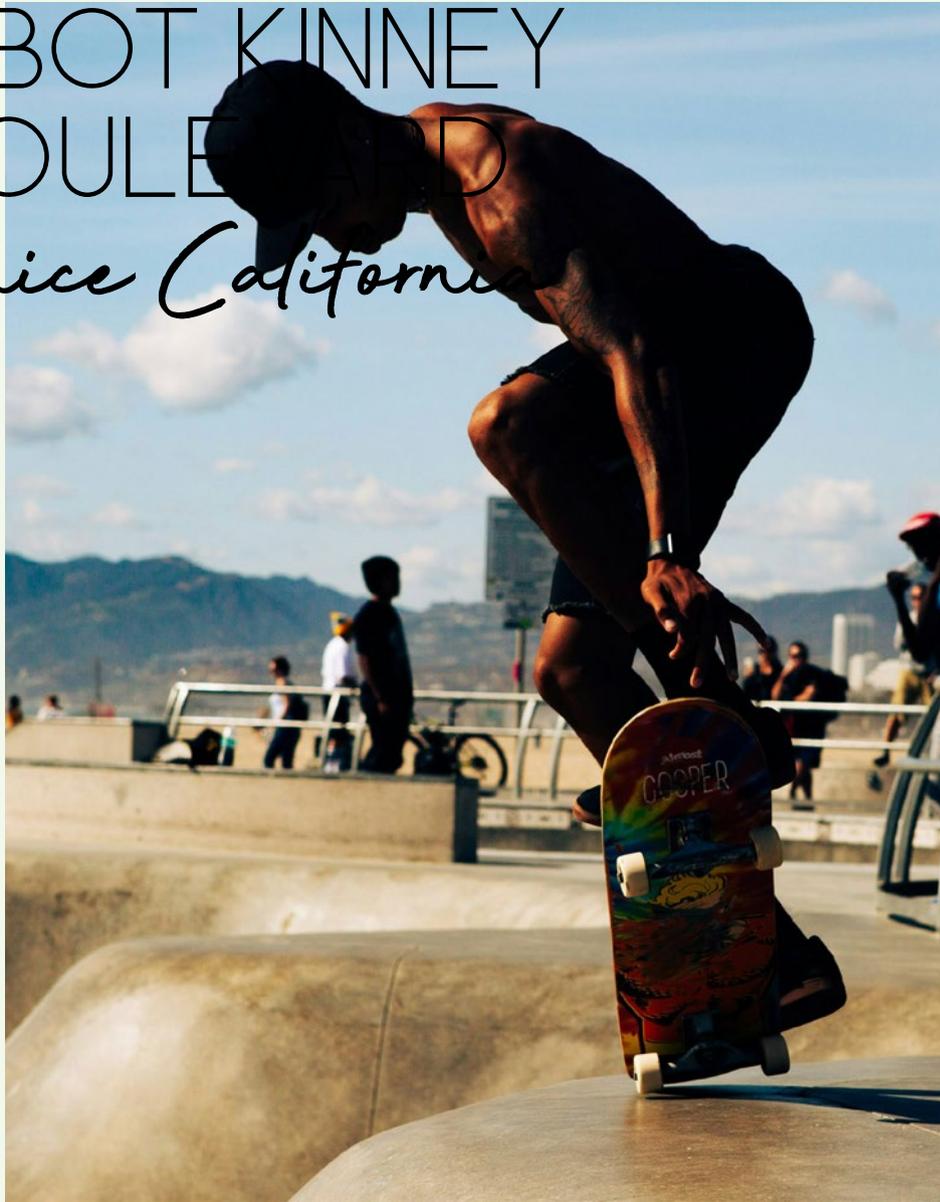
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1041-1043

ABBOT KINNEY
BOULEVARD
Venice California



ICONIC

DESIGN-DRIVEN

CREATIVE

INFLUENTIAL

VENICE

1041 ABBOT KINNEY

1043 ABBOT KINNEY



1041-1043

ABBOT KINNEY BOULEVARD

Venice California

Double-asset on iconic Abbot Kinney Boulevard, one of Los Angeles' most sought-after corridors.

A++ prime Venice location surrounded by nationally recognized retailers + acclaimed dining destinations

Premier Westside submarket with strong tenant demand and high barrier to entry

Ideal for flagship retail, private investors, or 1031 exchange buyers seeking stability with embedded upside.

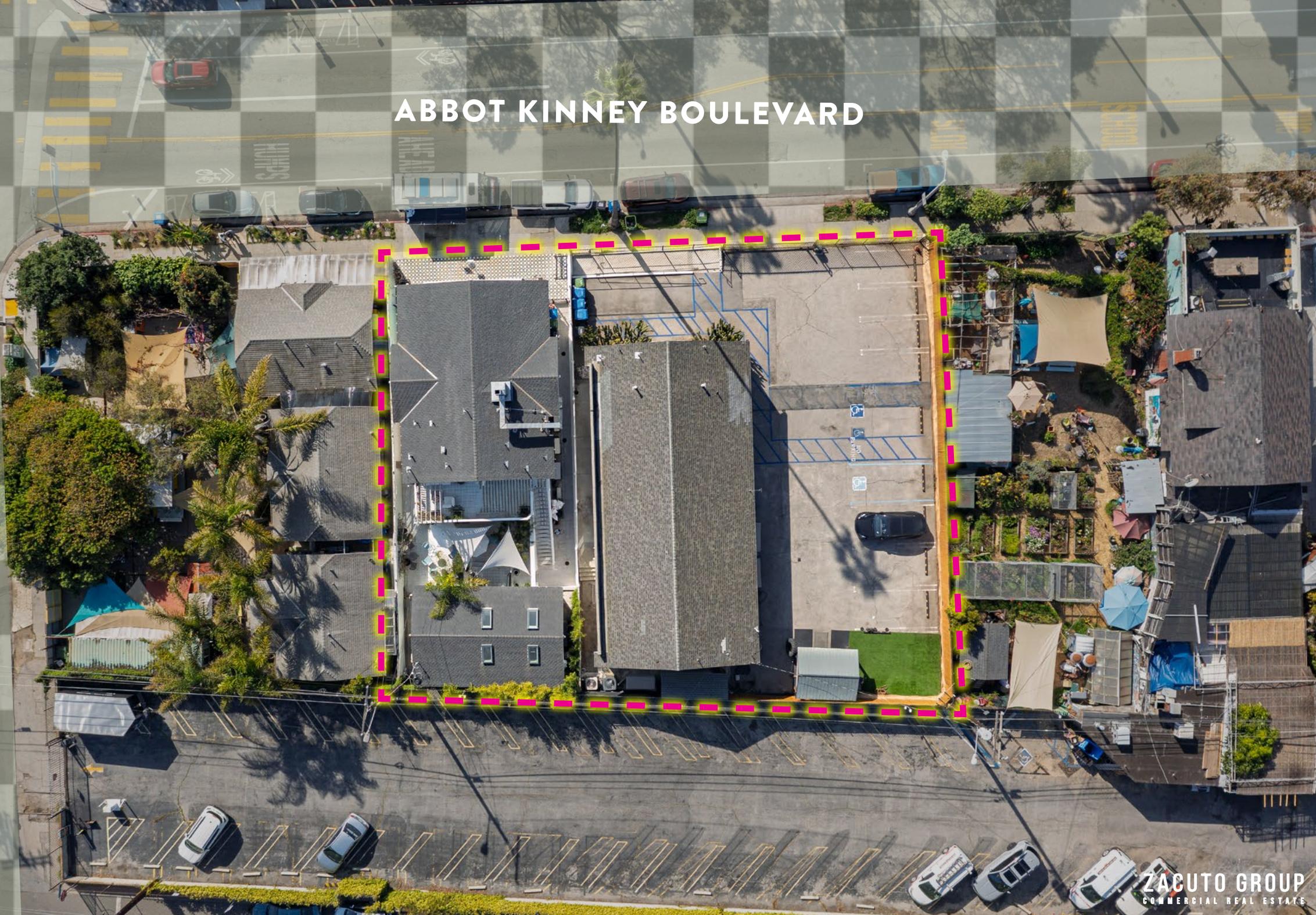
Ultra high street visibility with unmatched asset recognition

Immediate income with future upside

Venice market attracts over 16 million annual visitors

ABBOT KINNEY BOULEVARD

WESTMINSTER AVENUE



EREWON

Levain
BAKERY

pressed.
JUICERY

ALFRED

Sweetfin

A

lululemon

rag & bone
NEW YORK

vuori

BLUE BOTTLE
COFFEE

THE BUTCHER'S
DAUGHTER

Madswell

WESTMINSTER AVE

ELECTRIC AVE

SUBJECT PROPERTIES

ABBOT KINNEY BLVD

ELECTRIC AVE

4TH AVE



1041

ABBOT KINNEY BOULEVARD

Venice California

BUILDING SIZE: 2,148 SF

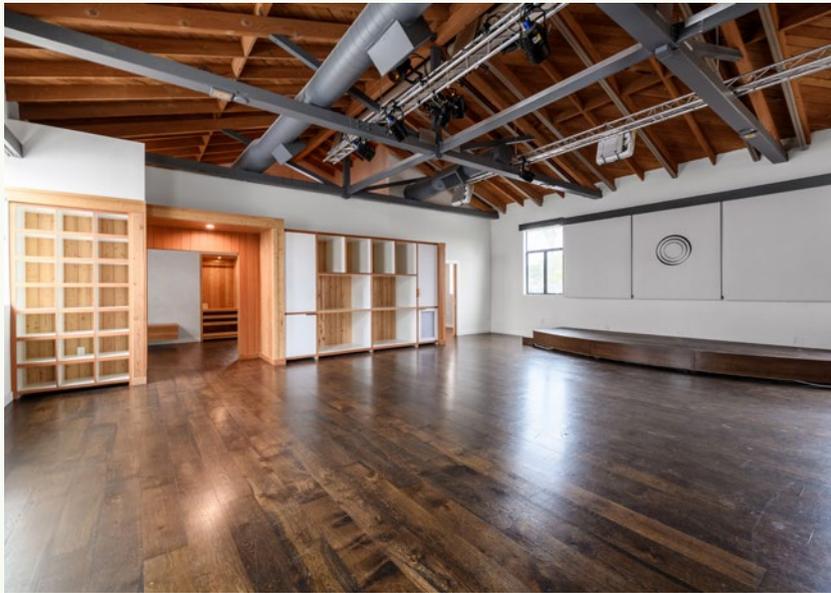
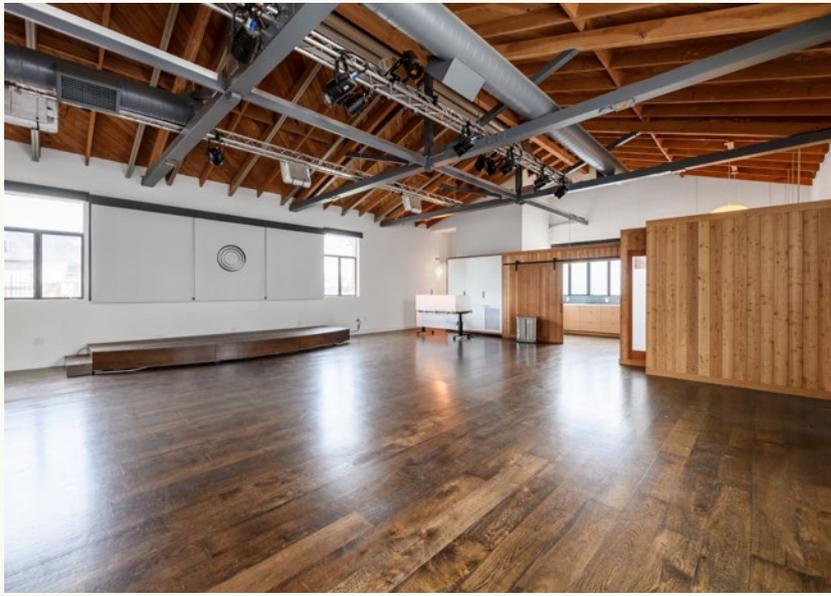
LOT SIZE: ± 7,796 SF

VALUE-ADD/Development Opportunity

Gated parking for up to 10 cars

Change of use to retail in final stages of approval

Currently leased month-to-month for \$15,000/mo MG



**PROPERTY
PHOTOS**



1043

ABBOT KINNEY
BOULEVARD
Venice California

BUILDING SIZE: 4,431 SF (per BOMA)

LOT SIZE: ± 3,426 SF

100% Leased to Albion Garden

Current use: Cafe / Cosmetics Retailer

Leased through 6/30/2028

RENT SCHEDULE:

- \$43,215/month through Dec 31, 2026
- \$44,522/month Jan 1, 2027 through Dec 31, 2027
- \$45,847/month Jan 1, 2028 through June 30, 2028
 - Insurance - \$833/mo (\$10K/annual)
 - Property tax - \$3,125/month (\$37.5K/annual)



**PROPERTY
PHOTOS**



1041-1043

ABBOT KINNEY
BOULEVARD

Venice California





RETAIL

Aviator Nation
Adidas Originals
Aesop Abbot Kinney
AE Studio
Ahlem
Albion Garden
Alexandra Wagner
Skincare
Ananda Venice
Away
Bazar
Birkenstock
Blue Bottle Coffee
Buck Mason
Burro
Colorful Standard
Cookman
Corridor
Coutula
Cuyana
Everlane
Farm Rio
Flannel
Garrett Leight Optical

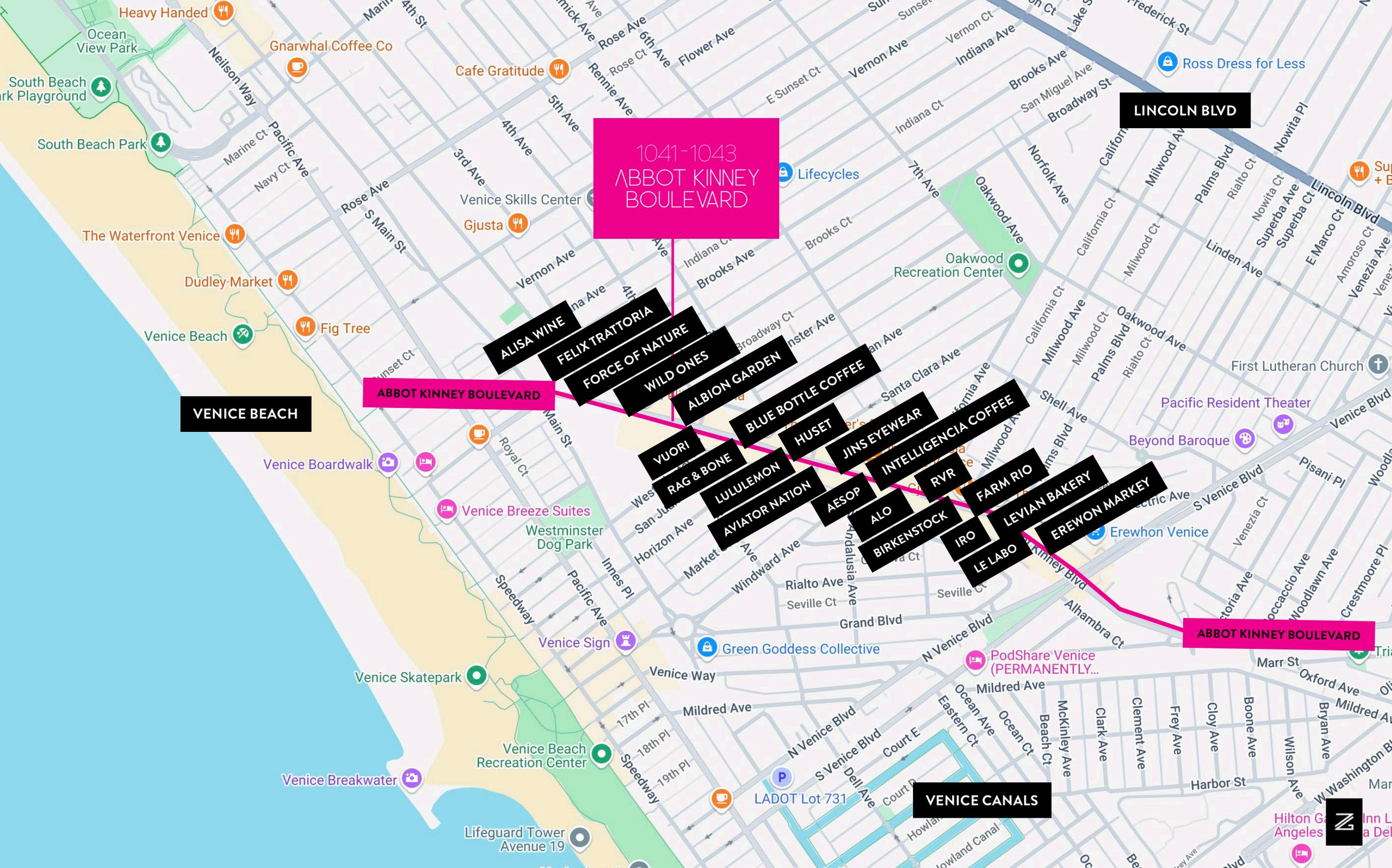
Gorjana
Guild
Heist
Hoff Optometry and
Eyewear
Huset
Illesteva
Industry of All Nations
IRO
John Fluevog Shoes
JINS
Lavish Tan
Le Labo
Lucky Stop Liquor
Lululemon
Made in Earth
Malin + Goetz
Marine Layer
Mejuri
Moda Studios
Nati Boutique
Osea
Our Place
Peak Design

Principessa
Rag & Bone
Roark
Ruti
Saje
Salt & Straw
Sand Cloud
Satine
Shinola Detroit
Skylark Venice
Strange Invisible
Perfumes
Suitsupply
The Stronghold
Topdrawer
Tumbleweed & Dandelion
Vardagen
Velvet (by Graham &
Spencer)
Vince
Vincero
Vuori
Warby Parker
World Wide Mind



RESTAURANTS

Gjelina
The Butcher's Daughter
Felix Trattoria
Alisa Wine & Friends
Ōwa
RVR
Market
All'Antico Vinaio
Intelligentsia Coffee
Venice
Blue Bottle Coffee
Alfred Coffee
Boulevard Coffee
Fast Times
Paisita Cafe
ALBION GARDEN
Kohi by Owa
Cha Cha Matcha
Niche Cafes
Levain Bakery
Salt & Straw
Rooster Fish
Wild Ones



1041-1043
ABBOT KINNEY
BOULEVARD

LINCOLN BLVD

VENICE BEACH

ABBOT KINNEY BOULEVARD

ABBOT KINNEY BOULEVARD

VENICE CANALS

ALISA WINE

FELIX TRATTORIA

FORCE OF NATURE

WILD ONES

ALBION GARDEN

BLUE BOTTLE COFFEE

HUSET

JINS EYEWEAR

INTELLIGENCIA COFFEE

VUORI

RAG & BONE

LULULEMON

AVIATOR NATION

AESOP

ALO

BIRKENSTOCK

IRO

FARM RIO

LE LABO

LEVIAN BAKERY

EREWON MARKEY

South Beach
Park Playground

South Beach
Park

The Waterfront Venice

Dudley Market

Venice Beach

Venice Boardwalk

Venice Breeze Suites

Westminster
Dog Park

Venice Sign

Venice Skatepark

Venice Beach
Recreation Center

Venice Breakwater

Lifeguard Tower
Avenue 19

LADOT Lot 731

PodShare Venice
(PERMANENTLY...)

Hilton Garden
Inn L.A. Venice

Ross Dress for Less

Lifecycles

Oakwood
Recreation Center

Pacific Resident Theater

Beyond Baroque

Erewhon Venice

Inn L.A. Venice

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Venice California



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