



1711
PACIFIC
BOULEVARD

LEASE OFFERING
1 BLOCK FROM VENICE
BOARWALK



1,000 SF LEASE OFFERING



First time on the market in decades!

Ground floor retail space (currently hair salon) with 7 parking spaces available.

One block from the world-famous Venice Boardwalk

Next door to Tocaya and Hotel Erwin.

Rare stand alone building in Venice with parking



1711 Pacific Avenue
Venice, CA 90291

\$8/SF

LEASE RATE

NNN

LEASE TYPE

1,000 SF

SPACE AVAILABLE





95

WALKER'S PARADISE



52

GOOD TRANSIT



95

BIKER'S PARADISE



1,000 SF ■ RETAIL

7 PARKING SPACES AVAILABLE



VENICE, CA

Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors.

Today, Venice is one of the most popular destinations in Los Angeles for visitors and locals alike. From its days as home to Beat Generation poets and artists, Venice continues to be an important Los Angeles cultural center.



DEMOGRAPHIC SNAPSHOT



39,875
POPULATION



38
MEDIAN AGE



\$121,579
MEDIAN HH INCOME



43%
BACHELOR'S DEGREE



89
AVERAGE WALKSCORE



85
AVERAGE BIKE SCORE

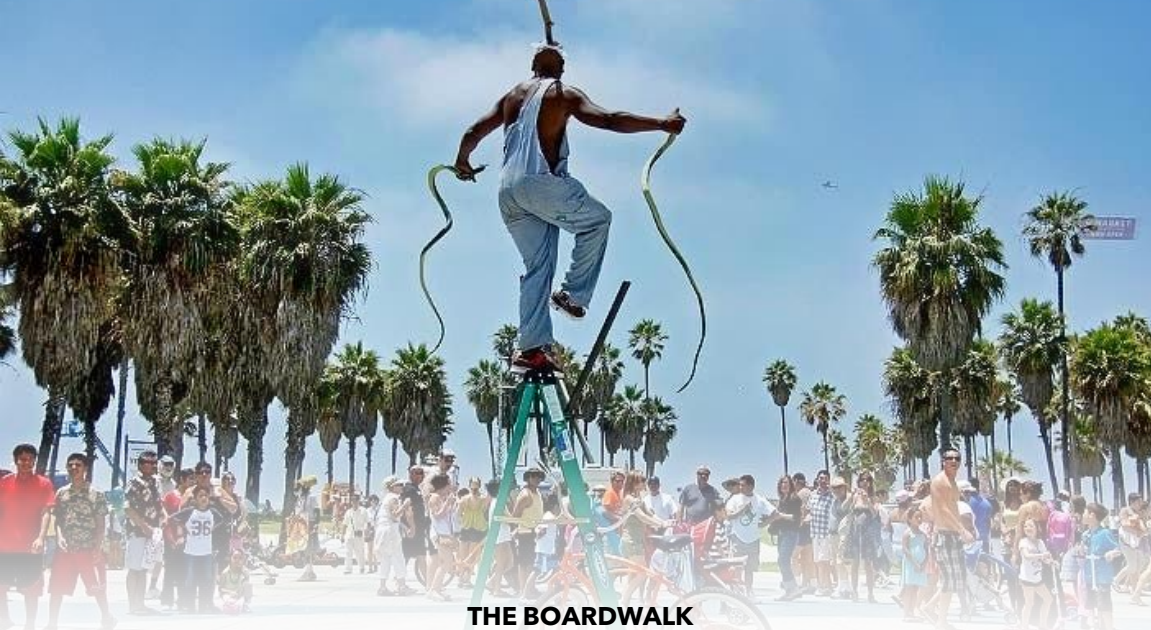
Abbot KINNEY

– a mile of popular shops, restaurants, and galleries, inhabiting eclectic century-old bungalows and modern architectural buildings – in the heart of famed Venice Beach, California. Celebrities, foodies, local artists and bohemians mingle at top-chef eateries and neighborhood haunts alike.



Abbot Kinney is a local community mainstay that attracts international tourists. Cutting-edge design easily mixes with quirky style. Abbot Kinney Boulevard is an expression of the celebrated Venice arts community.

The street's lined with the gamut of International flagship stores and boho-beach chic boutiques, the best of rare and vintage discoveries, stylists, salons, health and fitness choices to nurture the mind-body-soul. The street's nightlife draws the hip, edgy and celeb-sophisticated from all over LA and beyond.



THE BOARDWALK

The world famous Venice Ocean Front Walk (aka "the boardwalk") beckons from the doorstep of the Hotel Erwin. There's something for everyone on the concrete boardwalk: on one side there are specialty shops, restaurants and uniquely designed residences, and on the other a myriad of street performers, artists, fortune tellers and much more.

ABBOT KINNEY BLVD

Abbot Kinney is one of the Westside's hippest havens, offering a day's worth of beach-adjacent exploration that's one of L.A.'s quintessential must-dos. Whether you visit for your daily workout, your monthly beauty appointment or your yearly vacation, Abbot Kinney Blvd never fails to intrigue, amuse and delight.



VENICE BEACH CANALS

Built in 1905 by developer Abbot Kinney as part of his "Venice of America" plan, the Venice Canal Historic District is famous for its man-made canals, which evoked the canals of Venice, Italy and likewise featured gondola rides. The Venice Beach canals originally covered the entire area between Abbot Kinney, Pacific Ave., and Venice Blvd.



TOURISM PROFILE

Coney Island of the Pacific

From its world-famous boardwalk and beautiful beach to the shopper's paradise of Abbot Kinney Blvd., Venice offers a unique and vibrant mix of activities and attractions. Originally called "Venice of America," Venice was founded in 1905 by developer Abbot Kinney as a beachfront resort town. Kinney's initial vision of creating a cultural mecca was set aside to accommodate the public, and Venice became the "Coney Island of the Pacific," complete with an amusement pier and a miniature steam railroad. Kinney also created a system of canals and imported gondolas and gondoliers from Venice, Italy.

Located a few blocks from Venice Beach, Abbot Kinney Blvd. is a vibrant collection of boutiques, salons, galleries, restaurants and bars that attracts visitors from all over L.A. and beyond. In its first-ever "Style Bible" issue, GQ Magazine named Abbot Kinney "The Coolest Block in America."

Los Angeles is a shopper's paradise, and for shopaholics Abbot Kinney is a must. The eclectic clothing shops offer everything from surf tees and beach cruisers to vintage wear and modern designers. Collectors make frequent trips to Waraku for its limited-edition imported Japanese shoes and apparel.



VENICE PIER

WALK PARKING

OSPI

L | A LOUVER |

WINWARD PLAZA



BRABU

The
PIER
HOUSE
VENICE, CALIFORNIA

EL TARASCO
(Marina Del Rey)

Baja
CANTINA

BEACH
+
BREW
NIGHTHAWK
BREAKFAST BAR
CHARCOAL
VENICE

PACIFIC AVE

PARKING LOT

JAMES'
BEACH

plancha
a late July

WASHINGTON BLVD

VENICE BRANCH
MERCEDES
BAR & GRILLE

ISLANDS
fine burgers & drinks

VENICE CANALS

N. VENICE BLVD

MOTO
Azabu
SUSHI BAR & GRILL
Tokyo Tonkatsu
VENICE
Since 1994
TAJRISH
PERSIAN CUISINE



ERWIN

VENICE

SCOTCH & SODA

TOMS

AYR

AWANDA

SKYLARK

Happy Socks
Est. 2008 Sweden

TIMBUK2

Ray-Ban

pudu pudu
Pudding makers since 1894

MADE
IN
EARTH

GRACE LOVES LACE

Garrett Leight
CALIFORNIA OPTICAL

ASA
KAPTANS
BEAUTY. CONFIDENCE. GLAMOUR.

VINCE

KOIO

ABOT'S PIZZA
COMPANY

ENDA KING MEN

Saje
NATURAL WELLNESS

BOU
TIQ

GJELINA

nati

URBAN
ESCAPE
SKIN-CARE

ZADIG & VOLTAIRE

nom nom
TRUCK

ROYAL HERITAGE



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1 BLOCK FROM VENICE BOARWALK