

conroy

conroycommercial.com



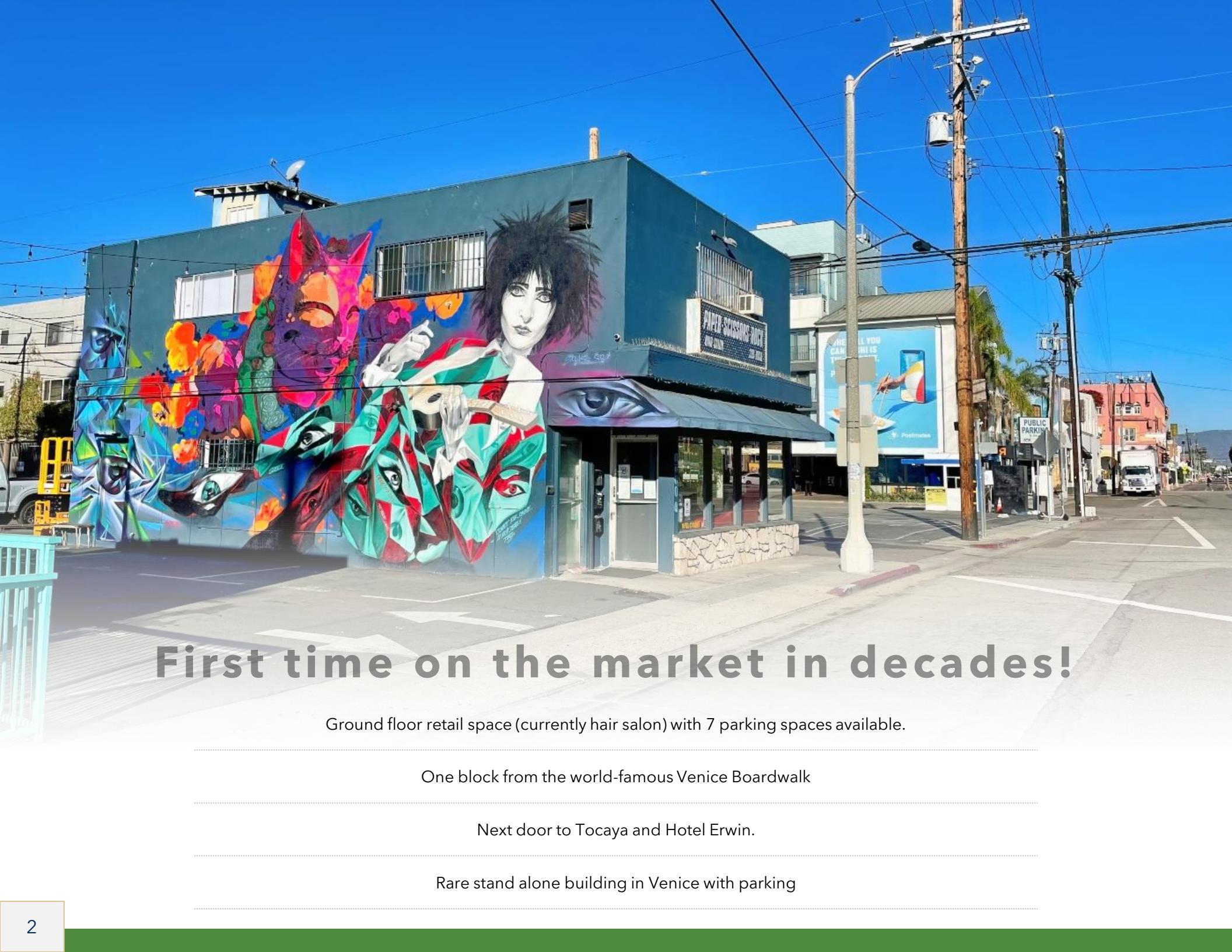
1711
PACIFIC
BOULEVARD

LEASE OFFERING
1 BLOCK FROM VENICE
BOARWALK



1,000 SF LEASE OFFERING

JEFF GRAY 310-874-6920
jeff.gray@conroycommercial.com LICENSE 01386816



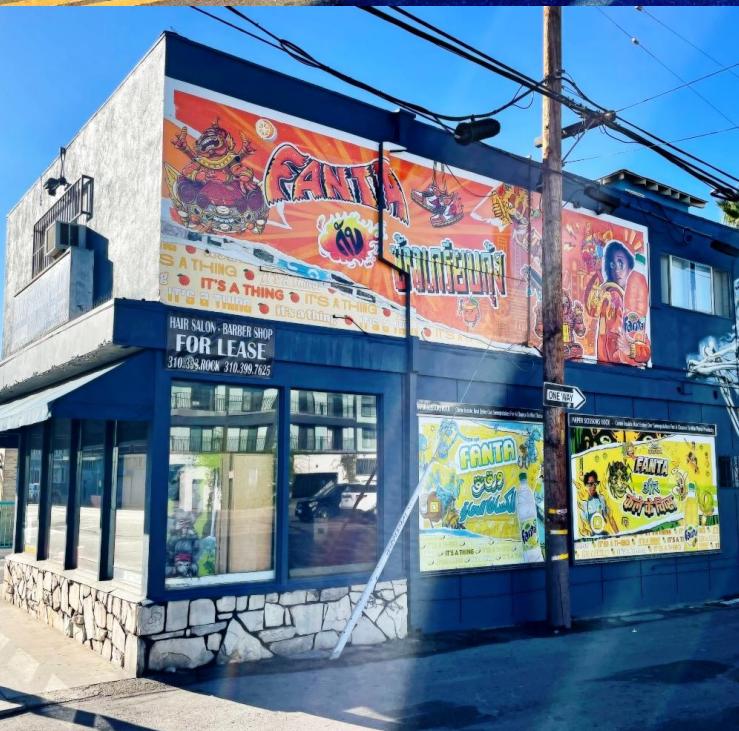
First time on the market in decades!

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

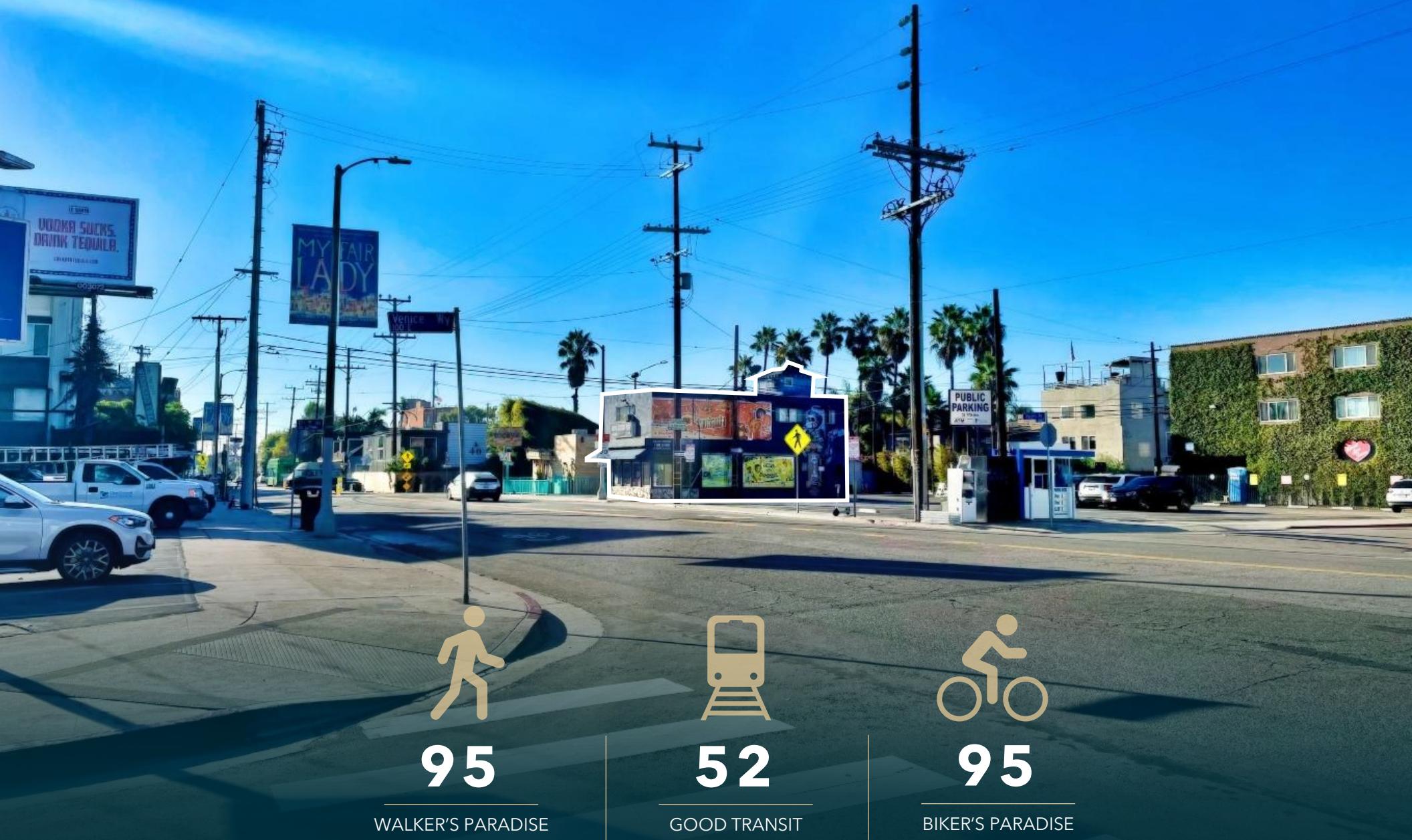
LEASE RATE

NNN

LEASE TYPE

1,000 SF

SPACE AVAILABLE





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



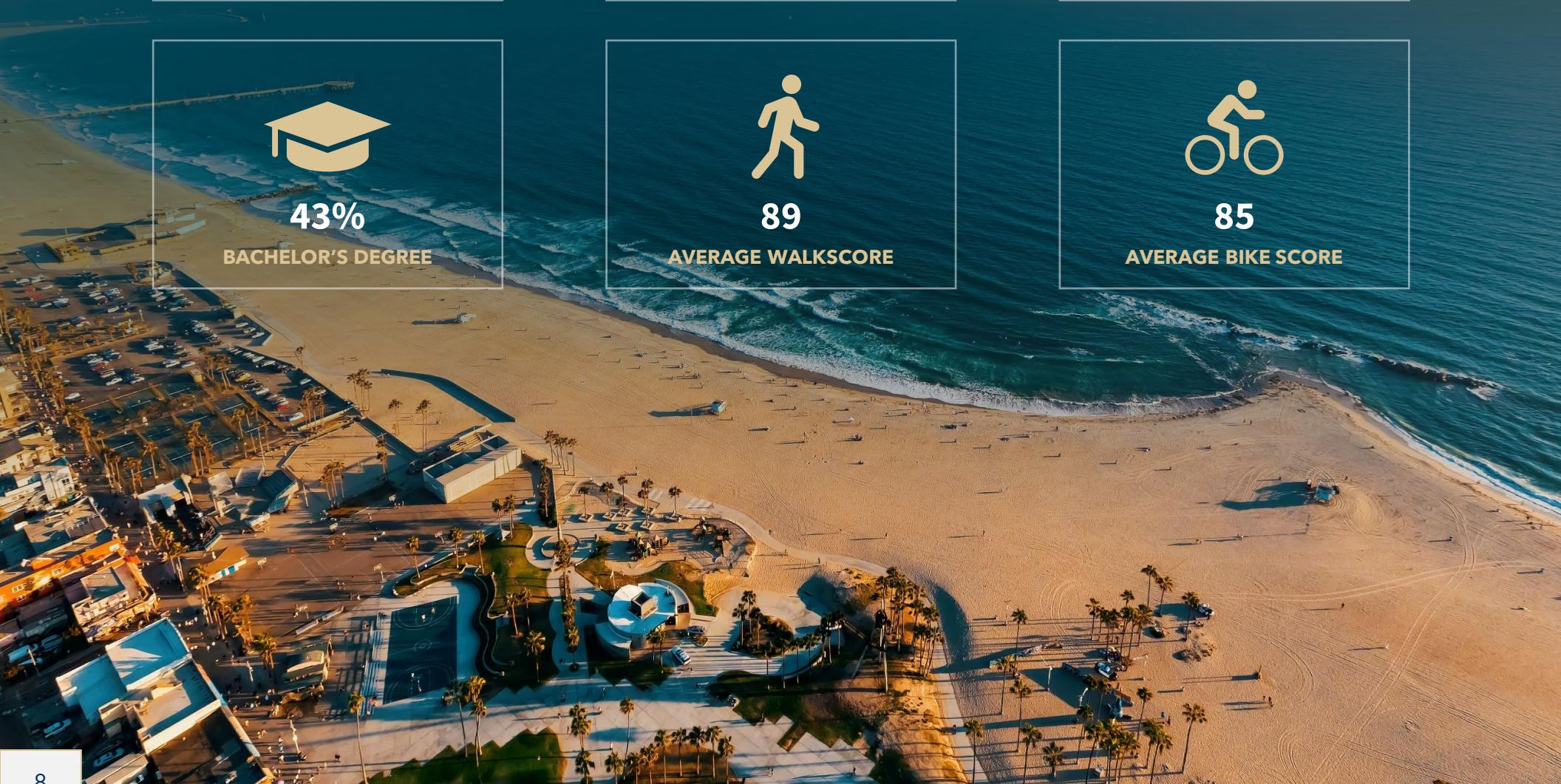
89

AVERAGE WALKSCORE



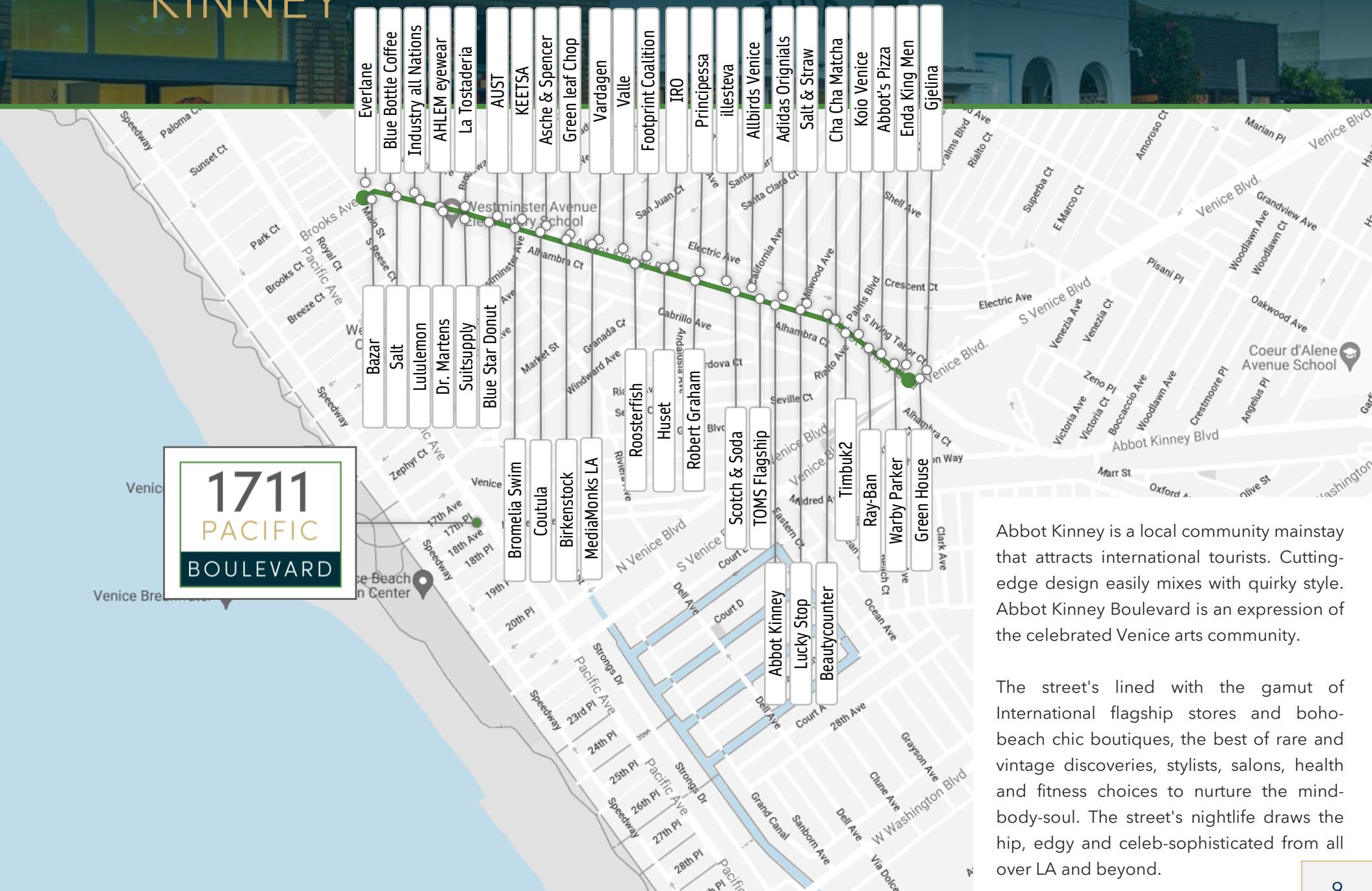
85

AVERAGE BIKE SCORE



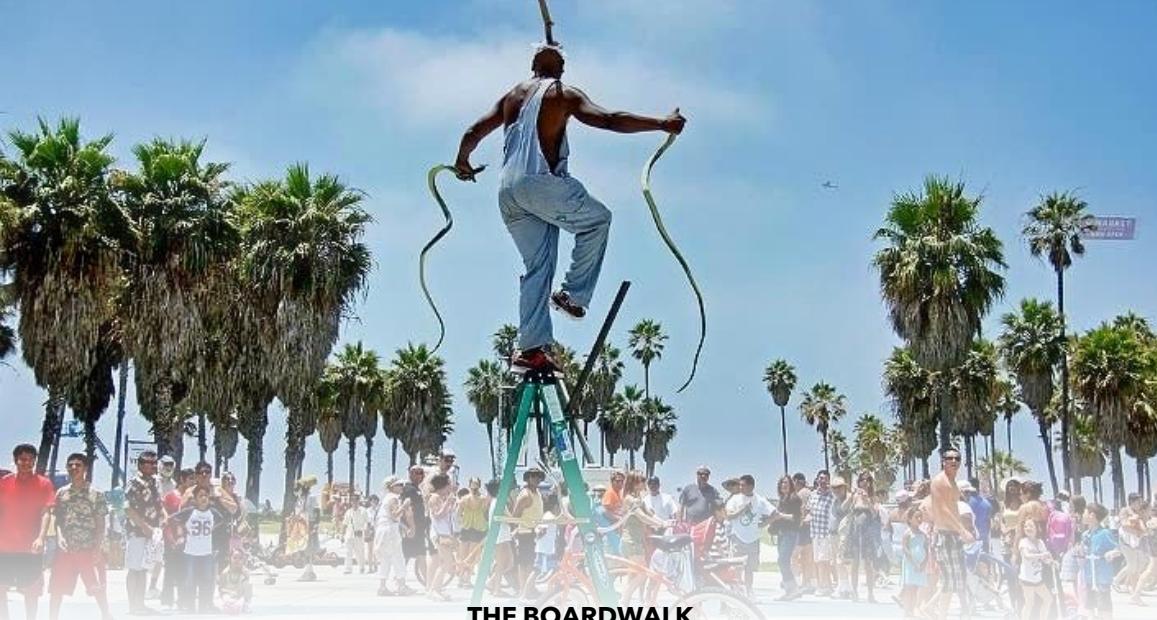
Abbot KINNEY

– 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.



ERWIN

VENICE

SCOTCH & SODA

TOMS

AYR

ANANDA

SKYLARK

HappySocks®
Est. 2008 Sweden

TIMBUK2

Ray-Ban

pudu pudu
Pudding makers since 1894

MADE IN EARTH

GRACE LOVES LACE

GARRETT LEIGHT
CALIFORNIA OPTICAL

eggslut

tocaya
MODERN MEXICAN

ASA KAFTANS

ASA KAFTANS
BEAUTY. CONFIDENCE. GLAMOUR.

VINCE.

KOIO

ABBO'T PIZZA COMPANY

ENDA KING MEN

Saje®
NATURAL WELLNESS

BOU TIQ

GUELINA

náti

URBAN ESCAPE®
SKIN-CARE

ZADIG & VOLTAIRE

nom nom
TRUCK

ROYAL HERITAGE

ABBOT KINNEY

1711 PACIFIC BOULEVARD

JEFF GRAY

Senior Associate

310-275-3213 D | 310-874-6920 M

jeff.gray@conroycommercial.com

LICENSE 01386816

All materials and information received or derived from Conroy Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Conroy Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Conroy Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Conroy Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Conroy Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Conroy Commercial in compliance with all applicable fair housing and equal opportunity laws.

