

# 1041 ABBOT KINNEY BLVD VENICE 90291

FOR LEASE

FLAGSHIP OPPORTUNITY ON ABBOT KINNEY



Abbot Kinney

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**CBRE**

# 1041 ABBOT KINNEY BLVD

**SIZE:** ±2,148 SF

**RATE:** Upon Request

## *Exceptional Flagship Opportunity on Coveted Abbot Kinney*



High visibility location on one of L.A.'s most coveted retail blocks.



High-End Improvements & Move-in Ready.



Property is gated and well-secured.



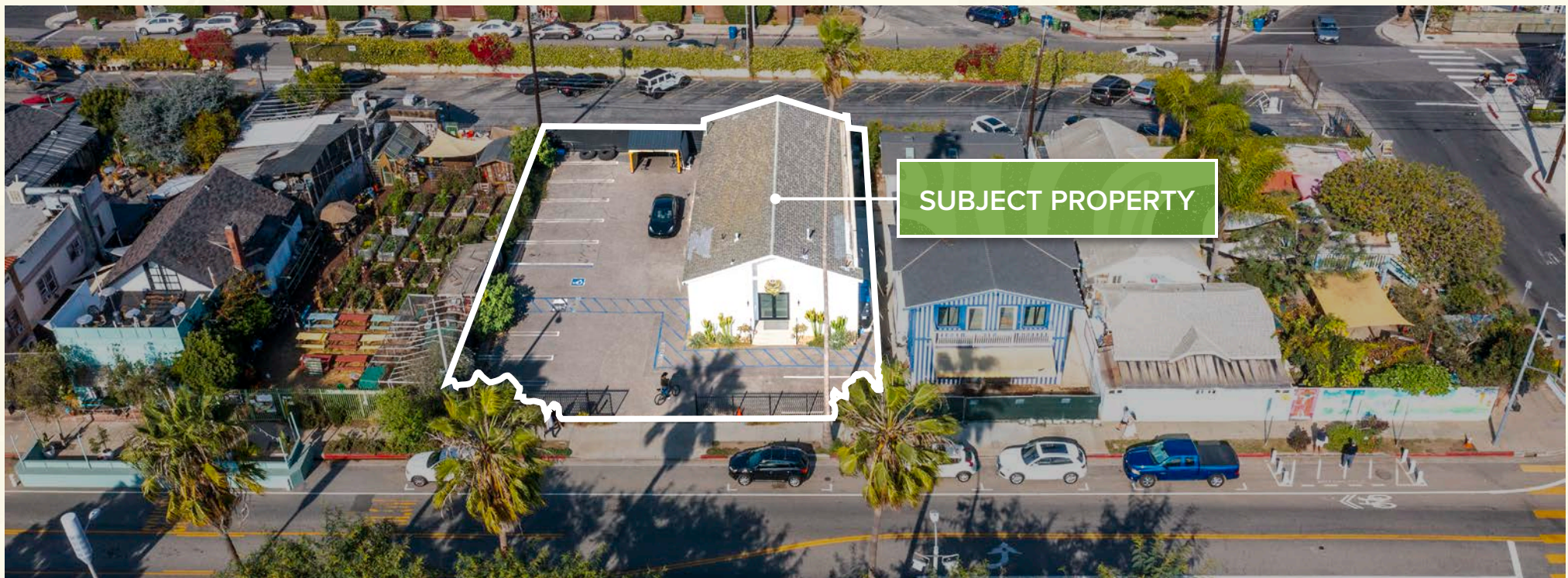
Bike Racks and Exterior Storage Units ready for use.



Previously used as an excellent event space.



Best onsite parking on Abbot Kinney!



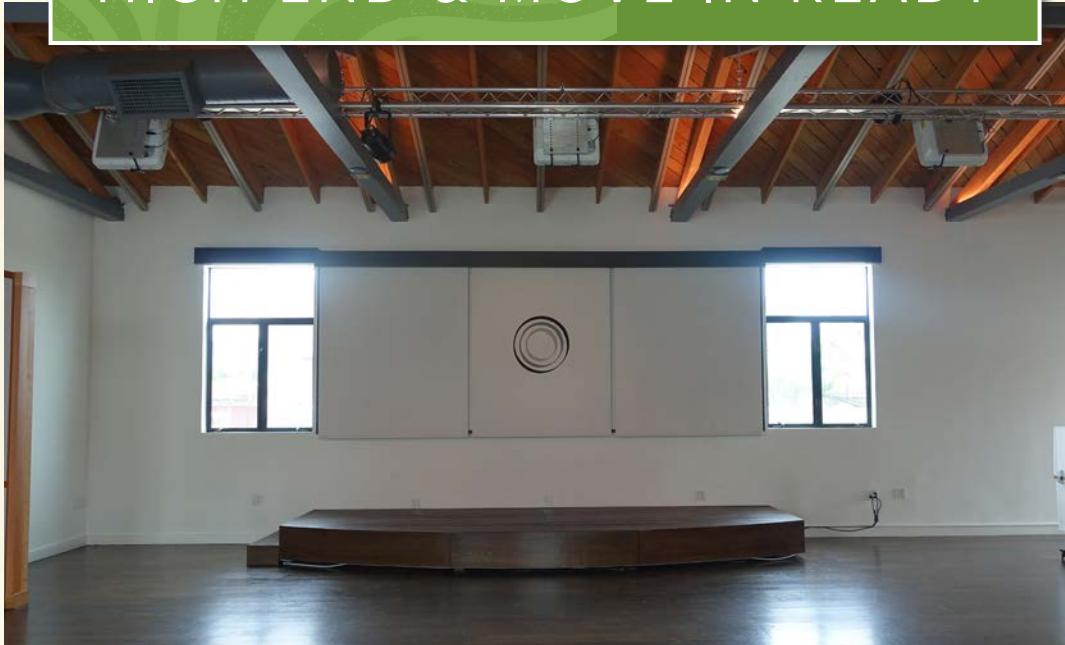
## *The Heart of Venice*

Along the iconic street of **Abbot Kinney in the heart of Venice**, is this one of a kind opportunity for lease. The high foot traffic and great visibility makes this space perfect for a variety of Flagship uses. Be a part of the Abbot Kinney mix!

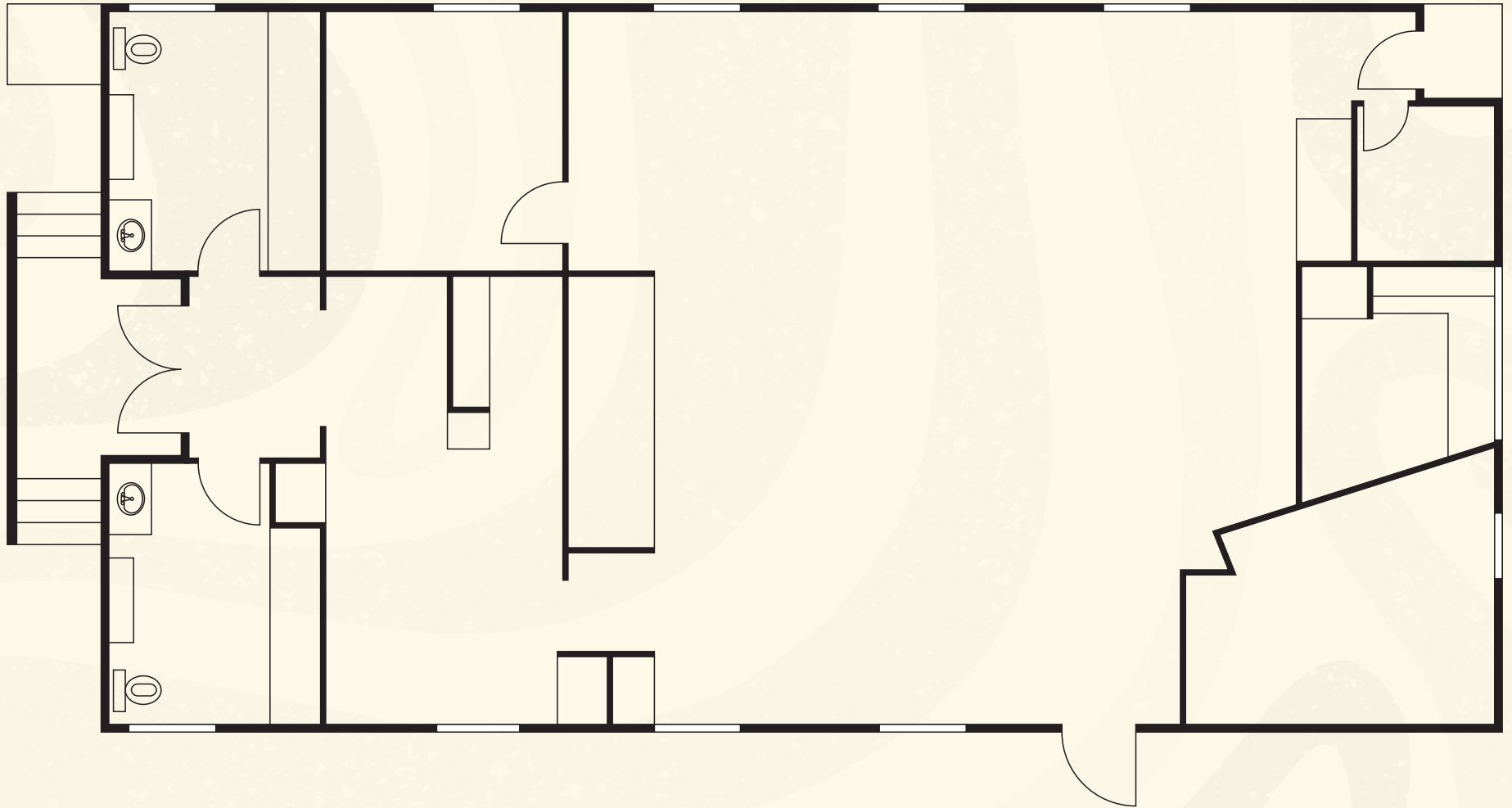
Nearby tenants include: Fiorelli Pizza, Blue Bottle Coffee, Vuori, Felix Trattoria, All'Antico Vinaio, The Great, Roark, rag&bone, Lululemon and so much more!



# HIGH END & MOVE IN READY



# FLOOR PLAN





# DEMOGRAPHICS

DEMOGRAPHIC BRIEF	1 MILE	2 MILES	3 MILES
<b>Population</b>			
2024 Population - Current Year Estimate	31,725	183,221	439,165
2029 Population - Five Year Projection	31,158	181,674	437,545
2020 Population - Census	32,955	185,006	445,185
2010 Population - Census	32,885	174,557	416,468
2020-2024 Annual Population Growth Rate	-0.89%	-0.23%	-0.32%
2024-2029 Annual Population Growth Rate	-0.36%	-0.17%	-0.07%
<b>Households</b>			
2024 Households - Current Year Estimate	17,624	95,100	212,938
2029 Households - Five Year Projection	17,759	96,803	217,874
2010 Households - Census	17,694	89,397	199,363
2020 Households - Census	17,636	88.6% 93,468	90.5% 210,322
2020-2024 Compound Annual Household Growth Rate	-0.02%	0.41%	0.29%
2024-2029 Annual Household Growth Rate	0.15%	0.36%	0.46%
2024 Average Household Size	1.75	1.89	2.00
<b>Household Income</b>			
2024 Households	17,624	95,100	212,937
Under \$15,000	1,563	8.9% 7,987	8.4% 15,717
\$15,000-\$24,999	899	5.1% 4,653	4.9% 9,090
\$25,000-\$34,999	692	3.9% 4,027	4.2% 8,589
\$35,000-\$49,999	715	4.1% 4,930	5.2% 11,539
\$50,000-\$74,999	1,689	9.6% 8,893	9.4% 21,400
\$75,000-\$99,999	1,608	9.1% 8,902	9.4% 21,537
\$100,000-\$149,999	2,771	15.7% 15,178	16.0% 35,653
\$150,000-\$199,999	2,140	12.1% 11,547	12.1% 26,734
\$200,000 and Over	5,547	31.5% 28,982	30.5% 62,679
2024 Average Household Income	\$182,742	\$178,975	\$178,761
2029 Average Household Income	\$210,892	\$205,767	\$204,630
2024 Median Household Income	\$125,303	\$122,364	\$121,472
2029 Median Household Income	\$150,596	\$145,847	\$142,423
2024 Per Capita Income	\$100,758	\$92,754	\$86,973
2029 Per Capita Income	\$119,289	\$109,441	\$102,187

DEMOGRAPHIC BRIEF	1 MILE	2 MILES	3 MILES
<b>Housing Units</b>			
2018-2022 Housing Units	19,830	102,197	228,983
1 Unit -Detached	6,268	31.6% 24,855	24.3% 59,329
1 Unit -Attached	901	4.5% 4,103	4.0% 7,445
2 Units	1,185	6.0% 2,754	2.7% 4,792
3-4 Units	2,570	13.0% 8,165	8.0% 14,494
5-9 Units	2,081	10.5% 14,478	14.2% 33,984
10-19 Units	2,106	10.6% 15,259	14.9% 34,888
20-49 Units	1,740	8.8% 12,627	12.4% 31,926
50 and Over	2,912	14.7% 19,734	19.3% 41,477
Mobile Home	68	0.3% 159	0.2% 565
Other Units	0	0.0% 63	0.1% 82
<b>Education</b>			
2024 Population 25 and Over	26,572	149,362	347,029
Less than 9th Grade	667	2.5% 3,937	2.6% 8,545
9-12th Grade - No Diploma	248	0.9% 2,951	2.0% 6,656
High School Diploma	2,187	8.2% 11,667	7.8% 25,064
GED or Alternative Credential	217	0.8% 1,619	1.1% 2,930
Some College - No Degree	2,860	10.8% 17,294	11.6% 37,761
Associate`s Degree	1,142	4.3% 8,433	5.6% 18,547
Bachelor`s Degree	11,866	44.7% 62,973	42.2% 142,614
Graduate or Professional Degree	7,385	27.8% 40,488	27.1% 104,912
<b>Place of Work</b>			
2024 Businesses	2,927	17,740	39,553
2024 Employees	14,878	146,878	333,577

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