

LEASE

1212 ABBOT KINNEY BLVD SUITE A

Available For Occupancy APRIL 1, 2024



PROPERTY DESCRIPTION

Introducing an extraordinary Artist in Residence building located at 1212 Abbot Kinney. This three-story marvel boasts modern architecture, expansive high ceilings, an open layout, and a rooftop patio with picturesque views of Abbot Kinney. Ideal for showcasing, entrepreneurial ventures, and fostering creativity among groups. The space comes complete with two secure parking spaces and an additional alley parking spot for your convenience. Elevate your business or creative pursuits in this unparalleled environment.

PROPERTY HIGHLIGHTS

- Showroom
- Artist in Residence | 3-story Live/Work with Rooftop Patio
- Concrete Floors & High Exposed Ceilings
- Conference Room
- Available for Occupancy APRIL 1, 2024

OFFERING SUMMARY

Lease Rate:	\$6.40 SF/month NNN (nets approx. \$1.55 psf)
Number of Units:	1
Available SF:	3,775 SF
Zoning:	C2
APN:	4238-003-047

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,719	10,833	29,847
Average HH Income	\$125,877	\$144,705	\$140,353

David Maldonado

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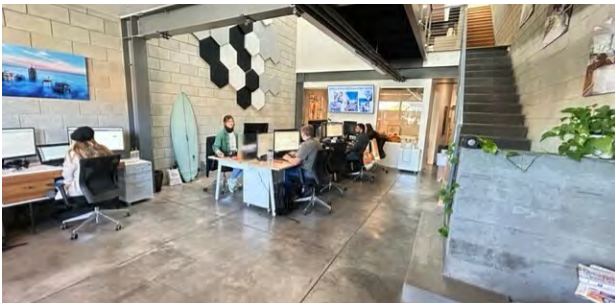
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1212 ABBOT KINNEY BLVD SUITE A 1212 Abbot Kinney Boulevard Suite A Los Angeles, CA 90291



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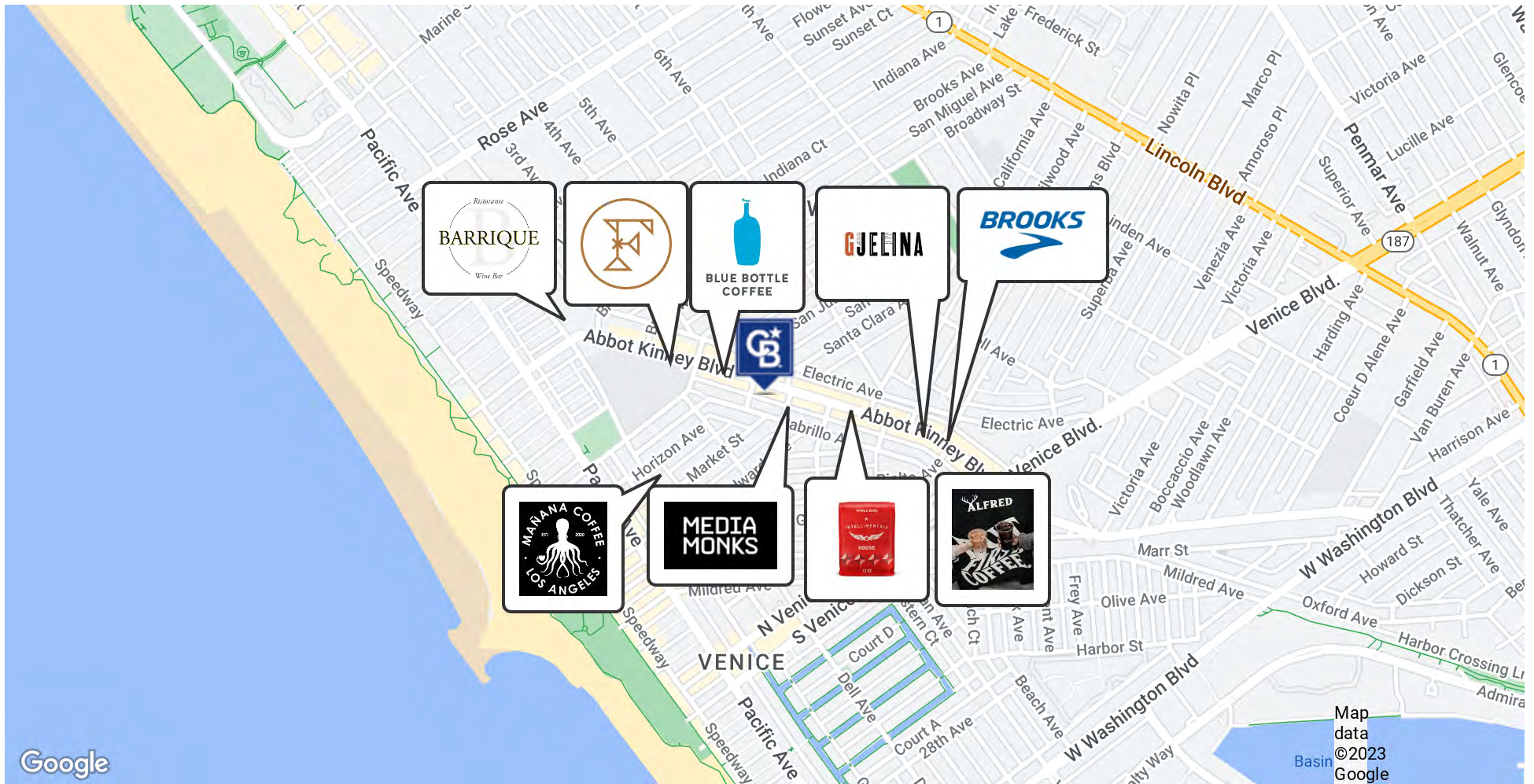
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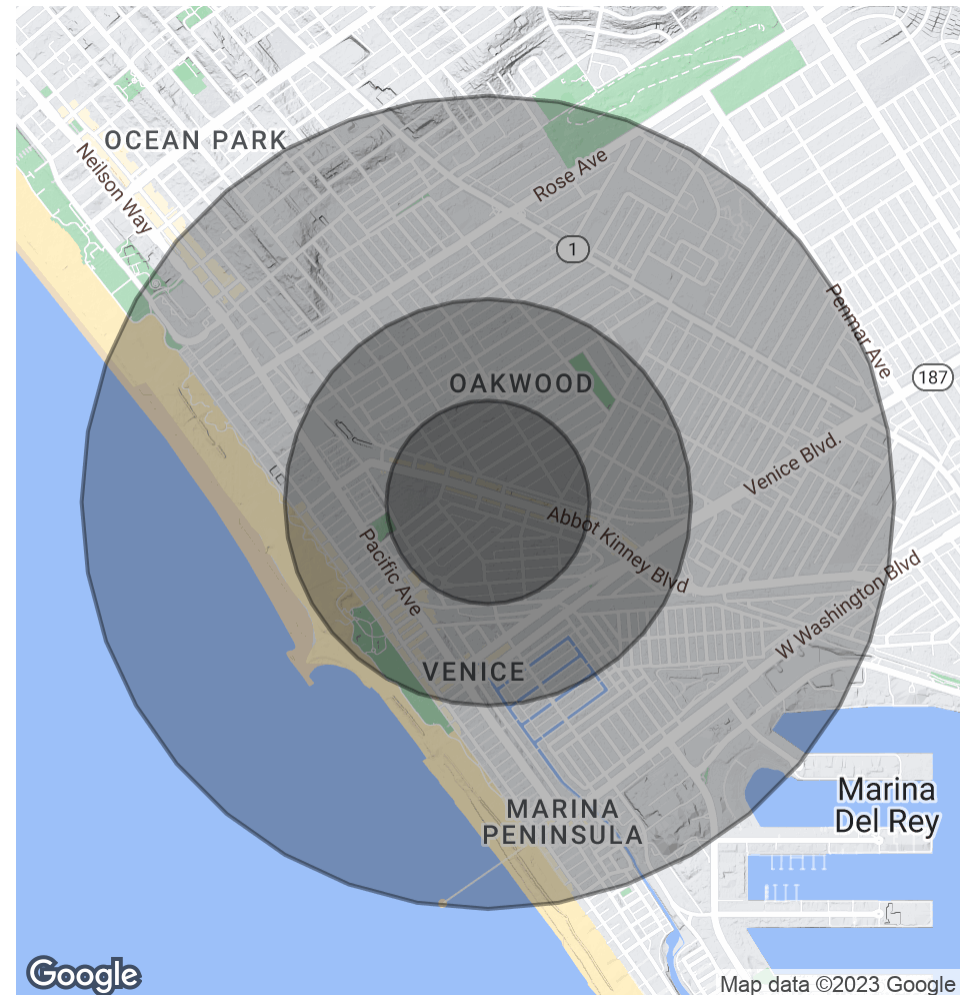
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,719	10,833	29,847
Average Age	38.6	40.1	40.7
Average Age (Male)	40.1	40.9	41.1
Average Age (Female)	38.8	39.8	41
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,624	6,937	18,928
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$125,877	\$144,705	\$140,353
Average House Value	\$1,884,500	\$1,885,784	\$1,511,014

* Demographic data derived from 2020 ACS - US Census



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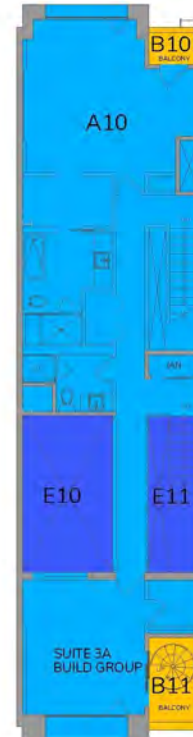
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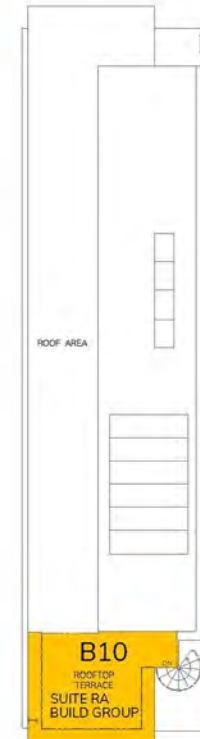
GROSS AREA 1 (EGA)	
G10 GROSS AREA 1 (EGA)	1,450,2491
SPACE CLASSIFICATION A	
A10 PARKING AREA	415,5213
A11 FLOOR AREA	1,034,7279



GROSS AREA 1 (EGA)	
G10 GROSS AREA 1 (EGA)	1,559,0152
SPACE CLASSIFICATION A	
A10 FLOOR AREA	1,229,2144
SPACE CLASSIFICATION B	
B10 BALCONY	79,7517
SPACE CLASSIFICATION C	
E10 BUILDING VOID	168,4210
E11 BUILDING VOID	81,6311



GROSS AREA 1 (EGA)	
G10 GROSS AREA 1 (EGA)	1,527,7908
SPACE CLASSIFICATION A	
A10 FLOOR AREA	1,181,0899
SPACE CLASSIFICATION B	
B10 BALCONY	23,1764
B11 BALCONY	56,0659
SPACE CLASSIFICATION C	
E10 BUILDING VOID	168,4210
E11 BUILDING VOID	97,4466



GROSS AREA 1 (EGA)	
G10 GROSS AREA 1 (EGA)	169,5660
SPACE CLASSIFICATION B	
B10 ROOFTOP TERRACE	169,5660

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