

PRIME VENICE ABBOTT KINNEY BOULEVARD BUILDING FOR SALE OR LEASE

2321 ABBOTT KINNEY VENICE, CA



CBRE

PROPERTY OVERVIEW

2321 Abbot Kinney Blvd

Located just south of the intersection of Abbott Kinney Boulevard and Venice Boulevard in the Venice neighborhood of Los Angeles. Abbott Kinney is one of Los Angeles' most desirable shopping and entertainment corridors, known for its collection of retailers and eateries. The subject Property is perfectly located to take advantage of this highly sought after real estate along Abbot Kinney Boulevard.

\$13,995,000
Asking Price

\$5.00 PSF NNN
For Lease Rate

4229-012-030
APN

LAC2
Zoning

6,800
Building SF

25
Surface Level Parking Spaces



VENICE DEMOGRAPHICS

41,066
Current Population

3,055
Number of Businesses

\$1,762,148
Median Home Value (2023)

\$206,983
Average Household Income
(65% Earn More than 100K)

74%
with College Degree or Higher

\$30.8 M
Food Away from Home
(2017 Yearly Consumer Spending)

\$27.7 M
Entertainment & Recreation
(2017 Yearly Consumer Spending)

\$20.5 M
Apparel & Services
(2017 Yearly)

\$10 M
Annual Visitors
(2nd Largest Tourist Attraction in
SoCal after Disneyland)

43.8%
Annual Visitors from Outside of
SoCal



AREA MAP

Downtown Los Angeles



Abutting Santa Monica's south side on the Pacific Coast Highway is Venice Beach—simply Venice to locals. The community was born in 1905, developed by eccentric millionaire Abbot Kinney, who modeled the town after his favorite Italian city, complete with piazzas and canals. You can still see those canals, along with quaint original cottages, in the Venice Canal Historic District.

Part of what has become known as "Silicon Beach", Venice has been attracting an abundance of tech companies to move offices to the area. In the past 36 months, property in Venice, Marina del Rey and Santa Monica, the neighborhoods in Los Angeles that make up "Silicon Beach", has experienced double-digit price growth and a dwindling supply of inventory. Venice specifically has been the driving force to Silicon Beach, as it is home to powerhouse companies such as Snap, Inc. and Google.

The area covers approximately a four-mile stretch west of the 405 freeway, along the LA coast. Initially populated by dozens of smaller tech start-ups seeking to escape high rents and competition in San Francisco Bay area, it has rapidly expanded to include offices of behemoths such as Facebook, Google and Microsoft.

Today's Venice, though, is most famous for the quirky goings-on along its iconic beachfront boardwalk, where street entertainers and vendors create an unforgettable scene of local characters and happenings. Watch it all stream by from the loud and lively waterfront skate park, or sit near the daily drum circle on the beach (you can even grab a can and a stick—or anything that makes noise— and join in).

2321
ABOTT
KINNEY



Abbot Kinney

Venice Blvd

Abbot Kinney

RENT ROLL



SUITE	TENANT	SIZE	MONTHLY RENT	LEASE EXPIRATION	COMMENTS
-------	--------	------	--------------	------------------	----------

Available Upon Request



PRIME VENICE ABBOTT KINNEY
BOULEVARD BUILDING FOR
SALE OR LEASE

2321 ABBOTT KINNEY

Venice, CA



JEFF PION
Vice Chairman
+1 310 550 2537
jeff.pion@cbre.com
Lic. 00840278

MICHELLE ESQUIVEL-HALL
Executive Vice President
+1 310 550 2525
michelle.esquivel@cbre.com
Lic. 01290582

DREW PION
Associate
+1 310 550 2566
drew.pion@cbre.com
Lic. 02085229

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.