PRIME VENICE ABOTT KINNEY BOULEVARD BUILDING FOR SALE OR LEASE

2321 ABBOT KINNEY VENICE, CA



PROPERTY OVERVIEW 2321 Abbot Kinney Blvd

Located just south of the intersection of Abbott Kinney Bouleavard 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 it's 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.











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

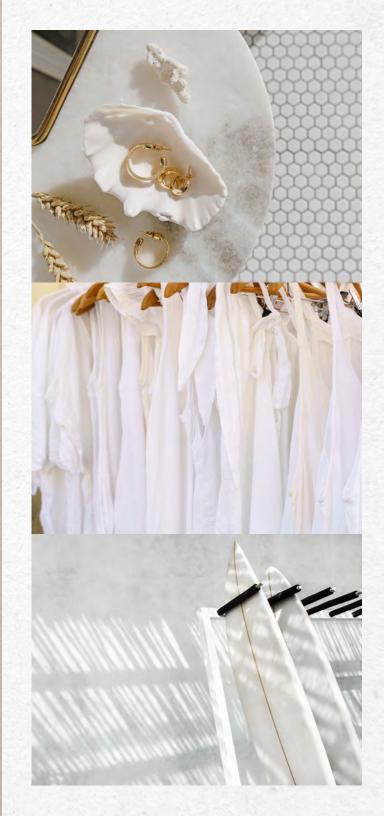
\$27.7 M Entertainment & Recreation (2017 Yearly Consumer Spending)

> \$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

ABOTT (INNE)

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).

RENT ROLL

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SUITE TENANT SIZE MONTHLY RENT LEASE EXPIRATION COMMENTS

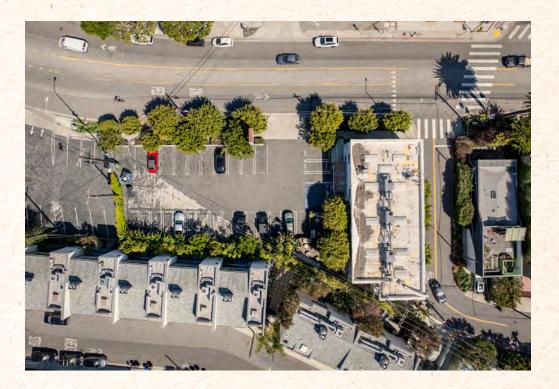
Available Upon Request



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