



GENERAL RETAIL AND/OR RESTAURANT

# SHORT-TERM LEASE OPPORTUNITY ON ABBOT KINNEY BLVD.

**1031 ABBOT KINNEY BLVD.**  
VENICE, CALIFORNIA 90291



**PALOMA**  
REALTY PARTNERS

©2024 PALOMA REALTY PARTNERS



Welcome to an unparalleled short-term/pop-up opportunity for general retail and/or restaurant concepts nestled within the heart of Abbot Kinney Blvd. This unique space beckons to the discerning creative operator seeking to make their mark in one of Los Angeles' most eclectic locales. Formerly a dynamic restaurant, bar, and lounge, the property boasts multiple levels and seamless indoor/outdoor transitions, providing an ideal canvas for innovative concepts.

Contact our dedicated listing agents today to schedule a private tour.

### **HIGHLIGHTS**

**RATE:**

Contact listing agents

**OCCUPANCY & TERM:**

Available immediately and can be leased until December 1, 2025

**SIZE:**

Total: 4,064 SF

Interior: 1,386 SF

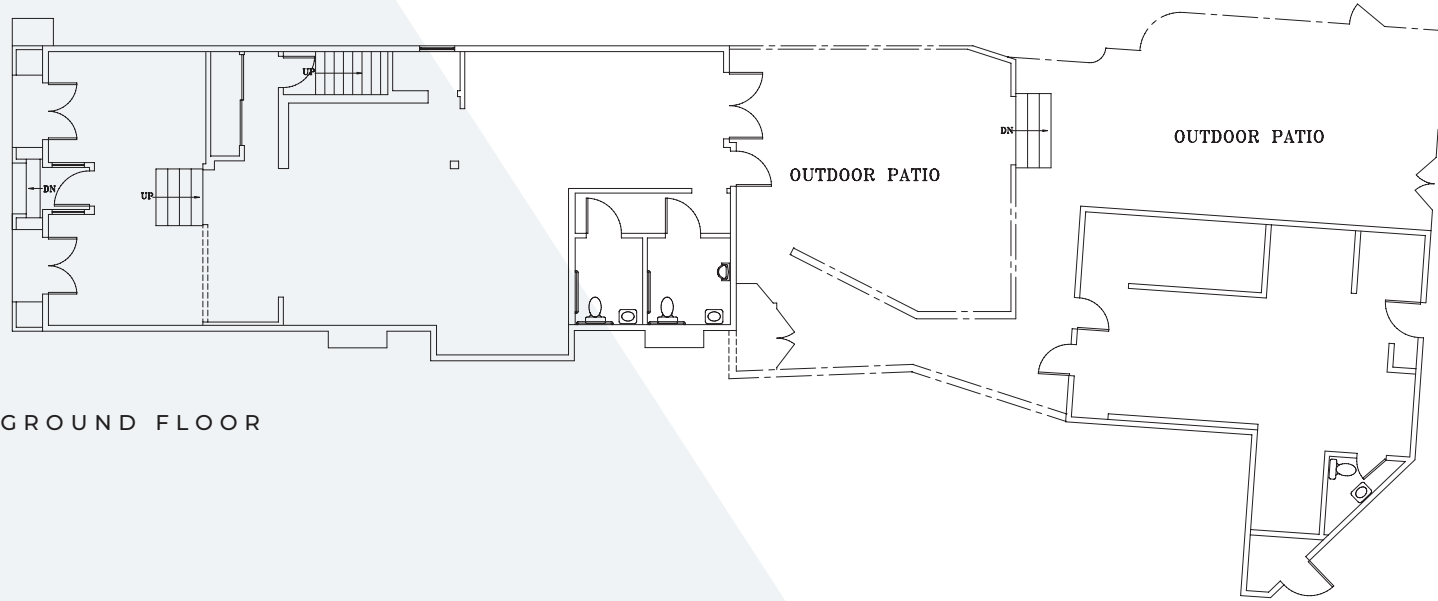
Patio: 1,338 SF

Kitchen: 646 SF

Office & Storage: 694 SF

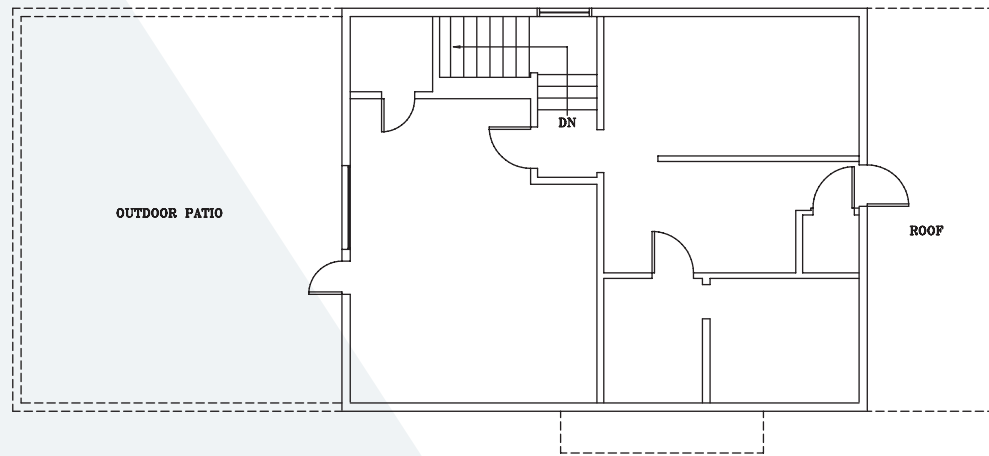
## **OVERVIEW**

# FLOOR PLANS



GROUND FLOOR

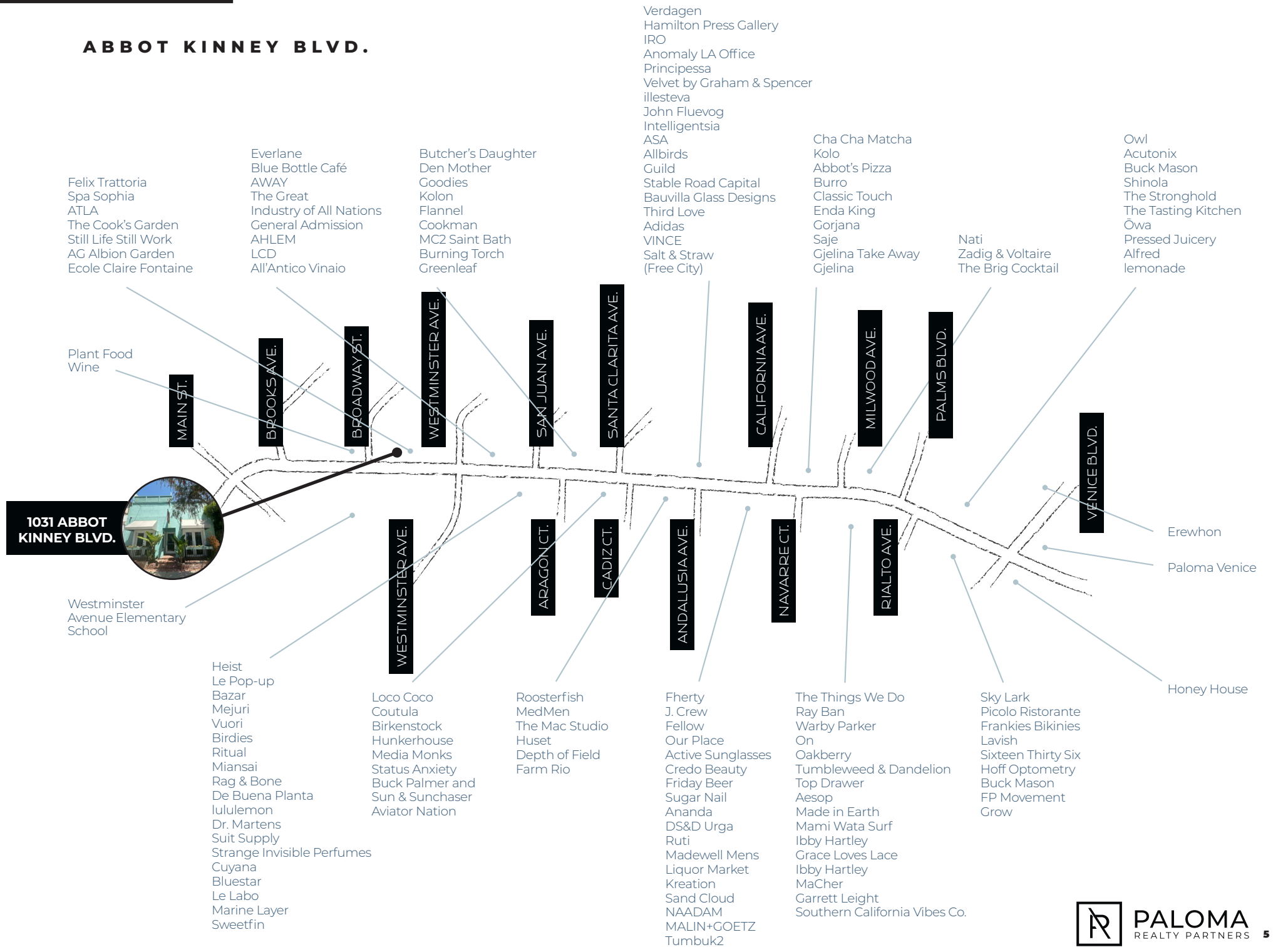
SECOND FLOOR





AVAILABLE  
IMMEDIATELY

# ABBOT KINNEY BLVD.



**OLIVER FRIES**

805 259 9638

oliver@palomarealtypartners.com

DRE #01891656

**CHRIS CUNNINGHAM**

818 481 7891

chris@palomarealtypartners.com

DRE #01476244

**Disclaimer**

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.