

SHOWROOM | OFFICE | AIR

1511 ABBOT KINNEY
1511 Abbot Kinney Blvd Venice, CA 90291



PROPERTY HIGHLIGHTS

- Trophy Venice Beach, building with major over-standard improvements
- High-Income Area. Strong Demographics
- 3 Story Building - 6,230 SF of highly improved 1st, 2nd, and 3rd floors
- 2017 Hi-Tech Upgrades & 2008 New construction
- Zoning C2 - 1 CA Community Commercial
- (AIR) Artist In Residence Use will allow the manufacturing and sale of products in the building plus live/work within the premises.
- Located in the heart of the hottest street in Los Angeles: Abbot Kinney Boulevard. Live and work among entertainment giants, cool families, and some of the best restaurants in the city. Walk to the Beach, canals, and of course the very cool Abbot Kinney shops.

OFFERING SUMMARY

Base Rate:	Call For Rate
NNN:	Approx. \$1.35 PSF/month
Number of Units:	1
Available SF:	6,230 SF
Zoning:	C2
APN:	4241036012

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,455	4,255	17,546
Total Population	2,536	7,304	28,504

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COLDWELL BANKER
COMMERCIAL | REALTY

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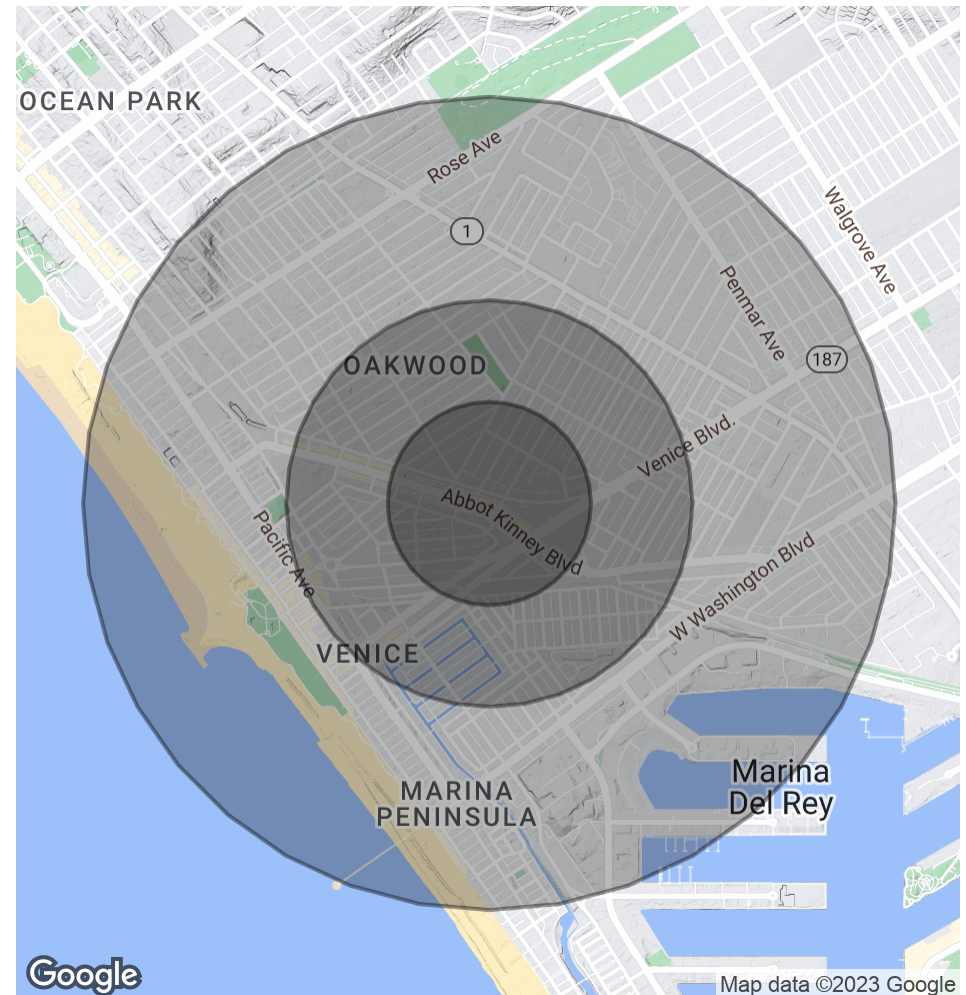
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,536	7,304	28,504
Average Age	40.3	38.6	39.8
Average Age (Male)	39.4	40.1	40.3
Average Age (Female)	40.7	37.8	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,455	4,255	17,546
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$134,459	\$138,872	\$145,003
Average House Value	\$2,037,921	\$2,150,461	\$1,644,635

* Demographic data derived from 2020 ACS - US Census



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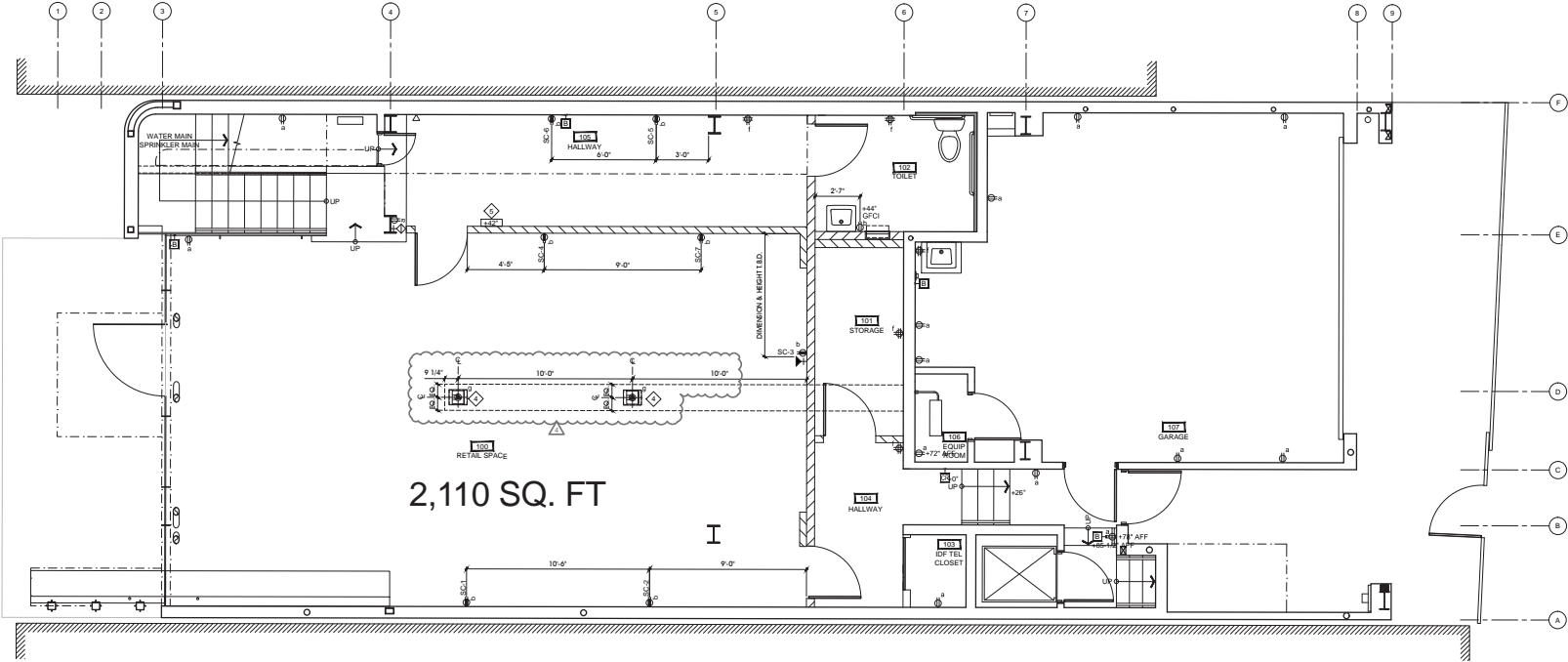
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1st Floor



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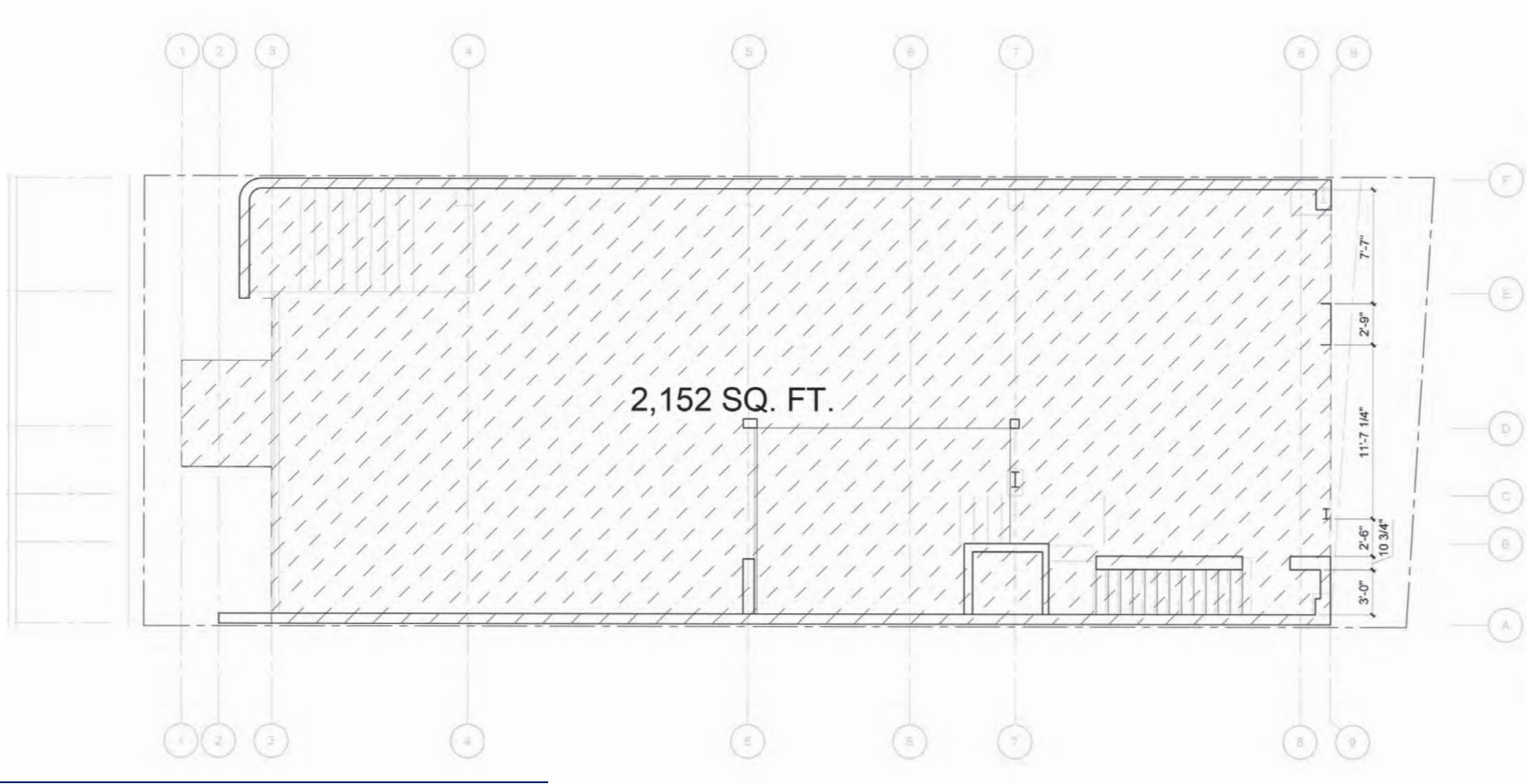
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2nd Floor



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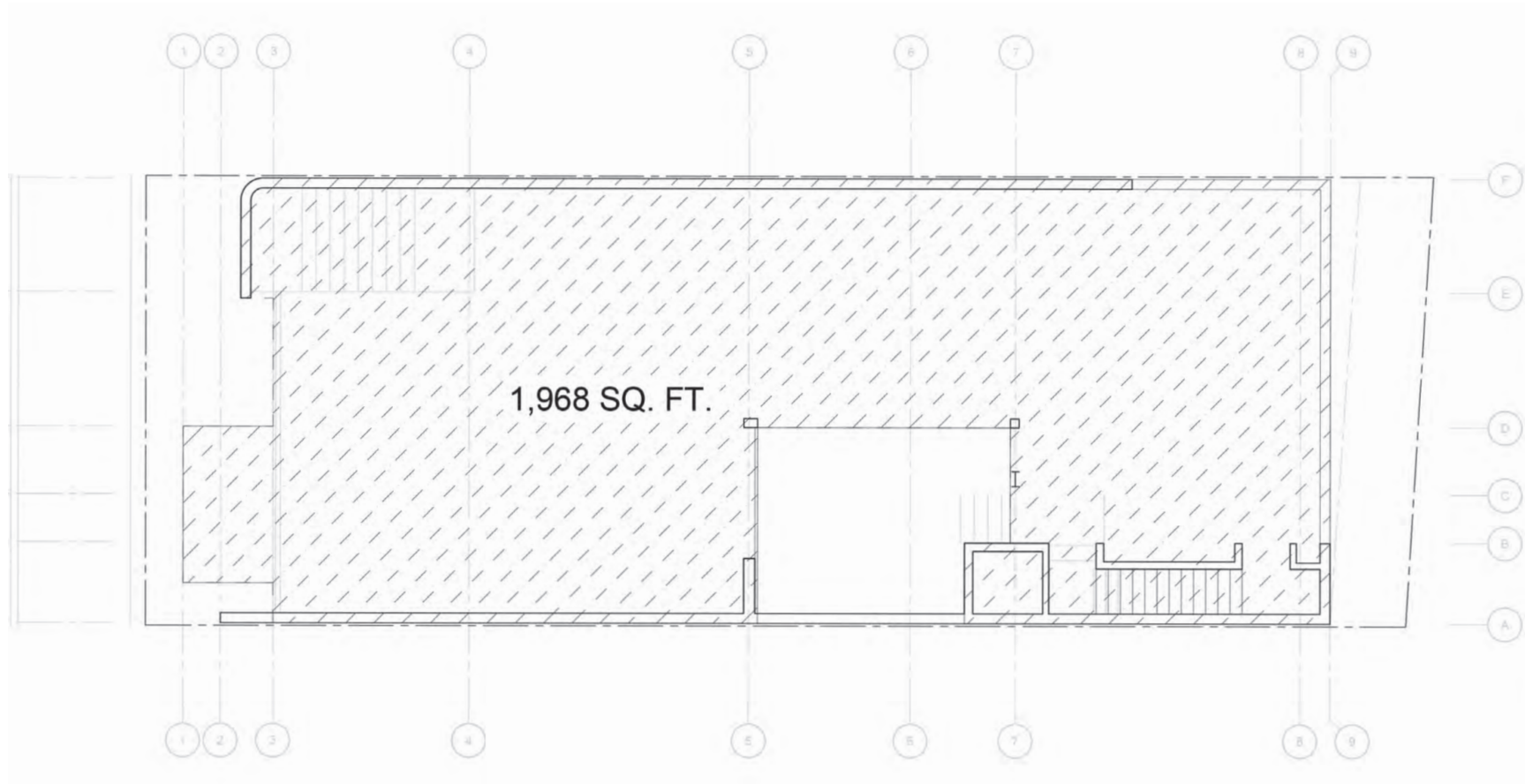
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3rd Floor



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