



# 1351 abbot kinney blvd

Venice, California 90291

**JAY LUCHS**  
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# property overview

## address

1351 Abbot Kinney Boulevard  
Venice, CA 90291

## use

Retail

## size

Ground: ±989 SF  
Mezzanine: ±470 SF  
**Total: ±1,459 SF**

## rent

Available upon Request

## available

October 1, 2026

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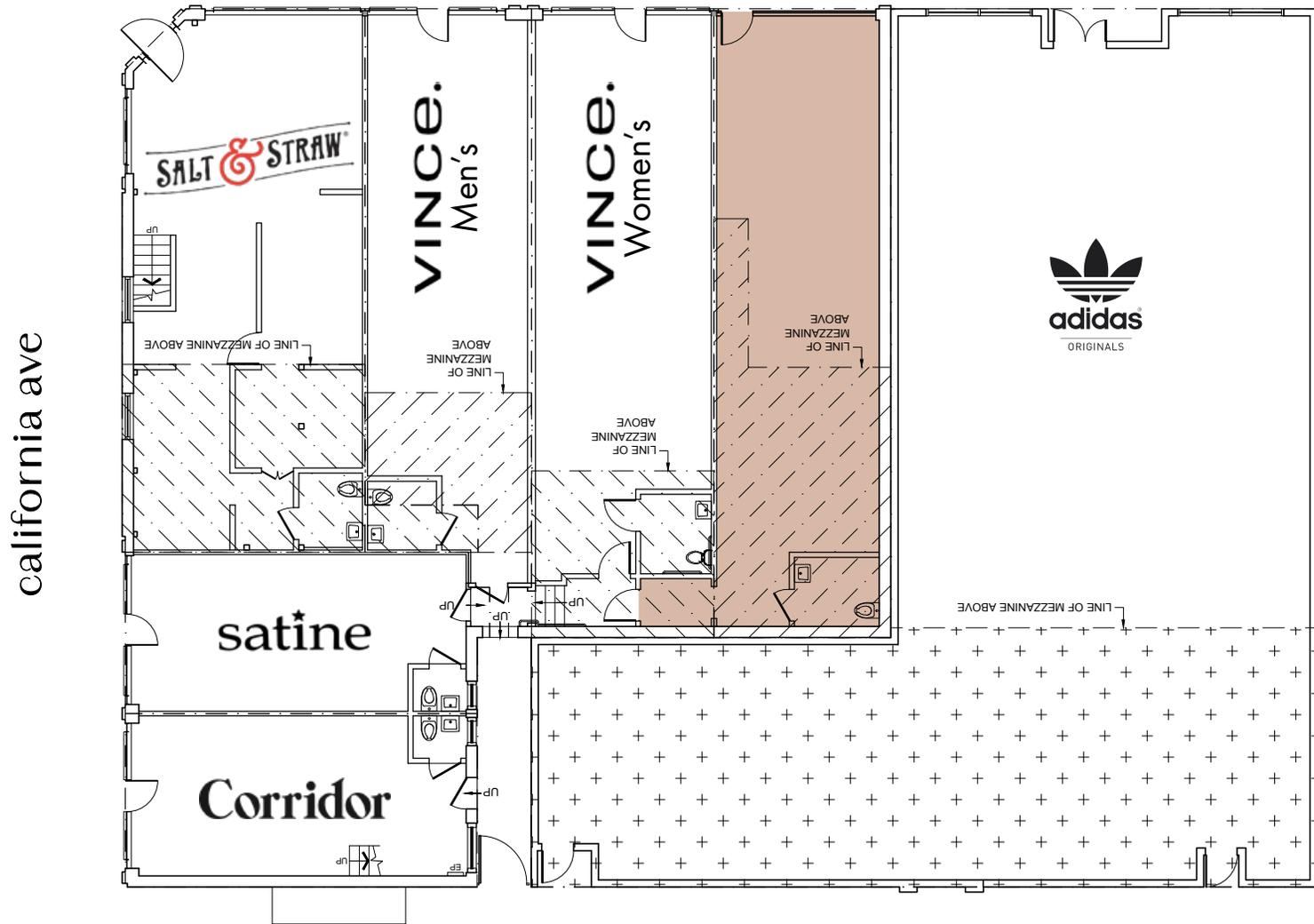
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# site plan

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# area overview



91

Walk Score

54

Transit Score

96

Bike Score

Walker's & Biker's Paradise

Abbot Kinney Boulevard is one of Southern California's most iconic retail and dining corridors, attracting a stylish mix of Venice locals, Santa Monica residents, and Westside visitors to a curated, experience-driven destination near Venice Beach, the Boardwalk, Marina del Rey's waterfront, and Santa Monica's commercial hubs; easily accessible via Lincoln Boulevard (PCH), Venice Boulevard, and transit connections—with Los Angeles International Airport a convenient regional drive—the corridor features a vibrant, pedestrian-oriented streetscape where boutique retail, chef-driven restaurants, and architecturally distinctive, design-forward storefronts create one of LA's most walkable and visually engaging shopping environments.

	1 Mile	3 Miles	5 Miles
2025 Total Population	35,020	189,422	447,162
2025 Total Daytime Population	34,879	251,793	559,967
Average Household Income	\$197,633	\$184,271	\$186,317
Median Home Value 2025	\$1,921,150	\$1,624,428	\$1,536,897
Median Age 2025	40.2	40.4	39.1

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california ave

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BROADWAY STREET

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Felix Trattoria  
Alta - Mexican Spa Sophia Sculpture Garden Plant Nursery  
Sill Life, Still Works Alibach Garden Ecole Claire Fontaine - Language + Nature School

**WESTMINSTER AVENUE**  
EVERLANE  
AWAY THE GREAT. BLUE BOTTELS COFFEE  
Residential MoDa Studios  
Colorful Standard The Dig  
AHLEM  
AH! Antico Vendo

Westminster Avenue School

**WESTMINSTER AVENUE**  
Reist  
BAGGU VEJA MEJURI  
VUOTI GODIVA ROARK  
T&B & BORDO  
Lululemon JENNETTA  
Suitsupply  
Strange Invisible Perfumes  
LE LABO  
CUYANA  
Marine Layer  
Sundays

**SAN JUAN AVENUE**  
Mendocelli  
THE BUTCHER'S DAUGHTER  
DCA NORTHER  
Goodies  
Flannel Cookman  
Recording studio (available)  
JINS  
Crispa Gonzallo Pop-up  
Residential Future PIZZA

**ARAGON COURT**  
JUICE - THE JUICE  
BIRKENSTOCK  
Apple Doll Monks LA  
ONE GRACE LACE  
BECK PALMER  
Monos

**SANTA CLARA AVENUE**  
Yardagen  
Offices  
Sunset Park Resort  
Hamilton Press Gallery  
IRO  
PRINCIPIESSA velvet  
Grande & Gaiher  
Art Unified  
ilosteva  
12th Tribe  
Under Construction  
TODD SWINER  
Residential Glass Designs  
Stable Road Capital  
adidas  
CORRIDOR WORKS  
VINCE  
CORRIDOR SATINE

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**CRADIZ COURT**  
Art Gallery Pop Up  
dlo  
The Mac Studio  
HUSET. Office  
FARM RIO  
**ANDALUSIA AVENUE**  
ICREW  
Bigfore fellow  
The Mac Studio  
Residential / Office Space  
goodr  
credo  
Peak Design  
DS&D URGIA  
Rui  
Men's Liquor Market  
Medicine  
Sandcloud ASRV  
MALIN+GOETZ  
Intimissimi  
The Things We Do  
WABBY PARKER  
Offices  
OAKBERRY  
Tamburini & Dandaband  
Topdrawer  
Aesop  
Guild  
GRACE LOWE LACE

**CALIFORNIA AVENUE**  
LEFT ON FRIDAY  
ELECTRICHOIX  
BURRO  
Argyle & Valentine  
Sage  
Laura Hawthorne Studios  
Take Away  
MILLWOOD AVENUE  
Residential  
Under Construction  
ZADUS & VOLTAIRE  
The Lab (coming soon)

**RIALTO AVENUE**  
Skylark  
Beachfront  
FRANKIE'S BIKINI'S  
Office  
Office  
BlackCrows (upstairs)  
Lavish Tan (Upstairs)  
Hoff Optometry and Eyewear formerly  
BUCK MASON  
Elwood  
GROW  
Office

Royal Heritage Tattoos & Piercing  
**PALMS BOULEVARD**  
Rollen Science  
Offices  
Entorma  
Chiropractor  
BUCK MASON  
True Party  
SHINOLA  
SHINOLA  
BUCK MASON Women's  
M Winter Design  
Owa Kitchen+Bar  
Residential  
pressed juicery  
ALFRED  
Levain

**VENICE BOULEVARD**

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