

THE CORNER OF  
abbot kinney blvd  
& california ave



1349-1357 Abbot Kinney Blvd  
529-533 California Ave

**NEWMARK**  
PACIFIC

# property overview



# property overview

## address

1349-1357 Abbot Kinney Boulevard &  
529-533 California Avenue  
Venice, CA 90291

## use

Retail

## building size

Approximately 12,339 SF

## land size

Approximately 10,890 SF (0.25 AC)

## asking price

Available upon Request

## frontage

112' on Abbot Kinney Boulevard  
82' on California Avenue  
110' on Electric Avenue

## apn/parcel id

4239-027-016

## zoning

LAC2

## year built

1925

## occupancy

100%



1349 abbot kinney blvd

Retail use

Ground floor: ±4,122 SF

Mezzanine: ±1,779 SF

**Total: ±5,901 SF**

Tenant:



1351 abbot kinney blvd

Retail use

Ground floor: ±989 SF

Mezzanine: ±470 SF

**Total: ±1,459 SF**

Tenant: BILLY REID

1353 abbot kinney blvd

Retail use

Ground floor: ±1,029 SF

Mezzanine: ±270 SF

**Total: ±1,299 SF**

Tenant: VINCE.  
Women's

1355 abbot kinney blvd

Retail use

Ground floor: ±833 SF

Mezzanine: ±189 SF

**Total: ±1,022 SF**

Tenant: VINCE.  
Men's





1357 abbot kinney blvd

Retail use

Ground floor: ±1,152 SF

Mezzanine: ±453 SF

**Total: ±1,605 SF**

Tenant:



529 california ave

Retail use

Ground floor: ±450 SF

Tenant: **satine**

533 california ave

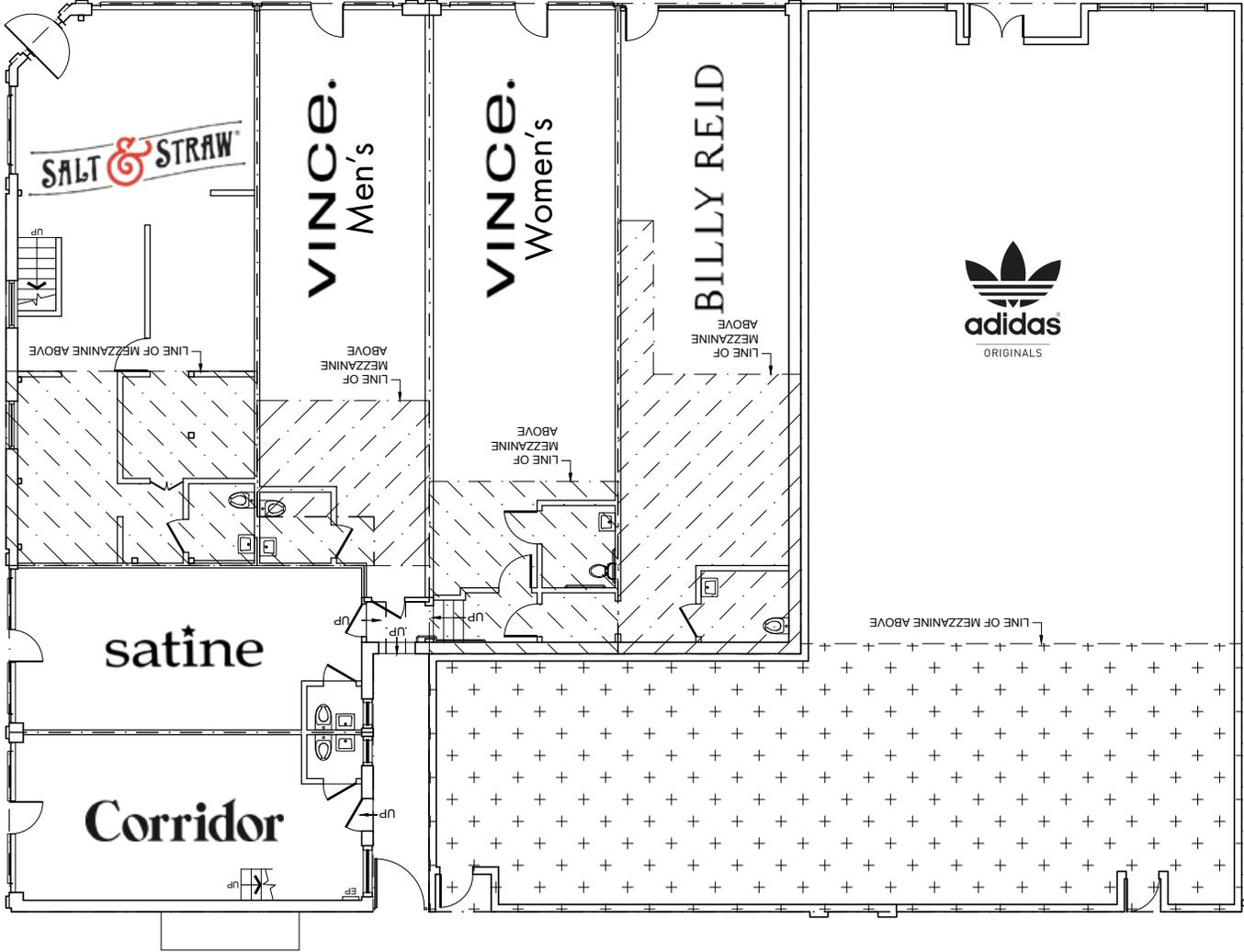
Retail use

Ground floor: ±538 SF

Tenant: **Corridor**

abbot kinney blvd

california ave





abbot kinney blvd

california ave



# property highlights

**NEWMARK**  
PACIFIC

- Trophy, prime location at the intersection of Abbot Kinney Boulevard and California Avenue—Los Angeles’s premier walkable retail corridor with year-round, design-savvy foot traffic.
- Contiguous storefront portfolio offering rare scale and best in class retail.
- Highly visible street frontage with continuous window lines ideal for brand storytelling, product launches, and experiential retail.
- Diversified demand drivers: affluent local households, strong tourism from Venice Beach/ Boardwalk, and nearby Silicon Beach employment hubs (Santa Monica, Playa Vista, Culver City).
- Abbot Kinney Boulevard offers a rare opportunity in LA for retailers to have a presence on a walkable street.
- Historically low vacancy along the boulevard offering low supply and high demand from retailers
- Brand amplification: Abbot Kinney’s global recognition and social visibility enhance retailer PR, influencer engagement, and omni-channel conversion.
- Classic brick building with ability to offer large format floor plates, a rarity amongst other buildings on Abbot Kinney Boulevard.
- Proximity to complementary nodes (Rose Ave, Main St, Santa Monica, Marina del Rey) broadens the trade area and sustains both weekday and weekend traffic.





# area overview



Abbot Kinney Boulevard stands as one of Southern California's most iconic retail and dining corridors, drawing a stylish mix of Venice locals, Santa Monica residents, and Westside visitors seeking a curated, experience-driven destination.

Moments from Venice Beach and the Boardwalk, Marina del Rey's waterfront, and Santa Monica's major commercial districts, the location sits at the intersection of coastal lifestyle, tourism, and affluent residential communities.

Easily reached via Lincoln Boulevard (PCH), Venice Boulevard, and surrounding transit connections, the corridor offers seamless accessibility across the Westside, with Los Angeles International Airport conveniently within a regional drive.

A vibrant, pedestrian-oriented streetscape defines the experience — where boutique retail, chef-driven restaurants, and architecturally distinctive, design-forward storefronts create one of LA's most walkable and visually engaging shopping environments.

# demographics

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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

\*Demographics: Esri 2025

**91**  
Walk Score

**54**  
Transit Score

**96**  
Bike Score

Walker's & Biker's Paradise



BROADWAY STREET

Westminster Avenue School

WESTMINSTER AVENUE

heist  
BAGGU  
YEJARI  
MEJURI  
VUOTI  
GODIVA  
ROARK

t&g & bode  
lablanc 1 subaltica  
Suitsupply

Strange Invisible Perfumes  
LE LABO  
CUYANA  
Monks Lager  
Santitas

ARAGON COURT

JUE - THE JUICE  
BIRKENSTOCK  
Apple Doll  
MonksLA  
ONE BEARDS THERAPY  
BECK PALMER

CRADIZ COURT

Art Gallery Pop Up  
alo  
The Mac Studio  
HUSET. Office  
FARM RIO

ANDAULSIA AVENUE

J-CREW  
Bigfare Fellow  
Residential / Office Space  
goodr  
credo

Peak Design  
DS&D URGA  
Rui  
Men's  
Liquor Market  
Sandcloud  
ASRY  
MALIN+GOETZ  
INTIMISSIMI

The Things We Do  
WABBY PARKER  
OKBERRY  
Tamburini & DanitBaril  
Topdrawer  
Aesop  
Guild  
GRACE LEVEL LACE

Office  
Sapphire Reserve (coming soon)  
Artist Studio / Residence  
Garrett Leigh California Optical  
Soulful California Vibes Co.  
Halon Pardee + Partners, Inc.

RIALTO AVENUE

SkyLark  
Boudmaash  
FRANKIES BIKINIS  
Office  
BlackCrows (upstairs)  
Lavish Tan (upstairs)  
Hoff Optometry and Eyewear  
formerly BUCK MASON  
Elwood  
GLOW Office

BROADWAY STREET

Felix Tatarica  
Alto - Mexican  
Spa Sophia  
Sculpture Garden Plant Nursery  
Still Life, Still Works  
Aliboh Garden  
Ecole Claire Fontaine - Language + Nature School

WESTMINSTER AVENUE

EVERLANE  
AWAY THE GREAT.  
Residential  
MoDo Studios  
Colorful Standard  
The Dig  
AHLEM  
AH! Antico Vinolo

SAN JUAN AVENUE

Mezzwell  
THE BITCHER'S DAUGHTER  
DEN NIBBICK  
Goodies  
Flannel  
Cookman  
Recording studio (available)  
JINS  
Casse Gonzallo Pop-up  
Residential  
Future PIZZA

SANTA CLARA AVENUE

Vardagen  
Offices  
Sunsail Park Resort  
Fusion Press Gallery  
PRINCIPRESSA velvet  
Grande & Galter  
Art Unified  
12th Tribe  
Under Construction

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TODD SWYDER  
Beavilla Glass Designs  
Stable Road Capital  
adidas  
VINCE  
Corridor  
salvino

CALIFORNIA AVENUE

LEFT ON FRIDAY  
ELECTRIC-BOAT  
BURRO  
Argyle & Valentine  
gorjana  
Saje  
Laura Hawthorne Studios  
Take Away

MILLWOOD AVENUE

Residential  
Under Construction  
ZADIG & VOLTAIRE  
The Lab (coming soon)

PALMS BOULEVARD

Royal Heritage Tattoo & Piercing  
Rotten Science  
Offices  
Enforma  
Chiropractor  
BUCK MASON  
True Parity  
SHINOLA  
Strength  
BUCK MASON Womens  
M Winter Design  
Owa Kitchen+Bar  
Residential  
pressed juiceery  
ALFRED  
Levalin

BROADWAY STREET

BROADWAY STREET

VENICE BOULEVARD

VENICE BOULEVARD



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abbot kinney blvd

- the GREAT
- Felix Trattoria
- lululemon athletica
- LE LABO
- Marine Layer
- JOE & THE JUICE
- BIRKENSTOCK
- BUCK PALMER
- alo
- HUSET
- FARM RIO
- FAHERTY
- J.CREW
- Our Place
- the BUTCHER'S DAUGHTER
- DCN NORTHER
- JINS
- RVR
- IRO
- PRINCIPESSA
- velvet
- illesteva
- INTELLIGENTISIA
- TODD SNYDER NEW YORK
- Cha Cha MATCHA
- LEFT ON FRIDAY
- ELECTRIC & ROSE
- ABBY'S PEARL COMPANY
- BURRO
- THE WISE HATTER
- intimissimi
- (MALIN+GOETZ)
- NEWMARK PACIFIC
- kreatidn ORGANIC
- Madswell Men's
- Blue Bottle Coffee
- AHLEM
- All'Antico Vinoio
- Madswell

# dining



## **Gjelina**

An iconic Abbot Kinney restaurant known for its seasonally-driven, farm-to-table menu and vibrant California dining experience.



## **Felix Trattoria**

Italian restaurant with refined pasta and coastal inspirations, helmed by acclaimed chef Evan Funke.



## **RVR**

An all-day Japanese izakaya blending classic tavern fare with California's seasonal produce and local seafood, showcasing a relaxed, casually elegant take on the Japanese table.

# shops on abbot kinney blvd



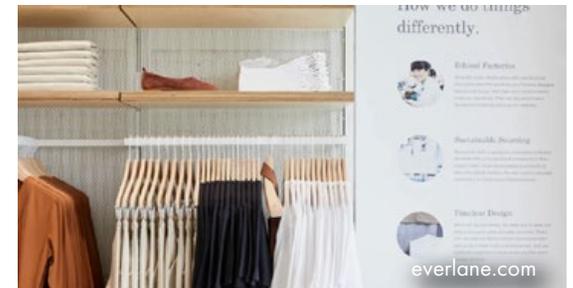
## **BURRO**

A Venice favorite for California-inspired gifts, homewares, jewelry, and lifestyle goods with a playful, boutique vibe.



## **Marine Layer**

Premium casual apparel with soft fabrics and West Coast style, perfect for Venice shoppers seeking elevated basics.



## **Everlane**

Clean, modern essentials and sustainably-made wardrobe staples that marry quality with conscious design.

Airport	Drive	Distance
Los Angeles International	13 mins	6.7 miles
Bob Hope	36 mins	24.2 miles
Long Beach (Daugherty Field)	36 mins	26.0 miles

# abbot kinney blvd & california ave

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