

RETAIL SPACES AVAILABLE

THE ABBOT KINNEY

1354 & 1356½ ABBOT KINNEY BLVD

BRANDON COHAN
REAL ESTATE

NEWMARK



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THE OFFERING

THE ABBOT KINNEY SITS COURTSIDE ON THE MOST DESIRABLE STREET IN THE WORLD, SURROUNDED BY THE MOST DISTINGUISHED & WELL-KNOWN RESTAURANTS & EATERIES IN LOS ANGELES.

GQ Magazine named Abbot Kinney the coolest block in America. Located in the heart of Venice on the hard corner of California Avenue, this rare opportunity in the city's most expensive zip code faces the only stop light on all of Abbot Kinney Blvd, making it the hottest property on the market today.

PROJECT OVERVIEW

1358

ABBOT KINNEY BOULEVARD



1,243 SF

CO-TENANCY RUTI

1356 ½

ABBOT KINNEY BOULEVARD

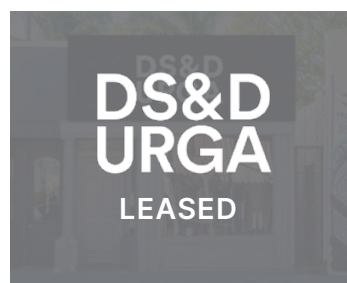


613 SF

AVAILABLE (2ND FLOOR REMODELED)

1356

ABBOT KINNEY BOULEVARD



1,147 SF

LEASED BY DS & DURGA

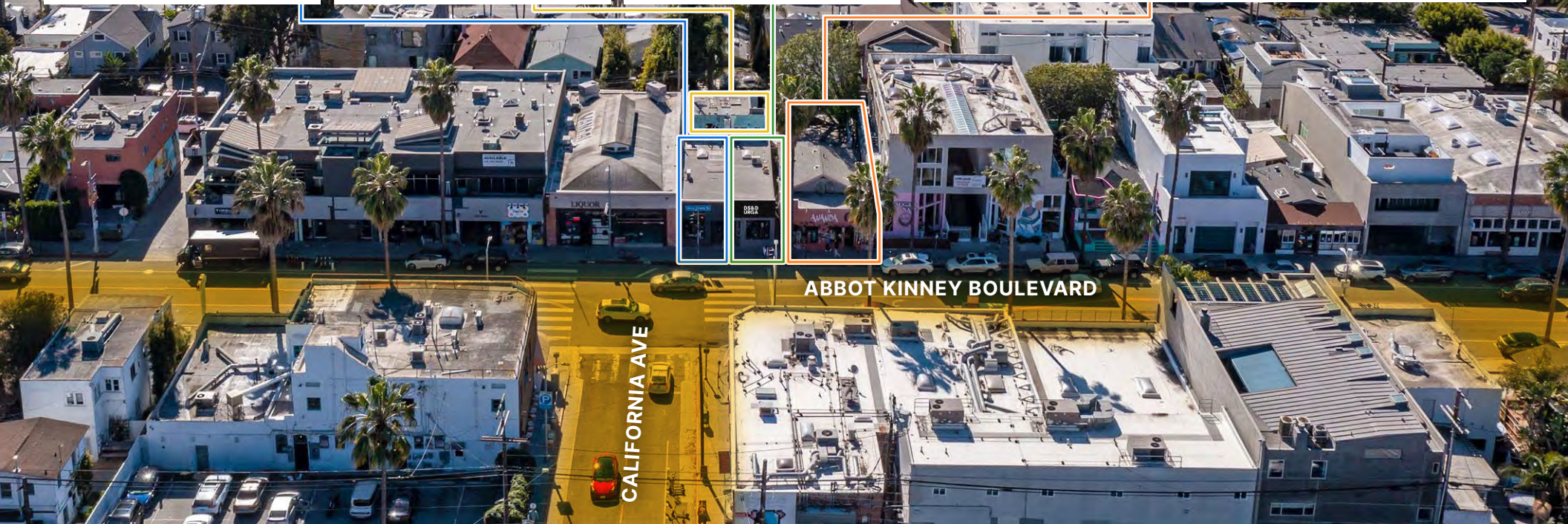
1354

ABBOT KINNEY BOULEVARD



2,527 SF

AVAILABLE (1,727 SF INTERIOR + 800 SF PATIO IN REAR) / *FREESTANDING BUILDING



1354 ABBOT KINNEY BLVD

Freestanding Building

ON THE 50 YARD LINE OF ABBOT KINNEY BLVD

USE

Retail (Currently Ananda)

TOTAL AVAILABLE

2,527-3,140 SF =

FIRST FLOOR AND PATIO

1,727 SF & 800 SF +

RARE PATIO BRANDING OPPORTUNITY

SECOND FLOOR (1356 ½)

613 SF



1354 ABBOT KINNEY BLVD



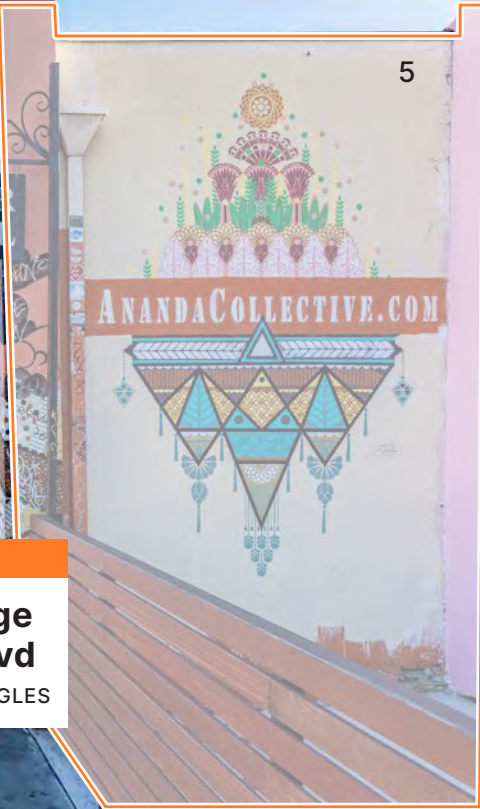
1354 Abbot Kinney Blvd Exterior



BRANDING OPPORTUNITY

**Wrap around signage
on Abbot Kinney Blvd**

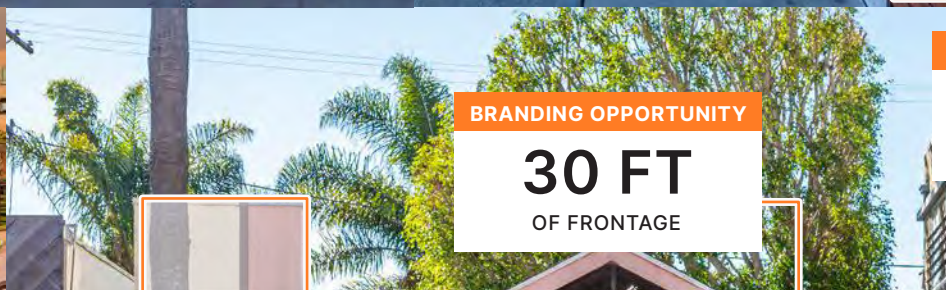
GREAT VISIBILITY FROM ALL ANGLES



5



1354 Abbot Kinney Blvd Interior



BRANDING OPPORTUNITY

**30 FT
OF FRONTAGE**

DETAILS

**Freestanding
building**



BRANDING OPPORTUNITY

**So many open
windows**

1354 ABBOT KINNEY BLVD - REAR PATIO

USE

Retail (Currently Ananda)

TOTAL AVAILABLE

2,527-3,140 SF

=

FIRST FLOOR AND PATIO

1,727 SF & 800 SF

+

SECOND FLOOR (1356 ½)

613 SF

RARE PATIO BRANDING OPPORTUNITY



BRAND EXPERIENCE OPPORTUNITY

Extremely rare feature

ON ABBOT KINNEY BOULEVARD



1354 Abbot Kinney Blvd Exterior Patio Views



1356 ½ ABBOT KINNEY BLVD

USE

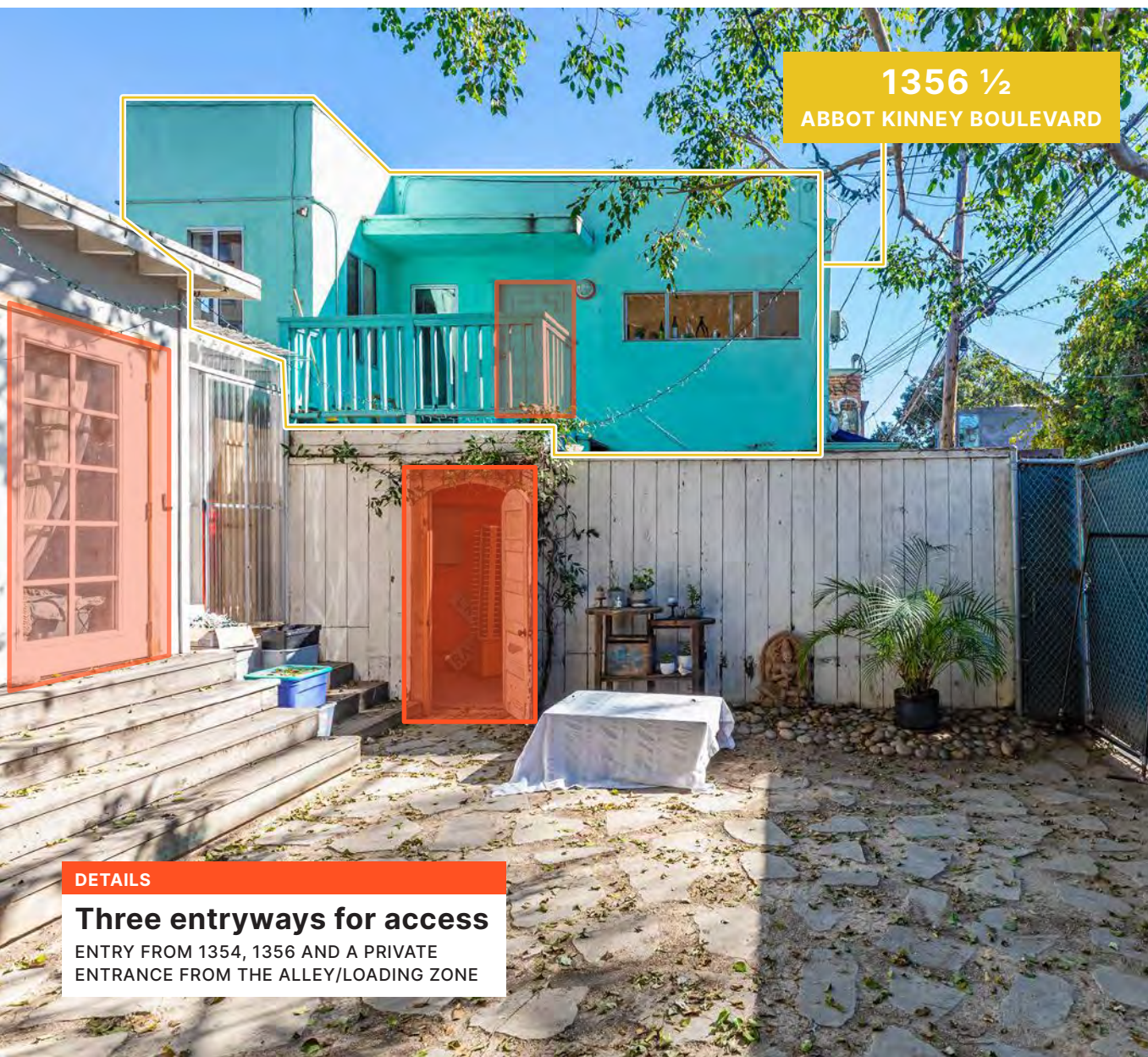
Commercial Creative Space/Storage

SIZE

613 SF

Fully Customized Buildout

- SUBZERO APPLIANCES
- DESIGNER SHOWROOM FINISHES THROUGHOUT
- LARGE WRAP-AROUND WINDOWS
- CUSTOM MARBLE SLABS



1356½ ABBOT KINNEY BLVD



1356½ Abbot Kinney Blvd Interior



1356½ Abbot Kinney Blvd Exterior

1356½ ABBOT KINNEY BLVD



1356½ Abbot Kinney Blvd Interior



1356 ABBOT KINNEY BLVD

USE

LEASED: **DS&D
URGA**

SIZE

1,147 SF



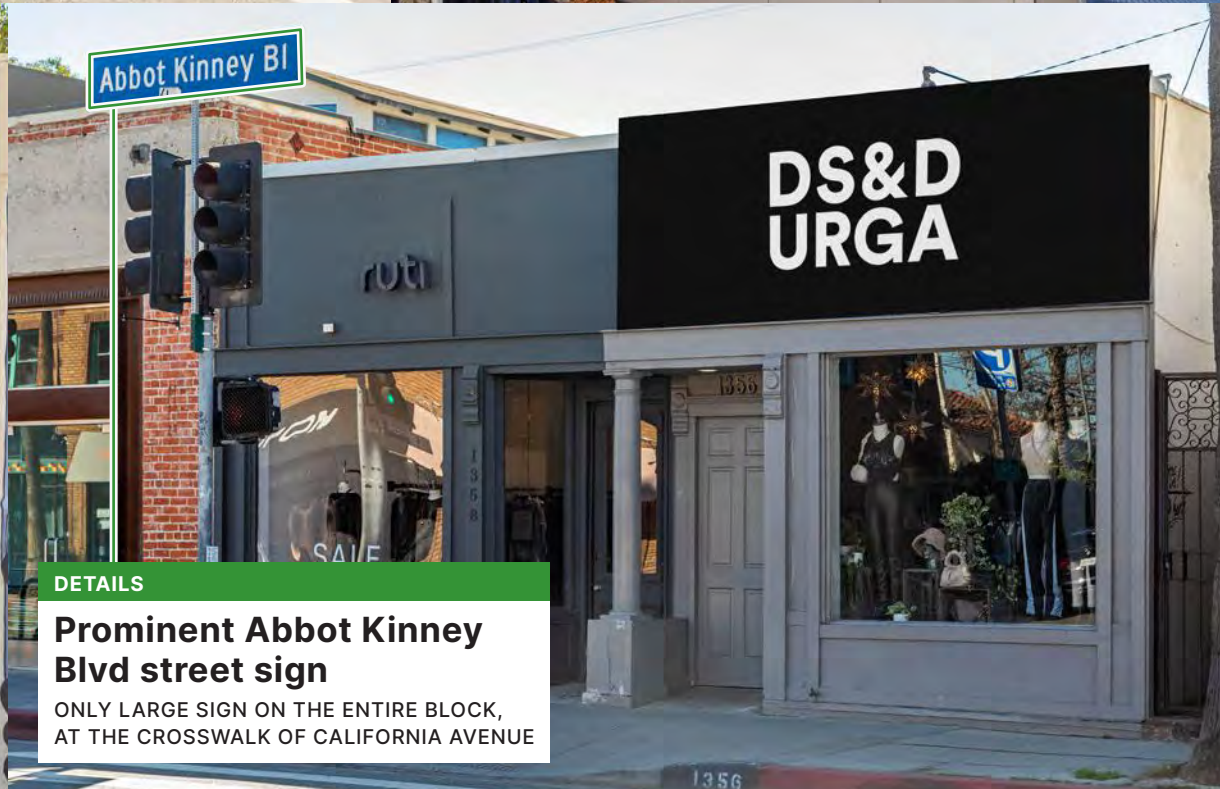
1356 ABBOT KINNEY BLVD



1356 Abbot Kinney Blvd Exterior



1356 Abbot Kinney Blvd Interior



DETAILS

Prominent Abbot Kinney Blvd street sign

ONLY LARGE SIGN ON THE ENTIRE BLOCK,
AT THE CROSSWALK OF CALIFORNIA AVENUE

1358 ABBOT KINNEY BLVD

USE

Current Co-Tenant: Ruti

SIZE

1,243 SF



1358 ABBOT KINNEY BLVD



13

BRANDING OPPORTUNITY

15 FT
OF FRONTAGE



1358 Abbot Kinney Blvd Interior



1358 Abbot Kinney Blvd Exterior

FLOOR PLAN

TOTAL AVAILABLE FOR LEASE:

1354 ABBOT KINNEY

2,527 SF

=

INTERIOR

1,727 SF

+

PATIO

800 SF

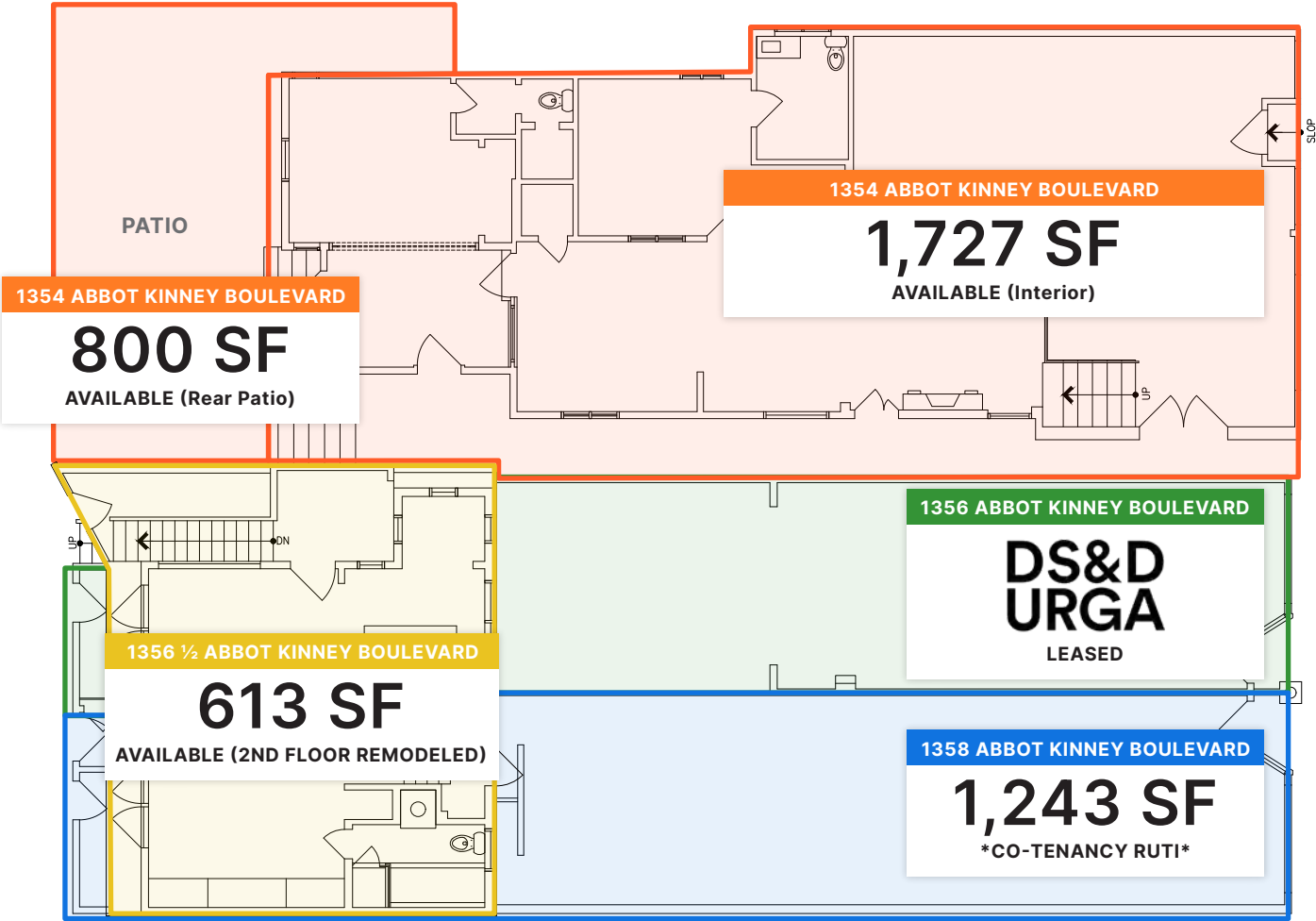
1356 ½ ABBOT KINNEY

613 SF

=

INTERIOR

613 SF



ABBOT KINNEY BLVD



PARKING

FACING EAST



PARKING

FREE STREET PARKING

1358

ABBOT KINNEY BOULEVARD

1356 1/2

ABBOT KINNEY BOULEVARD

1356

ABBOT KINNEY BOULEVARD

1354

ABBOT KINNEY BOULEVARD

PARKING

4 HOUR METER PARKING

ABBOT KINNEY BOULEVARD

ELECTRIC AVE

CALIFORNIA AVE

PARKING

FACING WEST



PARKING

FREE STREET PARKING

WINDWARD AVE

CABRILLO AVE

1358

ABBOT KINNEY BOULEVARD

1356 1/2

ABBOT KINNEY BOULEVARD

1356

ABBOT KINNEY BOULEVARD

1354

ABBOT KINNEY BOULEVARD

ABBOT KINNEY BOULEVARD

CALIFORNIA AVE

PARKING

4 HOUR METER PARKING

ELECTRIC AVE

AREA MAP

FACING SOUTHWEST

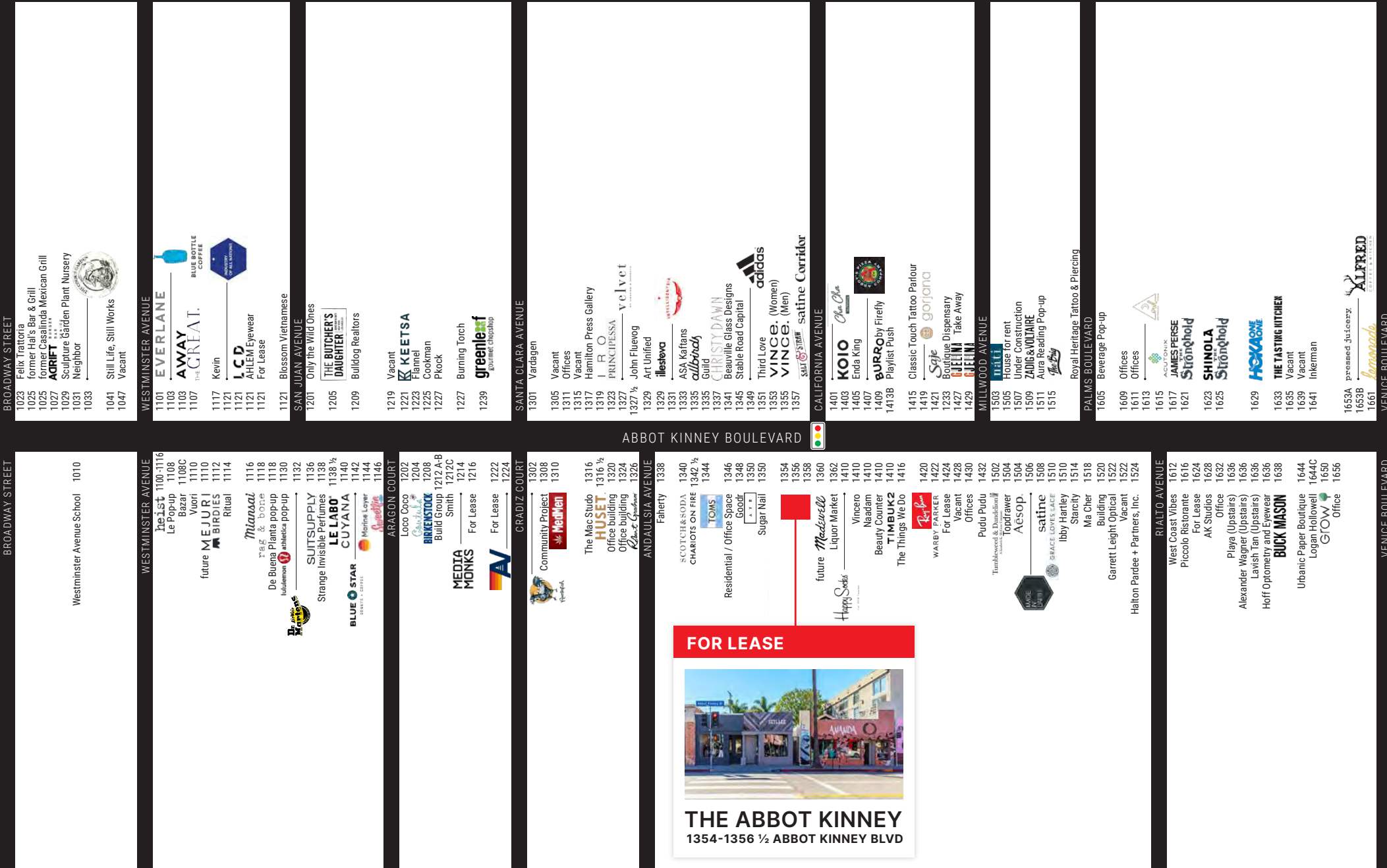


FACING EAST



AREA MAP

THE ONLY INTERSECTION ON ABBOT KINNEY BLVD WITH A CROSSWALK AND LIGHT



THE BUTCHER'S
DAUGHTER
GOOD WIFE & DAUGHTER
NEW YORK
LOS ANGELES

only the
WILD ONES
natural wine & cocktails

thesociallife.

THE GREAT.



BLUE BOTTLE
COFFEE

EVERLANE

ADRIFT

BURGER
BAR
VENICE neighbor



BLOSSOM

KEETSA

greenleaf
kitchen & cocktails

BURNING TORCH

WESTSIDE
PROJECT



Good Chef's wear

illesteva



velvet
BY GRAHAM & SPENCER

PRINCIPESSA

I R O



V.D.G.N.



INTELLIGENTSIA



GUILD

allbirds

CHRISTY DAWN



VINCE.

SALT
&
STRAW

ENDA KING MEN

BURRO



Cha
Cha
MATCHA

Saje
NATURAL WELLNESS

GJELINA

náti

ZADIG &
VOLTAIRE

nom nom
TRUCK

The Brig

EREWHON

ABBOT KINNEY BOULEVARD

heist

LE POP UP

BAZAR

VUORI

Miansai

lululemon



JACK SPADE

SUITSUPPLY

STRANGE
INVISIBLE
PERFUMES

DE
BUENA
PLANTA

BROMELIA
SHIRAZ
Goutula

BIRKENSTOCK
A V



hunker HUSSET.



SCOTCH
& SODA

CHARIOTS ON FIRE

goodr

BEAUTYCOUNTER

Ray-Ban



pudu pudu
Feeding makes sense.

Happy Socks

TUMBLEWEED & DANDELION
A LIZABETH K. MCGRAW COMPANY

Madewell



GRACE LOVES LACE
The vintage boutique

Aēsop®

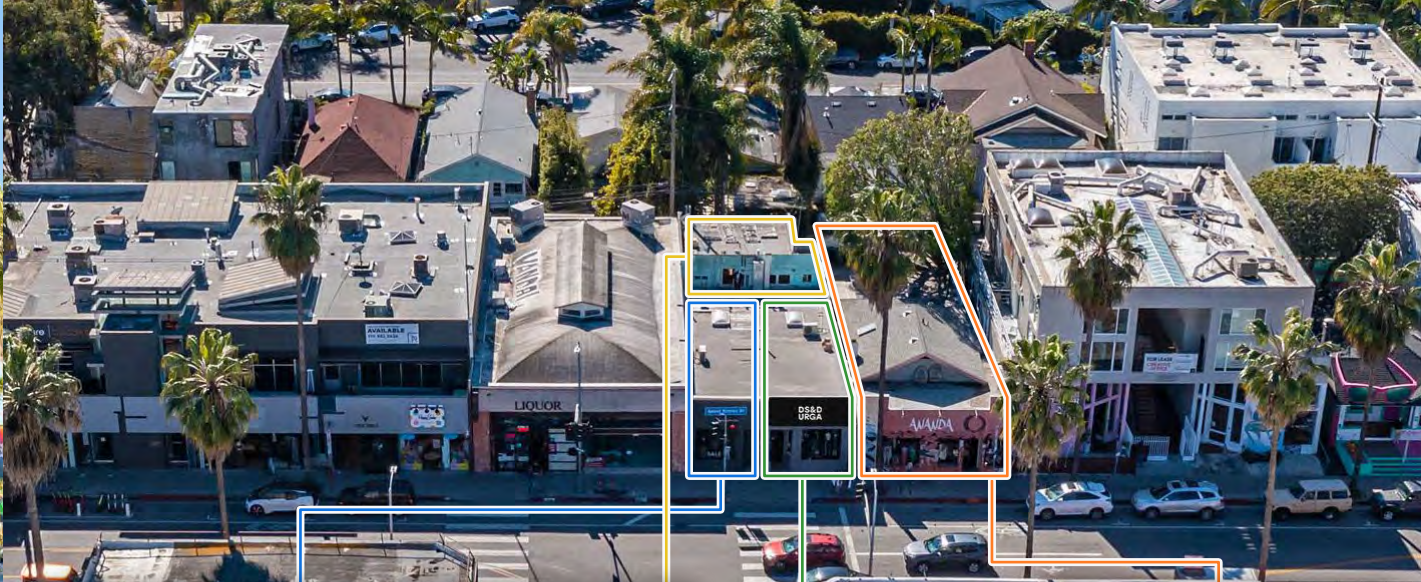
AWANDA

DS&D
URGA

ruti

1354, 1356, 1356 ½, AND 1358
ABBOT KINNEY BLVD

THE OPPORTUNITIES



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1,243 SF
CO-TENANCY RUTI

1356 ½
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613 SF
AVAILABLE (2ND FLOOR REMODELED)

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DS&D URG A
LEASED

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2,527 SF
AVAILABLE (1,727 SF INT & 800 SF PATIO)

VIEWS FROM THE ABBOT KINNEY



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THE ABBOT KINNEY

1354 & 1356½ ABBOT KINNEY BLVD

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