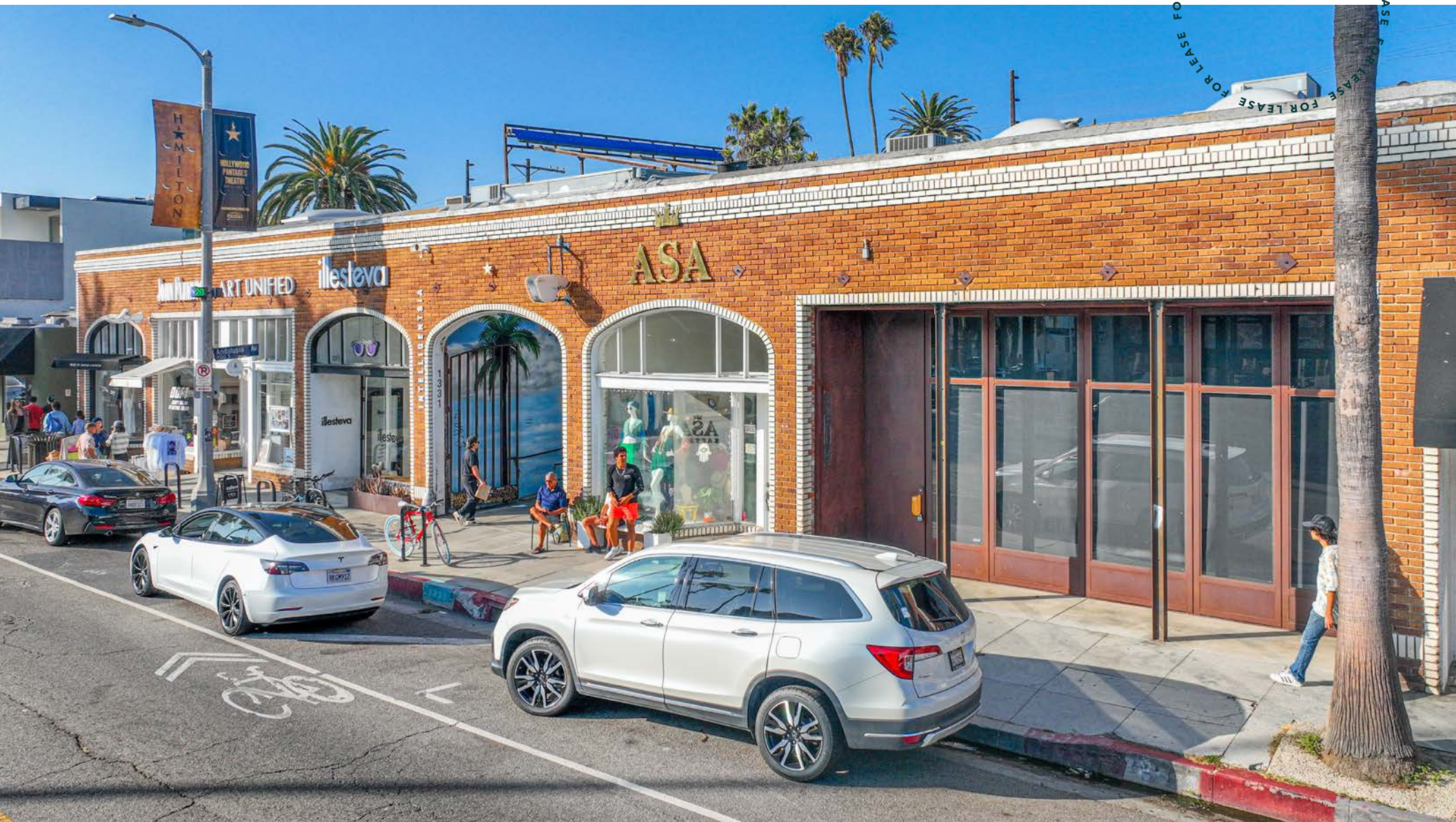


abbot KINNEY

1327-1337 ABBOT KINNEY BLVD
VENICE, CA 90291

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A Fusion of Art,
Culture, and Sun.

abbot KINNEY



The Project

ABBOT KINNEY

Located at 1327-1337 Abbot Kinney Blvd in Venice, CA, this 12,085 SF property comprises two distinctive brick-style buildings along with a separate bungalow-style structure. The property provides convenient rear access to a large surface parking lot and houses a curated mix of 10 high-profile brands. With approximately 2-3 million annual visits, the site enjoys significant foot traffic, making it an ideal destination for retail and experiential brands.

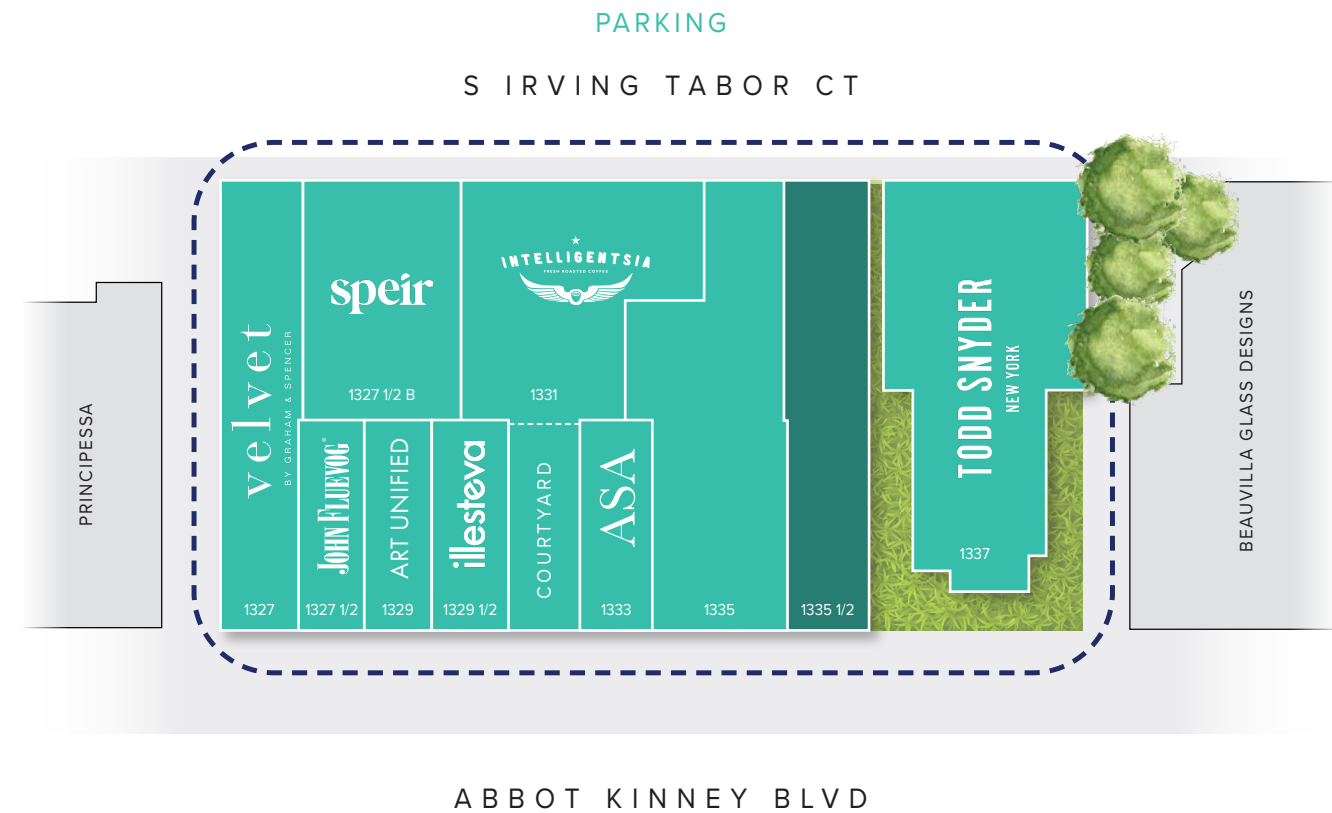
The property benefits from a variety of popular events that attract locals and tourists. "First Fridays" feature food trucks and late-night shopping with special promotions. The annual Abbot Kinney Festival draws crowds with local artists, musicians, and vendors, while pop-up shops, art shows, and wellness events like outdoor yoga and fitness pop-ups run throughout the year. These events contribute to the area's vibrant, community-driven atmosphere.



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Site Plan



TENANT DIRECTORY

1327 1,228 SF	1329 501 SF	1333 570 SF	1337 1,700 SF
1327 1/2 871 SF	1329 1/2 547 SF	1335 1,899 SF	
1327 1/2 B 1,339 SF	1331 2,196 SF	1335 1/2 1,234 SF VACANT	



velvet
BY GRAHAM & SPENCER

SUITE 1327 | 1,228 SF

Velvet started with tee shirts embodying the laid-back luxe of LA Style, and have evolved into full collections. Velvet by Graham & Spencer can be found in boutiques and premier department stores nationwide and internationally.

JOHN FLUEVOG®

SUITE 1327 1/2 | 871 SF

John Fluevog is a Canadian shoe designer, opening his first store in 1970 with co-worker Peter Fox in Vancouver. Their shoes are designed in Vancouver and manufactured in Portugal, Mexico, Peru, China, and Vietnam.

ART UNIFIED

SUITE 1329 | 501 SF

Art Unified pushes the limits of art through pop-up exhibitions, art fairs, and much more. The help to narrow the gap between art creators and art lovers, providing talented artists different opportunities to reach new audiences.

illesteva

SUITE 1329 1/2 | 547 SF

Founded in 2009, Illesteva's glasses are handmade in France, Italy, and Germany with the world's leading manufacturers of luxury eyewear. Drawing from downtown NY and other industries, they are stocked by better retailers worldwide.

INTELLIGENTSIA
FRESH ROASTED COFFEE

SUITE 1331 | 2,196 SF

Intelligentsia Coffee is an American coffee roasting company and retailer founded in 1995 based in Chicago Illinois. In 2015, Peet's Coffee & Tea (itself part of JAB Holding Company) acquired a majority stake in the company.

ASA

SUITE 1333 | 570 SF

Asa is a women owned company, primarily operating in the Women's Clothing Stores business/industry within the Apparel and Accessory Stores sector. Asa Kaftan's estimated annual revenues is \$1,000,000.

TODD SNYDER
NEW YORK

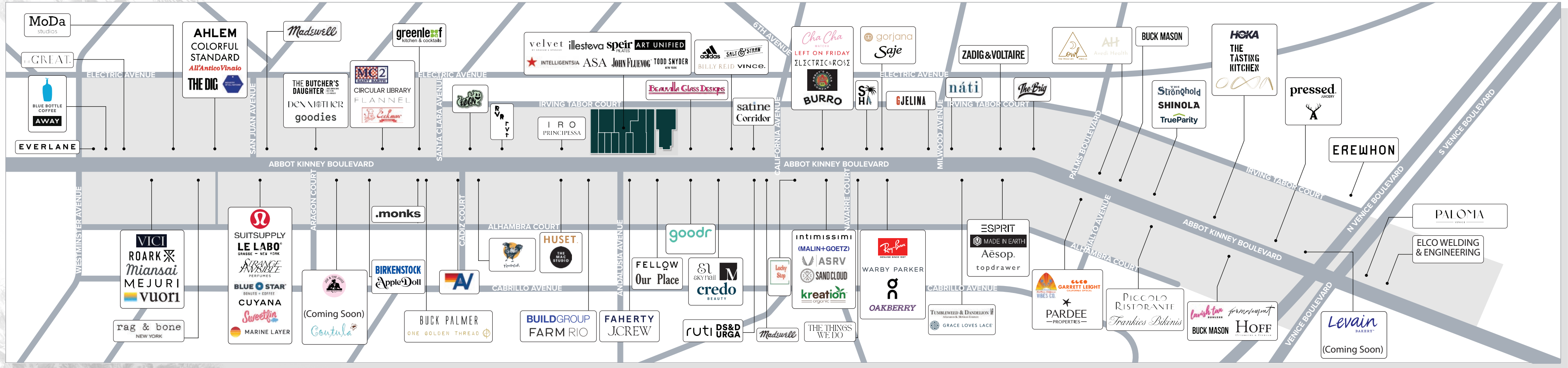
SUITE 1337 | 1,700 SF

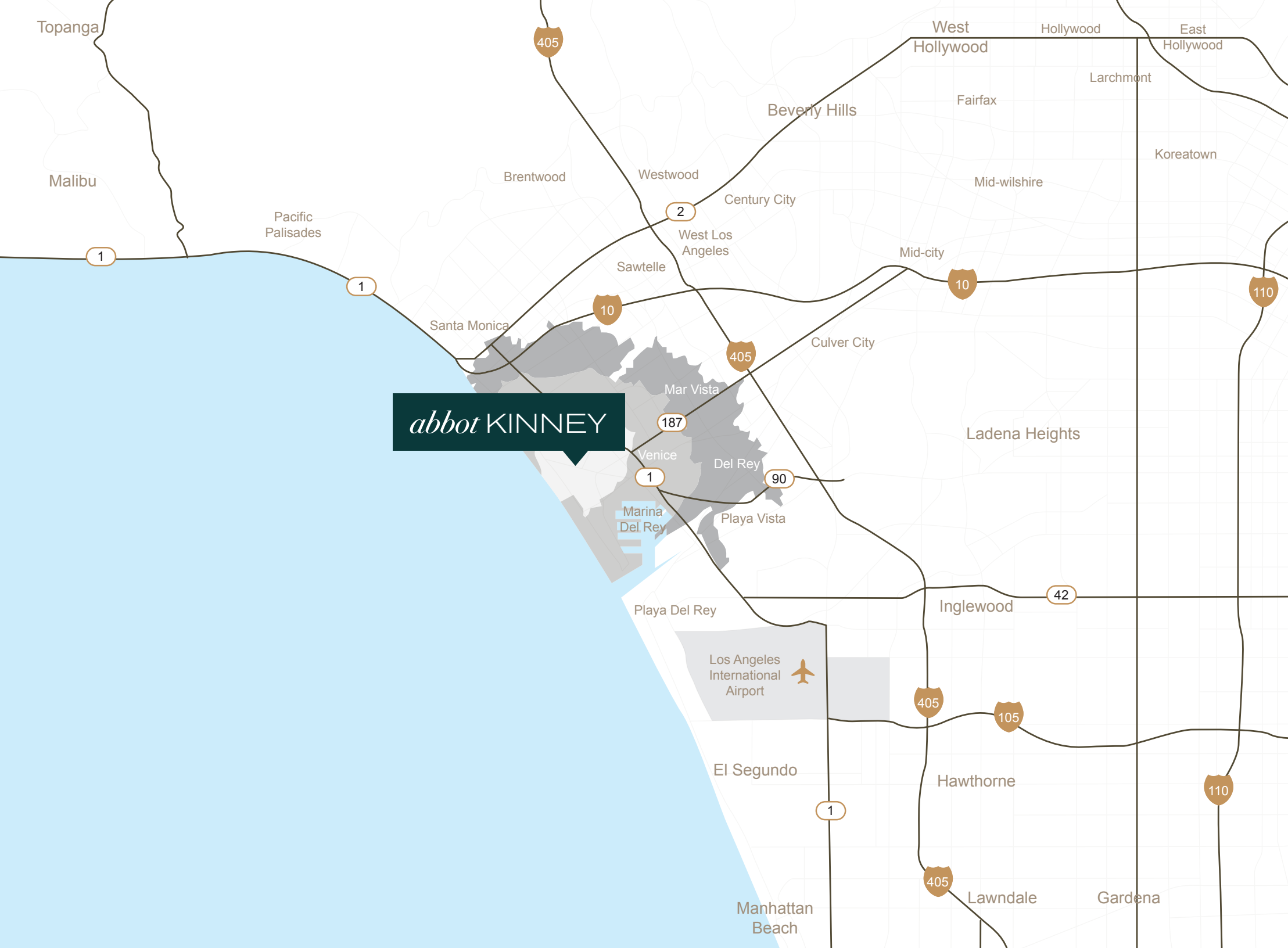
Todd Snyder New York combines classic American tailoring with modern style. Inspired by New York City's energy, the brand offers menswear crafted with quality and detail, available through select global retailers, flagship stores, and online.



“The Coolest Block in America”

— GQ Magazine





abbot KINNEY

BETA AGENCY

1327-1337 ABBOT KINNEY BLVD
VENICE, CA 90291

Area Demographics

	5 MINUTES	10 MINUTES	15 MINUTES
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Total Population	49,754	106,886	213,508
Average Household Income	\$200,594	\$192,404	\$180,438
Total Households	26,441	55,826	106,029
Daytime Population	33,905	87,589	204,736
Median Age	40.7	40.8	39.9

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