

FOR SALE



1041

ABBOT KINNEY BOULEVARD

Venice California

VALUE ADD RETAIL | DEVELOPMENT

EREWHON

GJELINA

VINCE.



alo yoga

BIRKENSTOCK
MADE IN GERMANY - TRADITION SINCE 1774

LE LABO[®]
GRASSE - NEW YORK

 lululemon

 vuori

rag & bone
NEW YORK

 VEJA

THE BUTCHER'S
DAUGHTER
BEST BAKED CAKES
NEW YORK
LOS ANGELES

Madswell

THE GREAT.

All'Antico Vinaio

 BLUE BOTTLE
COFFEE

EVERLANE

ABBOT KINNEY BOULEVARD

SUBJECT PROPERTY



1041 ABBOT KINNEY BOULEVARD

Venice California

A rare opportunity to acquire a high visibility commercial assets along one of Los Angeles' most sought-after retail corridors. The offering includes a freestanding building on an oversized lot offering meaningful value-add potential through leasing, repositioning, or redevelopment in a premier Venice location.



1041

ABBOT KINNEY BOULEVARD

Venice California

VALUE-ADD

DEVELOPMENT
OPPORTUNITY

**2,148 SF building on an
oversized 7,796 SF double lot**

80 FEET OF FRONTAGE ON ABBOT KINNEY BOULEVARD



1041

ABBOT KINNEY BOULEVARD

Venice California

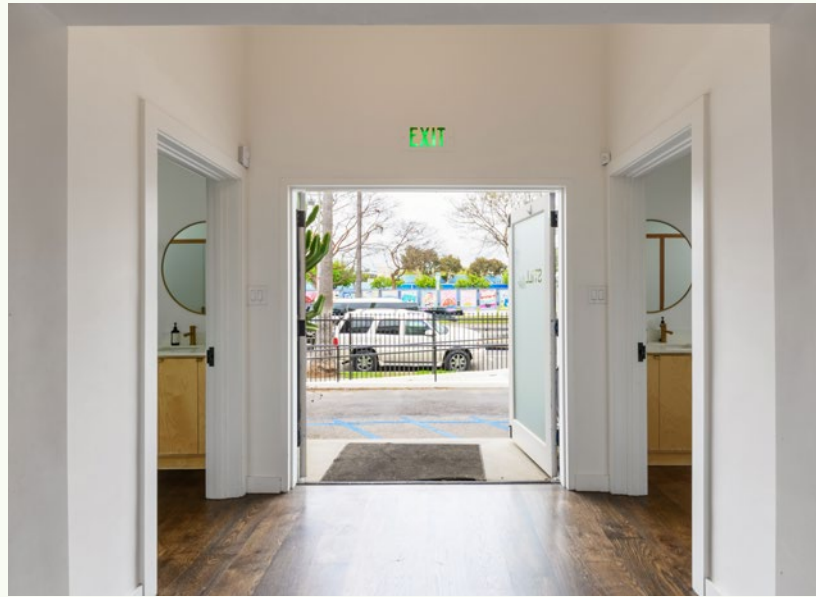
BUILDING SIZE: 2,148 SF

LOT SIZE: ± 7,796 SF

VALUE-ADD/Development Opportunity

Gated parking for up to 10 cars

Change of use to retail in final stages of approval



PROPERTY
PHOTOS

PROPERTY DETAILS

ADDRESS

1041 Abbot Kinney Blvd
Venice, California 90291

PRICE

\$8,557,000

BUILDING SF

2,148 SF

LOT SIZE

7,796 SF

BUILDING PPSF

\$3,983/SF

LOT PPSF

\$1,098/SF

PROPERTY TYPE

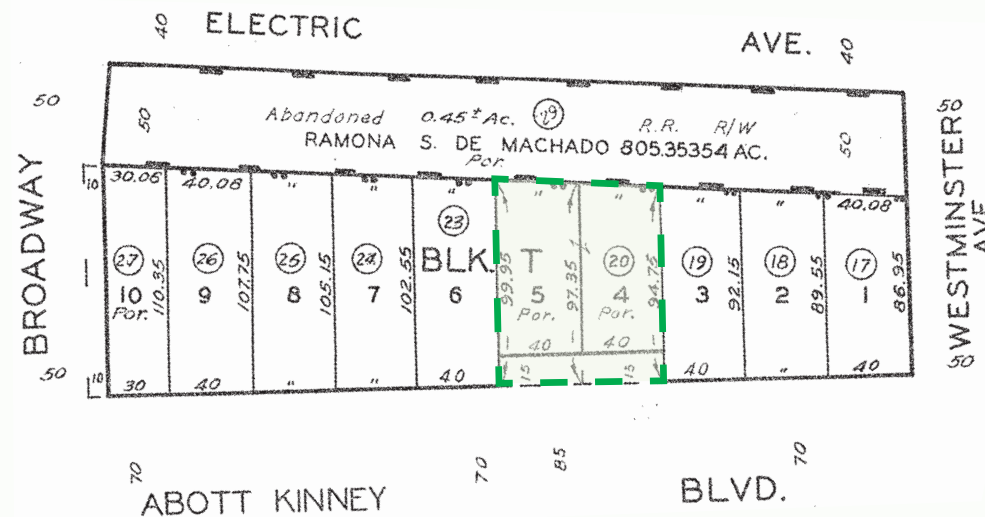
Retail

ZONING

C2-1-CA

APN

4239-021-031



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EREWHON

Sweetfin

Levain
Bakery

pressed
JUICERY

ALFRED

A

THE BUTCHER'S
DAUGHTER

Madswell

lululemon

rag & bone
NEW YORK

vuori

BLUE BOTTLE
COFFEE

WESTMINSTER AVE

ELECTRIC AVE

SUBJECT PROPERTY

ABBOT KINNEY BLVD

ELECTRIC AVE

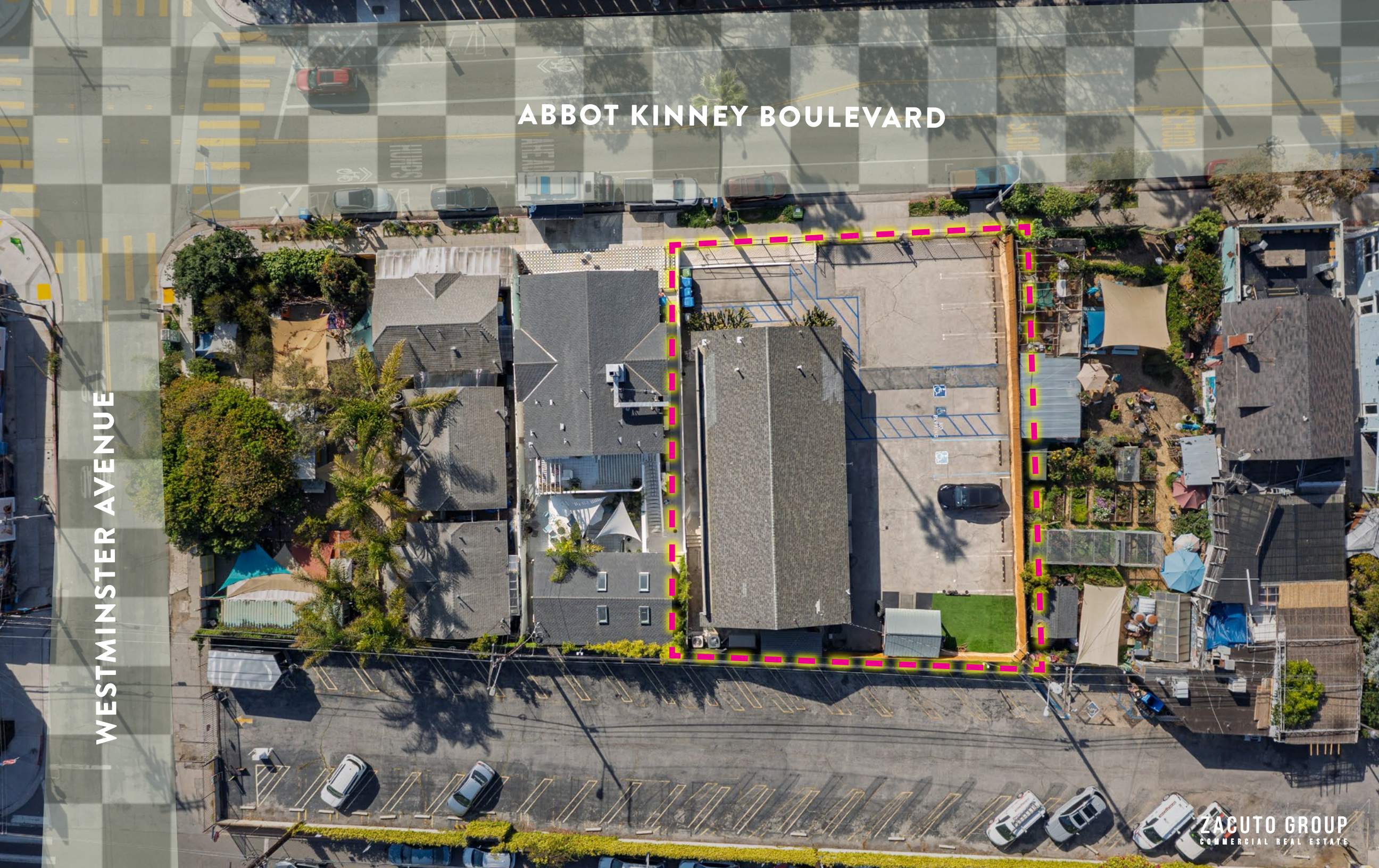
4TH AVE

ZACUTO GROUP
COMMERCIAL REAL ESTATE

WESTMINSTER AVENUE

ABBOT KINNEY BOULEVARD

ZACUTO GROUP
COMMERCIAL REAL ESTATE



1041 ABBOT KINNEY



1041

ABBOT KINNEY BOULEVARD

Venice California

Asset on iconic Abbot Kinney Boulevard, one of Los Angeles' most sought-after corridors.

A++ prime Venice location surrounded by nationally recognized retailers + acclaimed dining destinations

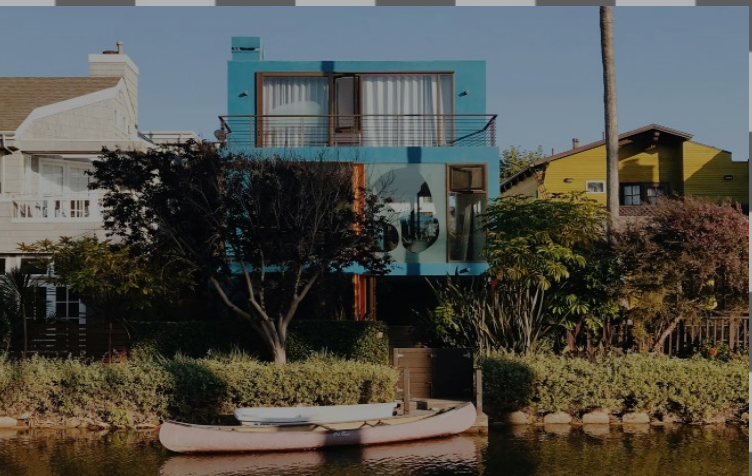
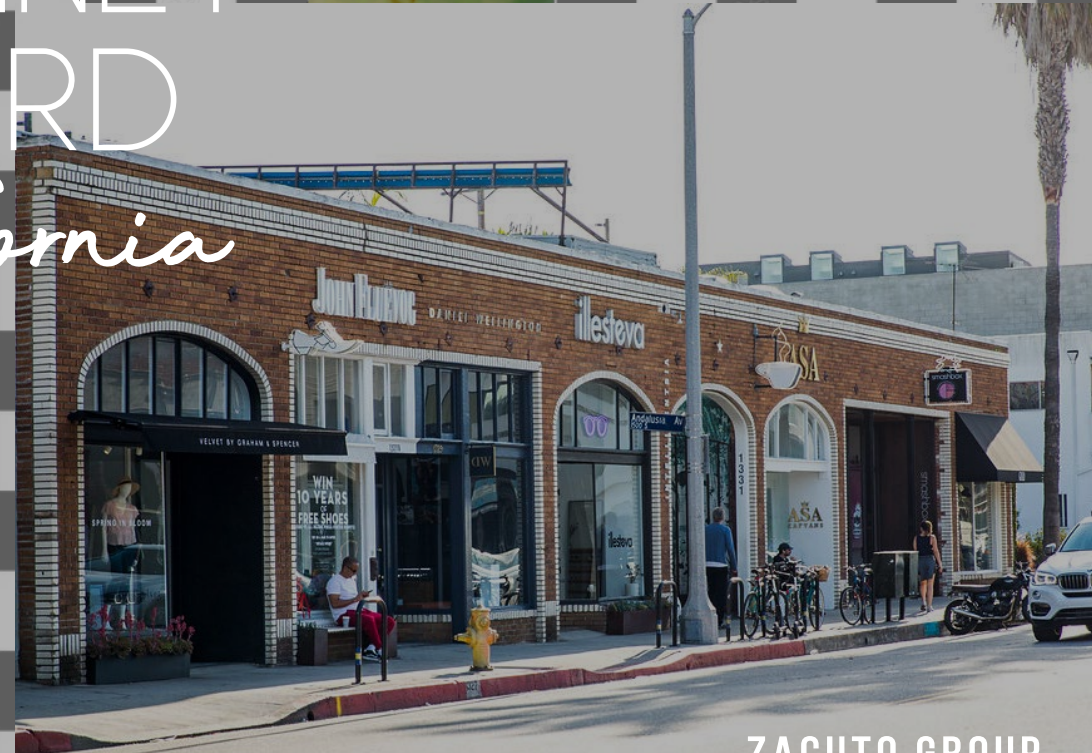
Premier Westside submarket with strong tenant demand and high barrier to entry

Ideal for flagship retail, private investors, or 1031 exchange buyers seeking stability with embedded upside.

Ultra high street visibility with unmatched asset recognition

Value-add with future upside

Venice market attracts over 16 million annual visitors



RETAIL

Aviator Nation
Adidas Originals
Aesop Abbot Kinney
AE Studio
Ahlem
Albion Garden
Alexandra Wagner
Skincare
Ananda Venice
Away
Bazar
Birkenstock
Blue Bottle Coffee
Buck Mason
Burro
Colorful Standard
Cookman
Corridor
Coutula
Cuyana
Everlane
Farm Rio
Flannel
Garrett Leight Optical

Gorjana
Guild
Heist
Hoff Optometry and
Eyewear
Huset
Illesteva
Industry of All Nations
IRO
John Fluevog Shoes
JINS
Lavish Tan
Le Labo
Lucky Stop Liquor
Lululemon
Made in Earth
Malin + Goetz
Marine Layer
Mejuri
Moda Studios
Nati Boutique
Osea
Our Place
Peak Design

Principessa
Rag & Bone
Roark
Ruti
Saje
Salt & Straw
Sand Cloud
Satine
Shinola Detroit
Skylark Venice
Strange Invisible
Perfumes
Suitsupply
The Stronghold
Topdrawer
Tumbleweed & Dandelion
Vardagen
Velvet (by Graham &
Spencer)
Vince
Vincero
Vuori
Warby Parker
World Wide Mind

RESTAURANTS

Gjelina
The Butcher's Daughter
Felix Trattoria
Alisa Wine & Friends
Ōwa
RVR
Market
All'Antico Vinaio
Intelligentsia Coffee
Venice
Blue Bottle Coffee
Alfred Coffee
Boulevard Coffee
Fast Times
Paisita Cafe
ALBION GARDEN
Kohi by Owa
Cha Cha Matcha
Niche Cafes
Levain Bakery
Salt & Straw
Rooster Fish
Wild Ones





1041
ABBOT KINNEY
BOULEVARD

VENICE BEACH

ABBOT KINNEY BOULEVARD

LINCOLN BLVD

VENICE CANALS

ABBOT KINNEY BOULEVARD

ALISA WINE

FELIX TRATTORIA

FORCE OF NATURE

WILD ONES

ALBION GARDEN

BLUE BOTTLE COFFEE

HUSSET

JINS EYEWEAR

INTELLIGENCIA COFFEE

VUORI

RAG & BONE

LULULEMON

AVIATOR NATION

AESOP

ALO

BIRKENSTOCK

IRO

FARM RIO

LEVIAN BAKERY

EREWON MARKEY

Venice Breeze Suites

Westminster Dog Park

Venice Sign

Venice Skatepark

Venice Beach Recreation Center

Lifeguard Tower Avenue 19

Green Goddess Collective

LADOT Lot 731

PodShare Venice (PERMANENTLY...)

Erewhon Venice

Pacific Resident Theater

Beyond Baroque

First Lutheran Church

Hilton Grand Vacations



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ABBOT KINNEY BOULEVARD *Venice California*

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