



PALOMA
REALTY PARTNERS

DG REALTY

EXQUISITE ABBOT KINNEY
CREATIVE OFFICE SPACE

1621-1627 ABBOT KINNEY BLVD

PRESENTED BY PALOMA REALTY PARTNERS AND DG REALTY

OVERVIEW

Built in 1925, The Stronghold building has housed some of the most prestigious and recognized brands to ever come to the world famous Abbot Kinney Blvd. Being offered is an immaculate creative office space in the heart of Abbot Kinney. With ceiling heights reaching 14', the space features a beautifully refinished bow truss roof line, newly sanded and stained original wood flooring throughout, operable windows, several private offices, a kitchen, two private restrooms, and a private back elevated patio. The space stands alone as one of the most impressive Office options in Venice.

BUILDING SIZE:

7,200 SF

PREMISES:

Approximately 3,600 SF of Creative Office Space

AVAILABLE:

Immediately

RENTAL RATE:

\$6.50 p/sf/mo NNN

NNNs:

Approximately \$.20 p/sf/mo

PARKING:

3 private gated parking stalls included free of charge. Additional parking available in the 4 hour metered parking area off the rear of the property

ACCESS:

Direct ground level access off Abbot Kinney

THE
Stronghold
Los Angeles 1895

HIGHLIGHTS

- High ceilings with newly refinished bow truss
- Resurfaced original wood flooring throughout
- Skylights
- 2 Private Restrooms
- 5 private offices
- Conference / training rooms
- Operable windows
- Private elevated patio
- Private secure parking with additional metered parking available
 - Direct access off rear gated parking area
 - Storage space



VENICE MARKET OVERVIEW

Founded in 1905 as a resort beach town by tobacco millionaire, Abbot Kinney, Venice Beach, CA is now considered one of the most highly desired destinations for tourists, residents, and businesses alike. Known for its eclectic collection of shops ranging from juicerries to unique boutiques to cafes, Venice has something for everyone.



AREA MAP

Felix Trattoria
Spa Sophia
Neighbor
Sculpture Gardens Plant
Nursery (The Cook's
Garden)
Second Community
Baptist Church
Abbot Kinney Beach
House
Ecole Claire Fontaine

Everlane
Junk Food Clothing
Blue Bottle Café
Away
AHLEM
Industry of All Nations
LCO
Ahlem Eyewear
Boca De Agua
La Tostaderia

The Otheroom
Butcher's Daughter
Bulldog Realtors
Residential Building
AUST
Keetsa Eco-Friendly
Mattress
Flannel
Waraku
ettitude
Burning Torch
Greenleaf

Verdagen
MTN
Angelo Electric, Inc
Hamilton Press Gallery
IRO
Anomaly LA Office
Principessa
Velvet by Graham & Spencer
Daniel Weillington
illesteva
John Fluevog
Neptina
Intelligentsia
ASA
Allbirds
Guild
Alternative
Beauvillla Glass Designs
Adidas
Hourglass Cosmetics
VINCE
Salt & Straw
(Free City)

Cha Cha Matcha
Kolo
Burro Kids
Abbot's Pizza
Company
Burro
Pretties
Enda King
Saje Natural
Wellness
dosist
Gjelina Take Away
Gjelina

Nati
Zadig & Voltaire
4th & Heart
Bombshell
Sportswear
The Brig Cocktail
(New mixed
development)

Steven Alan Annex
Fringe Hair Salon
The Modern Dog
Owl
Acutonix
James Perse
Shinola
The Stronghold
Sabah House
The Piece Collective
The Tasting Kitchen
Gorjana
Inkerman
FaB Lounge
Pressed Juicery
lemonade

Plant Food
Wine

Westminster
Avenue Elementary
School

MAIN ST.

BROOKS AVE.

BROADWAY ST.

WESTMINSTER AVE.

SAN JUAN AVE.

SANTA CLARITA AVE.

CALIFORNIA AVE.

MILWOOD AVE.

PALMS BLVD.

1621-1627 ABBOT KINNEY

VENICE BLVD.

Erewhon

Zinque

Honey House

WESTMINSTER AVE.

ARAGON CT.

CADIZ CT.

ANDALUSIA AVE.

NAVARRE CT.

RIALTO AVE.

Heist
Le Pop-up
Bazar
Sweaty Betty
Salt
Miansai
Rag & Bone
RYU
Roven
Suit Supply
Strange Invisible
Perfumes
Le Labo
Cuyana
Blue Star
Marine Layer
Sweetfin Poke

Kreation Kafe/Juicery
Coutula
Birkenstock
Mr & Mrs Smith
Media Monks
Aviator Nation

Roosterfish
Aesop (Temporary)
MedMen
Mac Studio
Huset
Robert Graham

Stag
Scotch & Soda
Chariots on Fire
TOMS
Avocado
AYR
Ananda
Skylark
Ruti
Will Leather Goods
Liquor Market
Happy Socks
Soludos
Margaret O'Leary
Beauty Counter
Timbuk2

Caudalie
Ray Ban
Warby Parker
Trim Hair Salon
Green House Smoke Shop
Mr Big Film
Tumbleweed & Dandelion
Florentini - Baker
Aesop (Under Renovation)
Made in Earth
Satine
Grace Loves Lace
Satine
Ibby Hartley
Ma Cher
Garrett Leight
Shuhari Matcha Café

Alexis Bittar
Yours Truly
Mystic Journey
Bookstore
Lavish
Hoff Optometry
Buck Mason
Urbanic Paper
Boutique
Logan Holowell
Grow

**CHRIS CUNNINGHAM,
PALOMA REALTY PARTNERS**

818 481 7891

chris@palomarealtypartners.com

BRE #01476244

**OLIVER FRIES,
PALOMA REALTY PARTNERS**

805 259 9638

oliver@palomarealtypartners.com

BRE #01891656

DON GLUNTS, DG REALTY

310 413 6127

donglunts@gmail.com

DRE #00431030

1605 Pacific Avenue
Venice, California 90291
310-392-2436

palomarealtypartners.com

Corporate License ID: 02050984

DISCLAIMER

This presentation has been prepared by Paloma Realty Partners, Inc. ("PRP") on the basis of information obtained from PRP's client (the "Owner") and other public sources, as of the specified date. Neither PRP nor the Owner undertake any duty or obligation to update the information. Neither PRP nor the Owner makes or gives any representation, warranty or guarantee, whether express or implied, that the information contained in this presentation or otherwise supplied to the recipient, at any time by or on behalf of PRP or the Owner whether in writing or not, relating to the offering discussed herein is complete or accurate or that it has been or will be audited or independently verified, or that reasonable care has been taken in compiling, preparing or furnishing the information. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information. This presentation provides a guide only and it is not intended to be exhaustive and, in particular, does not contain disclosure of any of the risks associated with the opportunity.

DG REALTY



PALOMA
REALTY PARTNERS