

1348 ABBOT KINNEY BOULEVARD, Venice, CA 90291



RETAIL SPACE FOR LEASE



Make a statement!

Freestanding Retail Building
on Abbot Kinney



RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

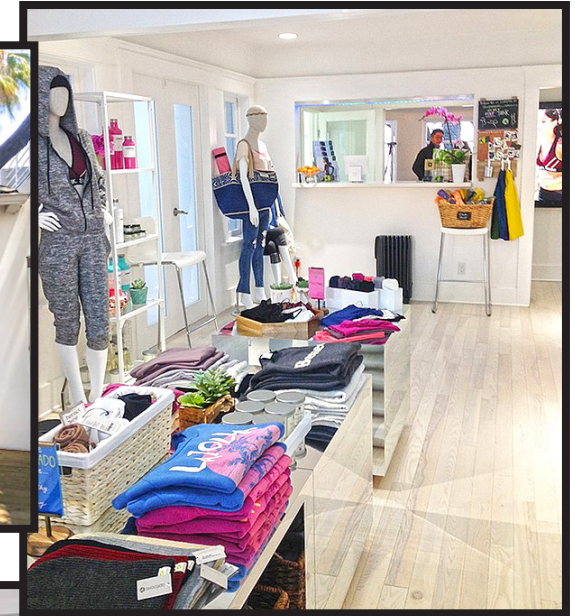
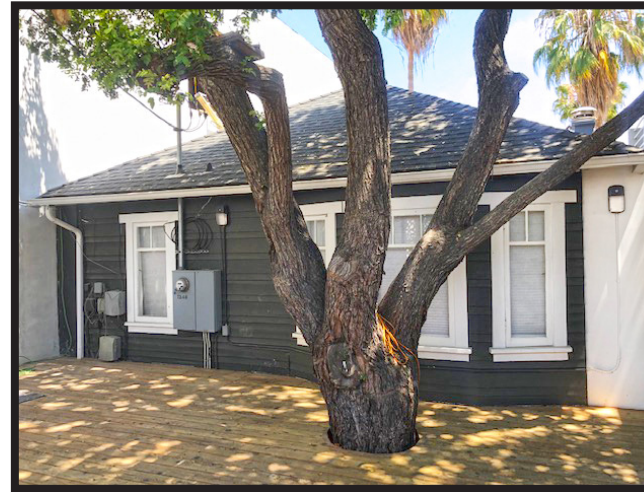
SIZE: Approximately 1,309 square feet

RATE: \$17.50 per square foot per month, NNN
(NNN estimated to be \$0.60 per square foot per month)

PARKING: 1 parking space included at no additional charge

TERM: Negotiable

AVAILABLE: Immediately



- Charming Venice bungalow architecture
- Hardwood floors
- Large private rear patio
- Abbot Kinney is filled with world class retailers and restaurants
- Perfect mid block location
- High foot and auto traffic
- Near-perfect Walkscore of 95/100 and Bikescore of 96/100



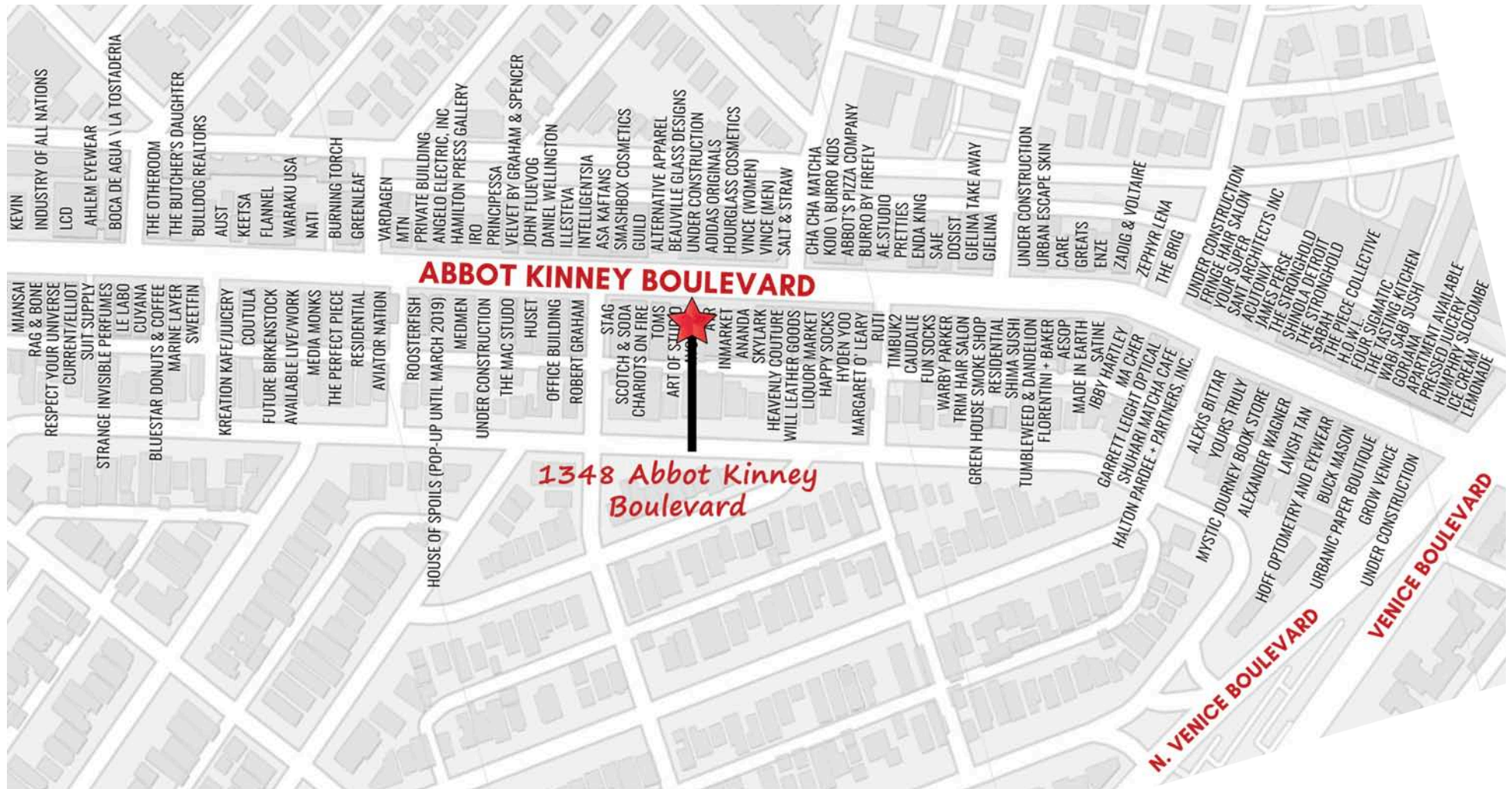
RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

AREA HIGHLIGHTS



www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

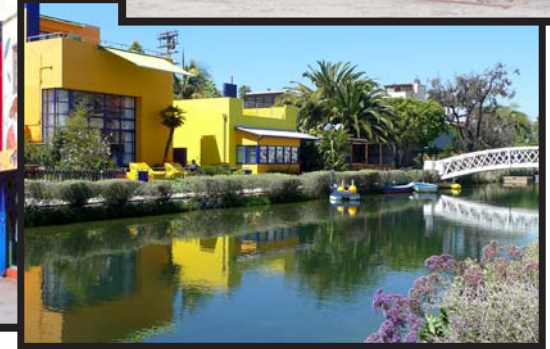
ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.

AREA INFORMATION

Venice is a residential, commercial, and recreational beachfront neighborhood within Los Angeles, California. It is one of the most popular destinations in Los Angeles for visitors and locals alike. Known for its bohemian spirit, Venice is a buzzing beach town with upscale commercial and residential pockets. Free-spirited Venice Boardwalk is the site of funky shops, street performers and colorful murals, though, it is most famous for the quirky goings-on along its iconic beachfront boardwalk. Watch it all from the lively waterfront skate park, sit near the famous Muscle Beach outdoor gym or go visit the Venice Canals, a picturesque enclave of canals surrounded by modernist homes.

The magnetic effect that Venice has over creative tenants is not a secret. We see companies like Snapchat, Google, Vice Media and many others establish in the area persuaded by the local amenities, the walk-ability, and the presence of other creative companies.



www.parcommercial.com

RAFAEL PADILLA
310.395.2663 X102

RAFAEL@PARCOMMERCIAL.COM
LIC# 00960188

ARTHUR PETER
310.395.2663 X101

ARTHUR@PARCOMMERCIAL.COM
LIC# 010686613

All information furnished is from sources deemed reliable and which we believe to be correct, but no representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.