

abbot KINNEY

1327-1337 ABBOT KINNEY BLVD
VENICE, CA 90291

FOR LEASE FOR LEASE FOR LEASE FOR LEASE

COMING
AVAILABLE
1,228 SF

COMING SOON

HOKA

NOW OPEN

12TH TRIBE

COMING SOON

**OLIVE TREE
PEOPLE**

COMING SOON

**ASTRID
& MIYU**





A Fusion of Art,
Culture, and Sun.

abbot KINNEY



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.

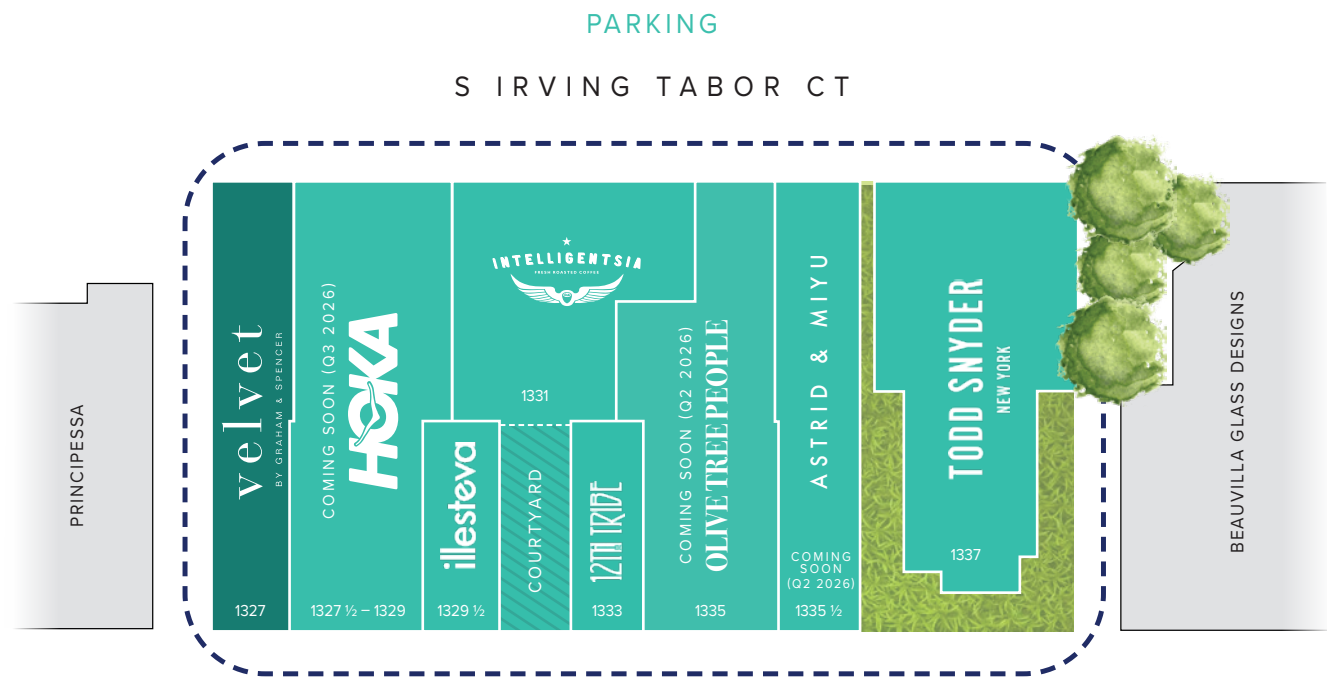
The property benefits from a variety of popular events that attract locals and tourists. “First Fridays” feature food trucks and late-night shopping with special promotions. The annual Abbot Kinney Festival draws crowds with local artists, musicians, and vendors, while pop-up shops, art shows, and wellness 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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A circular graphic with the text "FOR LEASE" repeated around the perimeter, set against a background of a car's rear wheel and a red brick wall.

Site Plan



ABBOT KINNEY BLVD

TENANT DIRECTORY

***1327** | 1,228 SF | COMING AVAILABLE
1327 1/2 - 1329 | 2,711 SF
1329 | 501 SF

1329 1/2 | 547 SF
1331 | 2,196 SF
1333 | 570 SF

1335 | 1,899 SF
1335 1/2 | 1,234 SF
1337 | 1,700 SF

**Space will become available June 2026; Velvet currently occupying space.*

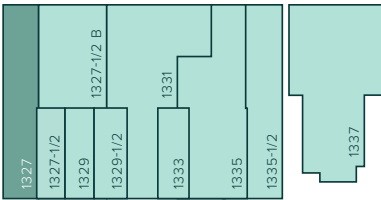
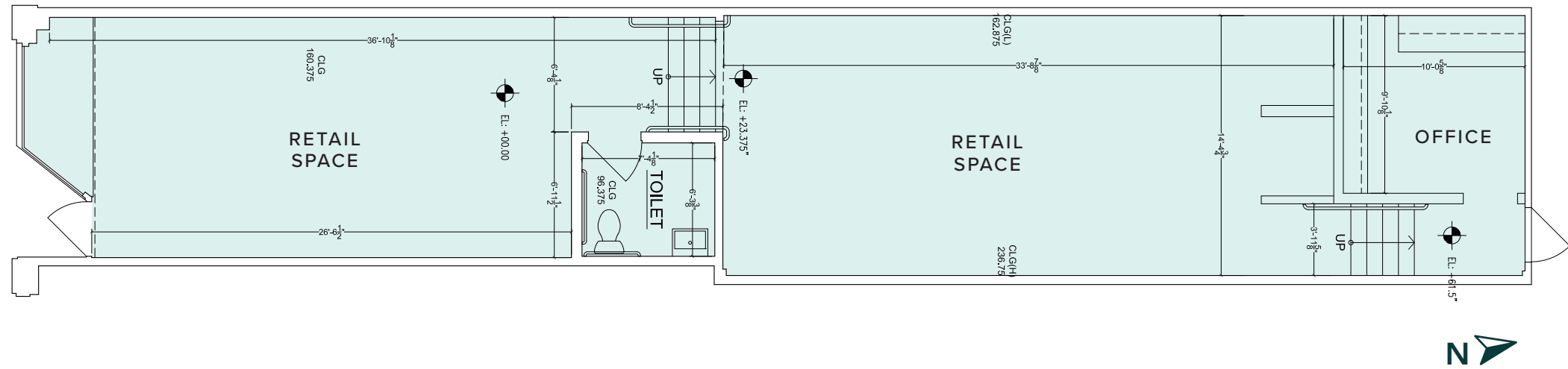


beta

Unit 1327 – 1,228 SF

COMING AVAILABLE | END CAP RETAIL SPACE

ABBOT KINNEY BLVD



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COMING AVAILABLE

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.

COMING SOON (Q3 2026)

HOKA

SUITE 1327 ½ – 1329 | 2,711 SF

HOKA began with a focus on innovative cushioning and performance-driven design to enhance the running experience. Today, the brand's high-performance footwear and apparel are trusted by athletes and available through specialty retailers across the globe.

illesteva

SUITE 1329 ½ | 547 SF

Founded in 2009, Illesteva's glasses are handmade in France, Italy, and Germany with the world's leading manufactures 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.

12TH TRIBE

SUITE 1333 | 570 SF

12th Tribe is a women-owned brand that blends California casual with global influences, offering a curated collection of women's fashion, accessories, and lifestyle pieces. Known for its modern bohemian style, 12th Tribe offers versatile and travel-ready wardrobe staples.

COMING SOON (Q2 2026)

OLIVE TREE PEOPLE
FROM TREE TO BEAUTY

SUITE 1335 | 1,899 SF

Olive Tree People began with a appreciation for the olive tree's natural healing properties, leading to the development of holistic, waterless skincare and wellness products. Today, their unique formulations are available in boutiques nationwide and internationally.

COMING SOON (Q2 2026)

ASTRID & MIYU

SUITE 1335 ½ | 1,234 SF

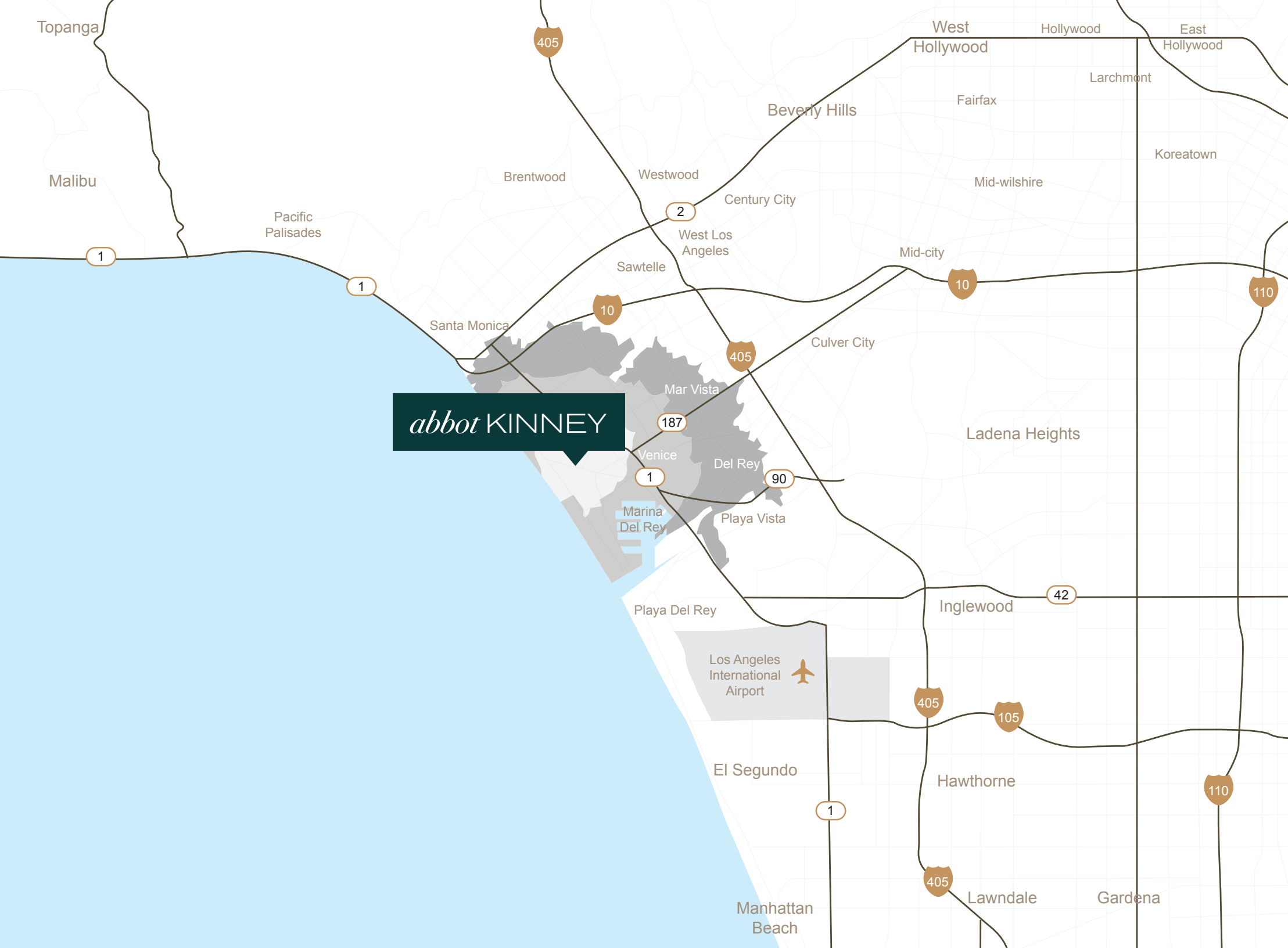
Astrid & Miyu was founded with a vision to create modern, meaningful jewelry that celebrates individuality and self-expression. Today, the brand offers distinctive jewelry and piercing experiences through boutiques worldwide and online.

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.





BETA AGENCY

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VENICE, CA 90291

Area Demographics

	5 MINUTES	10 MINUTES	15 MINUTES
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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