

# abbot KINNEY

1327-1337 ABBOT KINNEY BLVD  
VENICE, CA 90291



LEASING BROCHURE

beta.

A Fusion of Art,  
Culture, and Sun.



*abbot KINNEY*



FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE



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VENICE, CA 90291



# 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.

# Site Plan



## IT DIRECTORY

**\*1327 | 1,228 SF | COMING AVAILABLE** **13**

**1327 1/2 – 1329 | 2,711 SF**

**1329 | 501 SF**

547 SF

196 SF 13

0 SF

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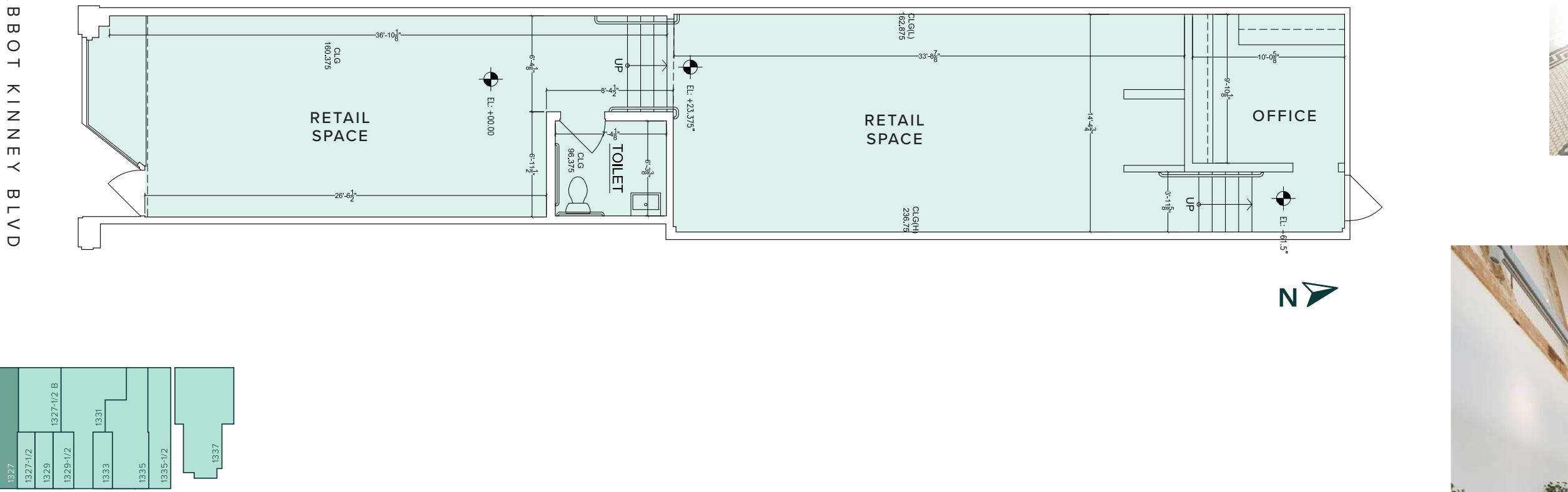
\*Space will become available June 2026; Velvet currently occupying space.



# 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 1/2 – 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 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.

**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)

**OLIVETREE 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 meaningful jewelry that celebrates individuality and self-expression. Today, the brand offers distinctive jewelry and piercing experiences through boutiques worldwide and online.

COMING SOON (Q2 2026)

**ASTRID & MIYU**

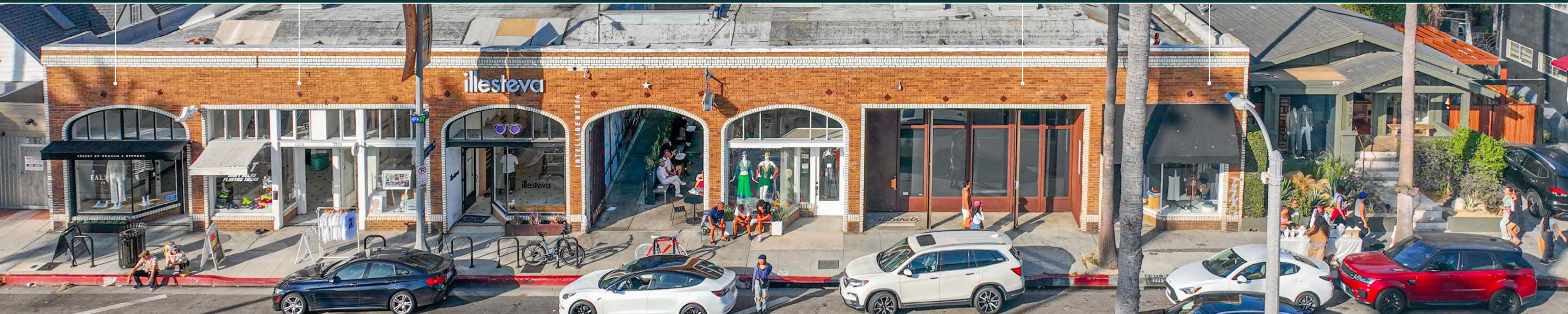
**SUITE 1335 1/2** | 1,234 SF

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.

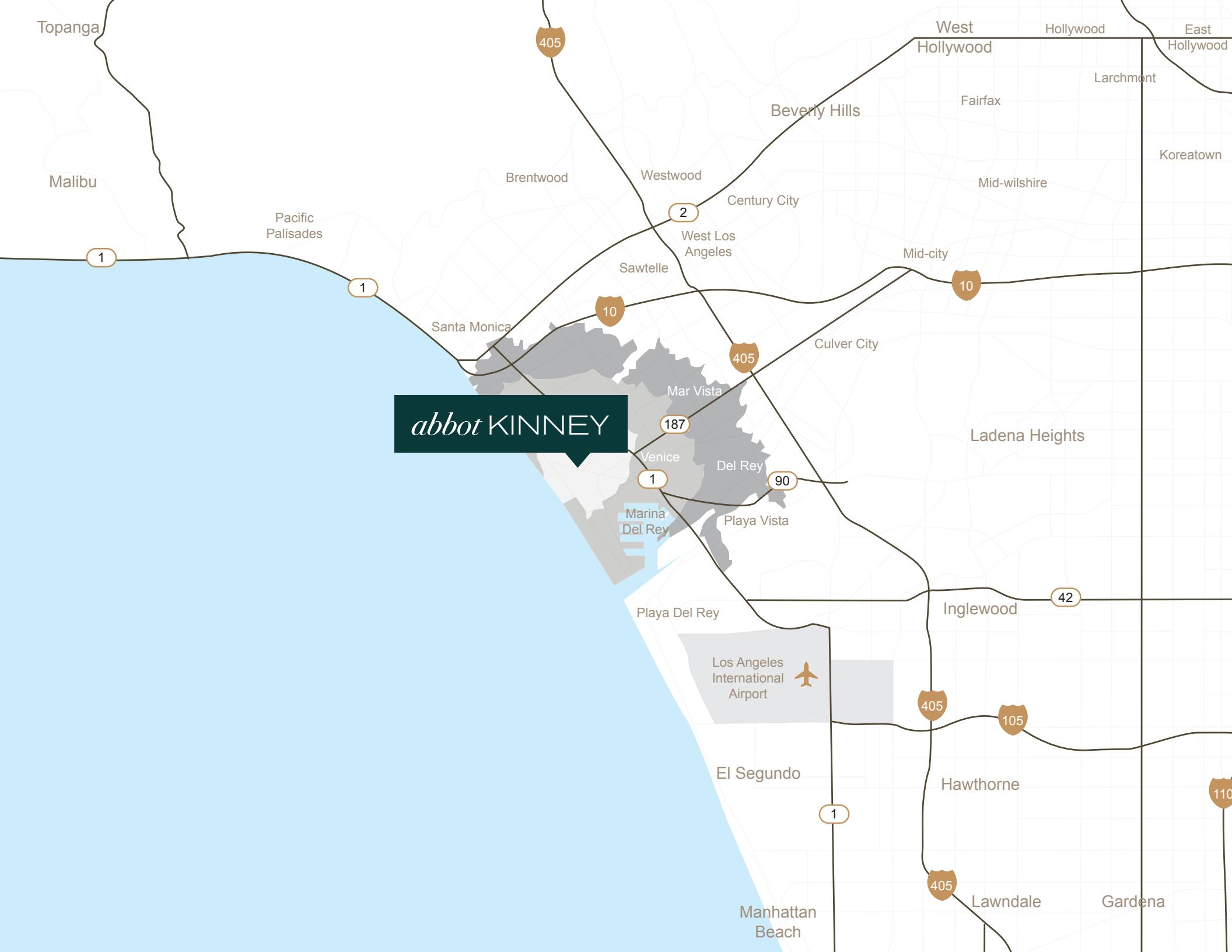


# The Coolest Block in America

— GQ Magazine

— GQ Magazine





# Area Demographics

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

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