



1216 | 1220 | 1222
a b b o t k i n n e y b l v d

V E N I C E



RODEO REALTY
LOCAL EXPERTISE, GLOBAL PRESENCE.

An aerial photograph of Venice, Los Angeles, showing a dense residential area with various houses, palm trees, and a clear view of the ocean in the distance. A large teal square is overlaid in the center of the image, containing the text 'a b b o t', 'V E N I C E', and 'k i n n e y' in white, spaced-out letters.

a b b o t

V E N I C E

k i n n e y

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OVER

VIEW



ADDRESS

1216 | 1220 | 1222
Abbot Kinney Blvd
Los Angeles, CA 90291

SITE

± 8,084 sf of LAND
± 3,400 sf of BLDG

APN'S

4238-003-037 (1222 AK)
4238-003-038 (1220 AK)
4238-003-039 (1216 AK)

ZONING

LAC2

FAR

Min 1.5:1
Tier 1 TOC - Coastal Overlay

Purchase Price

Call for Offers September 17, 2019

FEATURES

- + 90 ft of Boulevard Frontage
- + Can be Delivered Vacant
- + Possible owner/User
- + Mixed-Use Development Site

Welcome to Abbot Kinney

Abbot Kinney Blvd is enriched by the culture and eclectic community of the Venice Beach neighborhood. Founded in 1905 by millionaire Abbot Kinney, Venice started as a beach resort town. Originally deemed the "Coney Island of the Pacific," Kinney saw the gently sloping beach area as an opportunity to create the "Venice of America," named after the quaint river city of Italy. As a popular tourist destination and one of the most prominent areas of Los Angeles, Venice has become home to a plethora of tech & creative companies; most notably Snapchat and Google. The community offers the ideal location for young, bright entrepreneurs and their respective growing businesses. Abbot Kinney Blvd is the heart beat of this thriving community and serves as a cultural hub for some of the best restaurants and shopping around. What was once a quaint, low key, little, bohemian street of 1920's converted homes and antique shops is now, as GQ so rightly said, "the Coolest block in America".

ak blvd

1222

1220

1216



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1021-1033 & 1047-1051
Abbot Kinney

MIXED-USE
Retail, hotel
apartments

Proposed
78 room
boutique
hotel

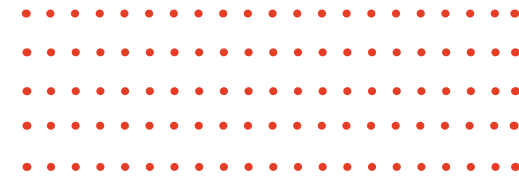


nearby

The Venice Place Project will feature a boutique 78-room hotel with 4 apartments, set back from Abbot Kinney and integrated into the block. It includes a new restaurant, spa, rooftop garden, pool deck, bike, skate and surfboard rentals, and an expansive outdoor living room. They are also committed to staffing with a significant number of local residents to personalize the hotel experience and bring jobs to the neighborhood.

development

ZONING



ak blvd

work

The entrepreneurial and creative energy is infectious on Abbot Kinney. In the heart of what is often referred to as “Silicon Beach”, the Abbot Kinney area is home to such companies as Google, Vice Media, Anomoly, Media Monks and Zefr.

play

The close proximity of Abbott Kinney to local beaches promotes a healthy lifestyle. Locals and tourists alike are often on foot, bicycles, scooters and skateboards enjoying all of the amenities the area has to offer.

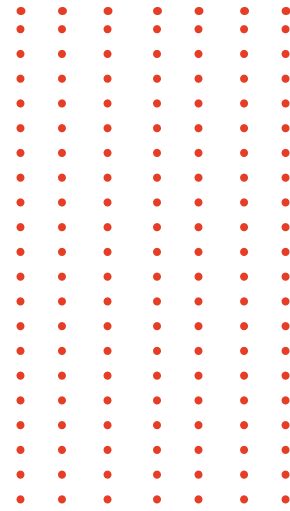
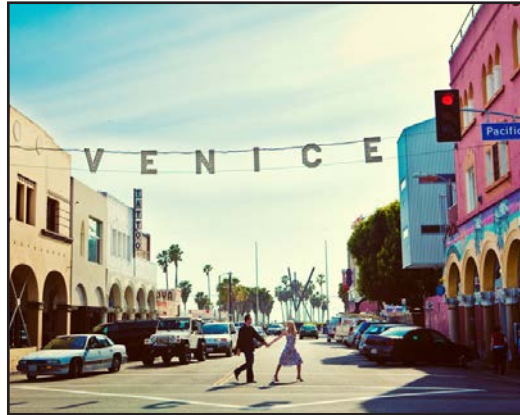
art

Explore street art, indie galleries, high end and local fashion and curated social events like “First Fridays” which bring in thousands to the area during the summer months. On foot to enjoy all of what Abbot Kinney has to offer. Whether it is in a gallery, on a mannequin or on the side of a building, art exists around every turn on Abbot Kinney.

eat

There are not many places in the World where you can walk between four, Michelin- rated restaurants. These incredible gifts to the culinary scene in Venice includes Plant Food + Wine, Felix, MTN and the beloved and 11-year running Gjelina.

CULTURE



demographics



Walk Score

94

Walker's Paradise via Walkscore.com



Traffic

20,000+

2019 Daily Traffic Volume



Population

39,875

2019 Total Population (1 mile radius)



Housing

\$1,081,826

2019 Median Home Value



Population Growth

14.96%

2010 - 2019



Households

\$121,579

2019 Average Household Income

AREA



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