

# 1637 ABBOT KINNEY BLVD



www.jayluchs.com  
**For Lease**  
**310 407 6585**  
**Jay Luchs**

# 1637 ABBOT KINNEY BLVD



A RARE RETAIL/RESTAURANT OPPORTUNITY LOCATED ON ABBOT KINNEY BOULEVARD, CALLED "THE COOLEST BLOCK IN AMERICA" BY GQ MAGAZINE

APPROXIMATELY 3,000 SF OF RETAIL/RESTAURANT SPACE (DIVISIBLE)

EXISTING GREASE TRAP

LICENSE 47 AVAILABLE GREAT CUP

\$15 PSF PER MONTH NNN  
\$180 PSF PER ANNUM NNN

NNN FEES ARE \$2.75/MONTH  
NNN FEES ARE \$33/ANNUM

# 1637 ABBOT KINNEY BLVD

BROADWAY STREET

- Joe's Restaurant
- Primitivo Wine Bistro
- Spa Sophia
- Sculpture Gardens Plant Nursery
- Willie Jane
- Second Community Baptist Church
- Abbot Kinney Beach House
- Ecole Claire Fontaine

WESTMINSTER AVENUE

- YAS yoga and Spinning
- Junk Food Clothing
- Blue Bottle Coffee
- Integrated Body Psychotherapy
- Brewster Parsons
- A+R Global Design
- Kendall Conrad
- 3 Square Cafe & Bakery

SAN JUAN AVENUE

- The Otherroom
- Local Cafe
- Bulldog Realtors



- Topo Ranch
- Keetsa Eco-Friendly Mattress
- Flannel
- Wzraku USA
- Nightcap Clothing
- Koko Venice

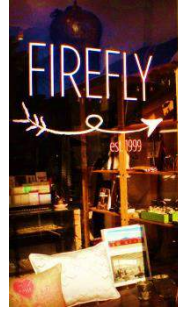
SANTA CLARA AVENUE

- Feed Body & Soul
- Figure
- Angelo Electric, Inc.
- Hamilton Press Gallery
- IKO
- B-Reel Office
- Principessa
- Velvet by Graham & Spencer
- Pamela Barish
- Anjela Shoe Service
- Neptina
- Intelligentsia
- Bountiful Furniture Antiques
- Guild
- Alternative Apparel
- Beauville Glass Designs
- Hall's Bar & Grill
- Hourglass Cosmetics
- future Vince



Free City  
CALIFORNIA AVENUE

- Casalinda
- Lulamae
- Abbot's Habit
- Kid Firefly
- Abbot's Pizza Company
- Firefly
- Milkmade
- Linus Bikes
- All Things Fabulous
- Enda King
- A Kinney Court
- Gjelina Take Away
- Gjelina



MILWOOD AVENUE

- G2 Gallery
- Urban Escape Skin Care
- Roots
- Zingera Trading
- future Tod Read
- The Brq Cocktails

PALMS BOULEVARD

- Steven Alan Annex
- Ohm Salon
- The Modern Dog
- Sant Architects Inc
- Acuromix
- Flore Designs
- AUST.
- The Stronghold
- Burning Torch
- The Peace Collective
- The Tasting Kitchen
- Pilates Platinum
- Holla
- lemonade



## 1637 ABBOT KINNEY BOULEVARD

VENICE BOULEVARD

BROADWAY STREET

Westminster Avenue Elementary School

WESTMINSTER AVENUE

- Heist
- C.A.V.E Gallery
- Bazar
- Mona Moore
- Salt
- L Frank Jewelry
- Rag & Bone
- Sunmya Currie Collection
- Jack Spade
- Undrest by the Sea
- Strange Invisible Perfumes
- Le labo
- The Juicy Leaf
- Elvino Wines
- Marine Layer
- Chop Daddy's Sandwich Shop



ARAGON COURT

- Kreation Cafe/Juicery
- Coutula
- Tortoise General Store
- Loft Space
- The Perfect Piece
- Aviator Nation

CRADIZ COURT

- Roosterfish
- ODD Molly
- Gant
- Lucky Brand Jeans
- LF-Store
- Tech Studio Mac & PC repairs
- Diana Hobson Fine Art
- Huset
- Robert Graham

ALDAULSIA AVENUE

- Stag
- Scotch & Soda
- Chariots on Fire
- TOMIS
- Art of Studio
- EIS Studio/Gallery
- Kamofie + Company
- Lamai Thai Massage
- Ananda
- SkyLark
- Heavenly Couture
- Will Leather Goods
- Liquor Market
- N'ice Cream
- Satine
- Ruti
- Margaret O'Leary
- Timbuk2
- Caudalie
- Trim Hair Salon
- Green House Smoke Shop
- Shima Sushi
- Mr. Big Film
- Tumbleweed & Dandelion
- Florentini + Baker



RIALTO AVENUE

- Aesop
- Made in Earth
- Satine
- Lisa Claiborne Architect
- Ma Cher
- Civillanaira
- Chocolater Blue
- Pardee Properties
- Alexis Bitter
- Salt Air
- Mystic Journey Bookstore
- Alexander Wagner
- Stephanie Holgood
- Kelly Baker Brows
- Hoff Optometry
- Nick Fouquet Hats
- Urbanic Paper Boutique
- Beedlove Pilates
- Ilan Dei
- Strange Invisible Perfumes Headquarters



VENICE BOULEVARD

# 1637 ABBOT KINNEY BLVD

