

CAUDALÍE  
Boutique SPA

1 4 1 8  
a b b o t k i n n e y b l v d

# VENICE



CAUDALÍE  
Boutique SPA

a b b o t

V E N I C E

k i n n e y

**Christie Abbott**

310.899.2723

[cabbott@leewestla.com](mailto:cabbott@leewestla.com)

AGT DRE# 01985617

# OVER

# VIEW



## ADDRESS

1418 Abbot Kinney Blvd  
Los Angeles, CA 90291

## PREMISES

± 1200 SF  
Currently built out as  
Retail w/ Spa Services

## RATE

Negotiable

## TERM

Negotiable

## OCCUPANCY

Immediate

## FEATURES

- + Boulevard Frontage
- + Semi Private Front Patio
- + Bi-folding Glass Front Doors
- + Indoor/Outdoor Feel
- + 3 Treatment Rooms w/ plumbing in all (one with shower)

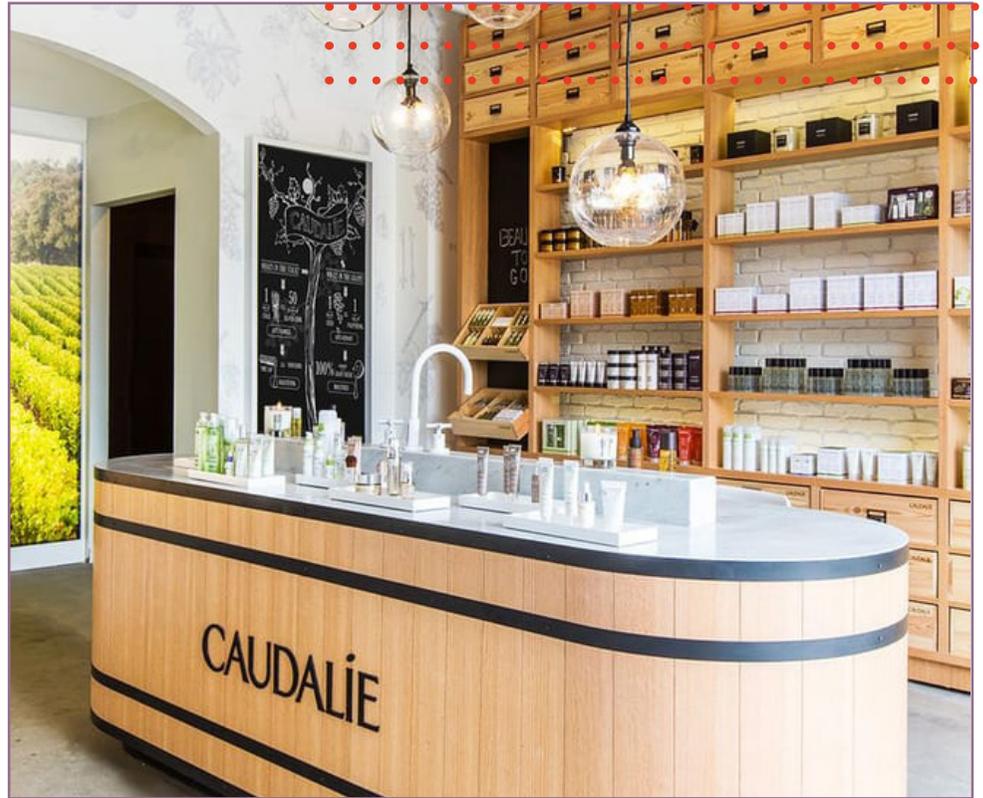
## Welcome to Abbot Kinney

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”.

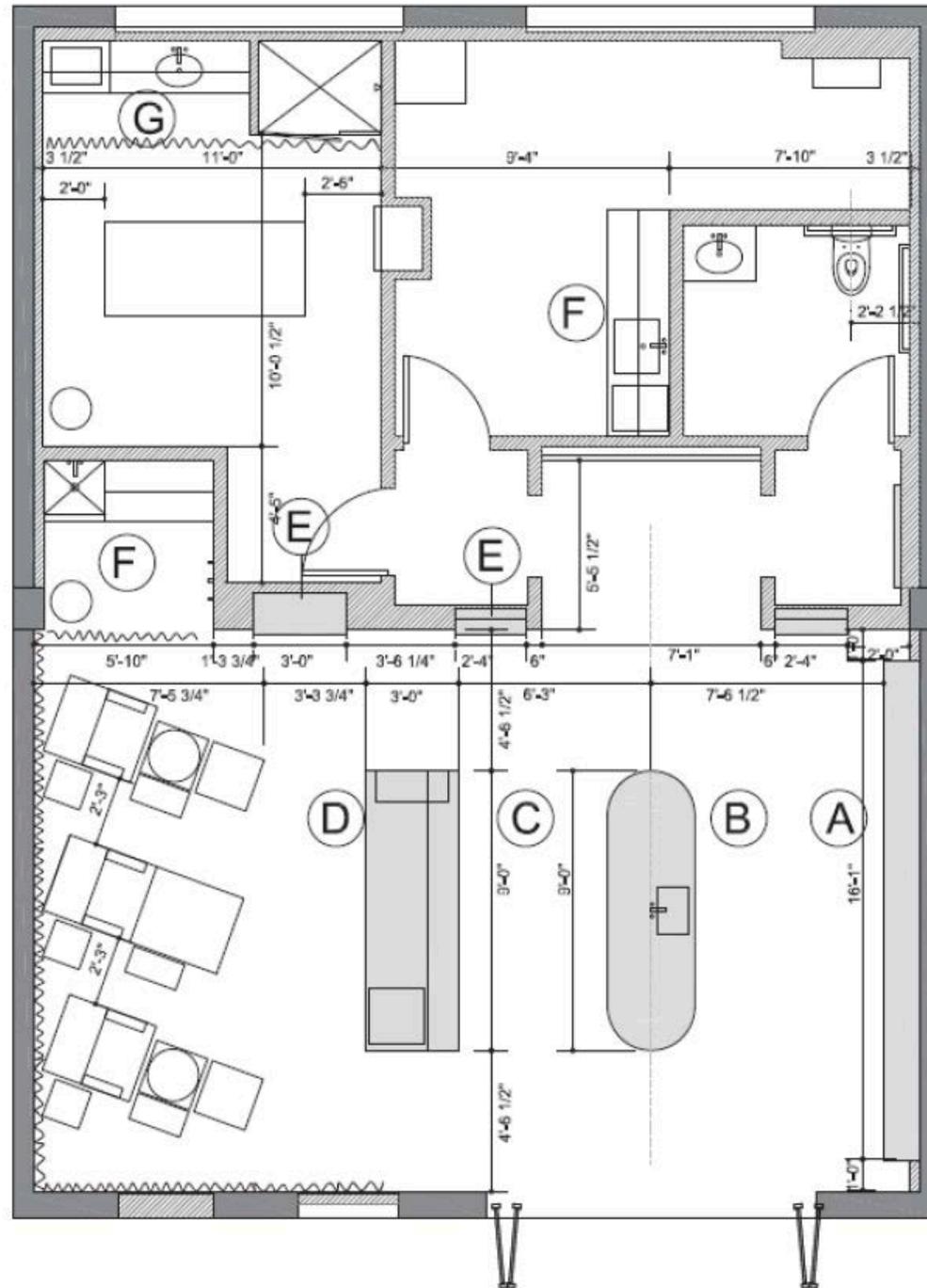
ak blvd



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



# PLAN



# 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.

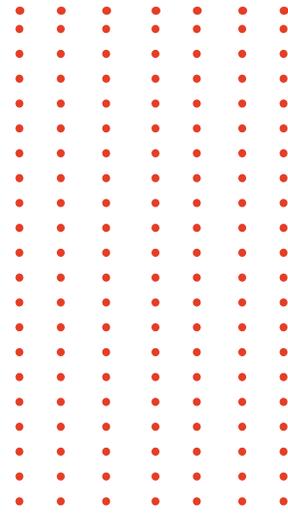
# art

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

1



0

a k b l v d



1508 17th Street, Santa Monica, CA  
310.899.2700  
WWW.LEEWESTLA.COM | BRE 01222000

Christie Abbott  
424.272.0826  
cabbott@leewestla.com  
AGT DRE# 01985617

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.