

# 1445+1453 10<sup>TH</sup> STREET

SANTA MONICA, CA



## FOR SALE

## DEVELOPMENT OPPORTUNITY



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# OFFERING MEMORANDUM DISCLAIMER



The information outlined within this Offering Memorandum (“Memorandum”) is being provided for the sole purpose of evaluating the possible investment in the properties commonly known as 1445 & 1453 10th Street, Santa Monica, CA (the “Property”), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Property Owner (“Managing Member”), or its exclusive broker, Cushman & Wakefield. This Memorandum has been prepared by Cushman & Wakefield based on information supplied by Managing Member and/or obtained from sources deemed to be reliable. It contains select information about the Property and the real estate market in which the Property is situated, but does not contain all

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## FOR MORE INFORMATION PLEASE CONTACT:

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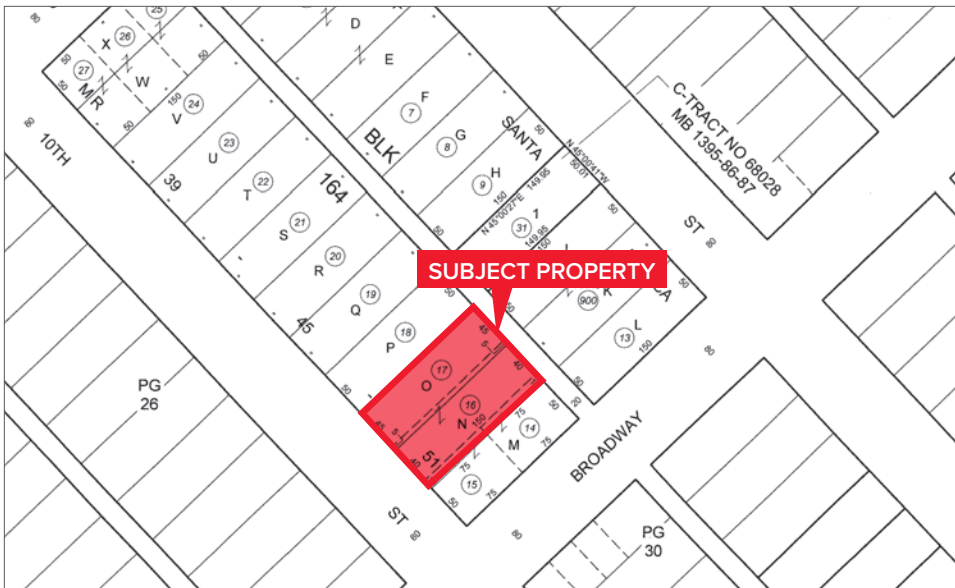
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### CUSHMAN & WAKEFIELD - WEST LA

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- + 1445 10th Street: 6,750 SF (Paved parking lot)
- + 1453 10th Street: 6,750 SF (Owner occupied single family residence: 3 structures)
- + Total: 13,500 SF

## ZONING

- + MUBL

## PRICING

- + Submit Offer

## APN NUMBER

- + 1445 10th Street: 4282-025-017
- + 1453 10th Street: 4282-025-016

## INVESTMENT HIGHLIGHTS

- + 1445 + 1453 10th Street is comprised of approximately 13,500 SF of land zoned MUBL near Downtown Santa Monica in a flourishing Broadway neighborhood comprised of predominantly apartment buildings and commercial uses.
- + The Property consists of 2 adjoining ±6,750 SF lots that can be delivered vacant at the close of escrow. The lots are currently used for overflow dealership parking (MTM basis) and a owner occupied single family residence.
- + Modern design elements are in high demand with renters in today's market. 1445 + 1453 10th Street presents a unique opportunity for a developer looking to build a new multi-family modern apartment complex, or other uses as allotted for under current zoning, in the City of Santa Monica, (an apartment market with exceptionally strong demographics).
- + Walking distance to Downtown Santa Monica's abundant amenities including Expo Line Metro stop, Santa Monica Place, 3rd Street Promenade, Santa Monica Pier & pristine beaches.

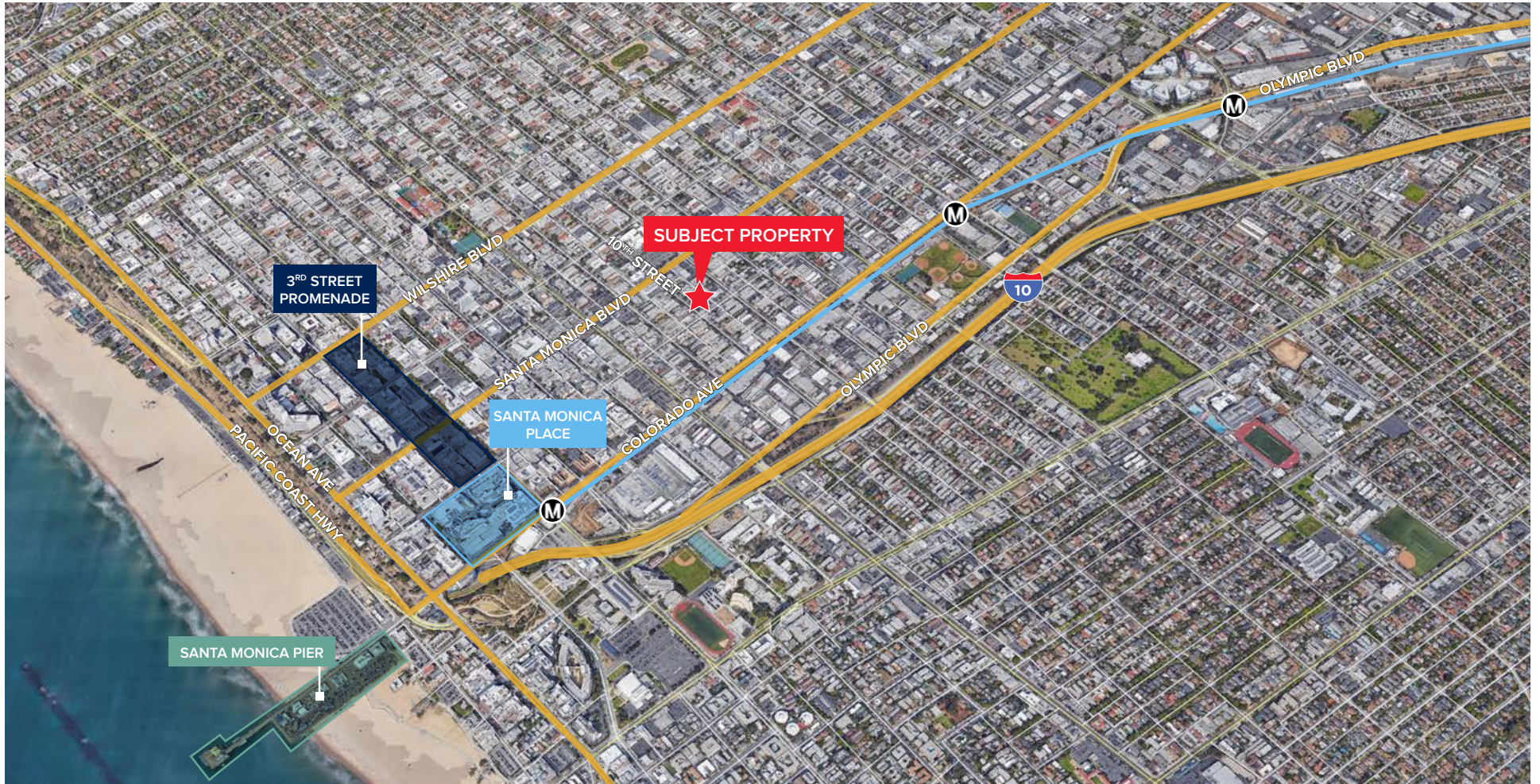
# AERIALS

## STREET VIEW



# AERIALS

## REGIONAL VIEW



# HYPOTHETICAL RENDERINGS



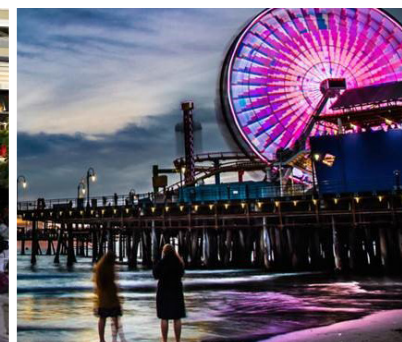
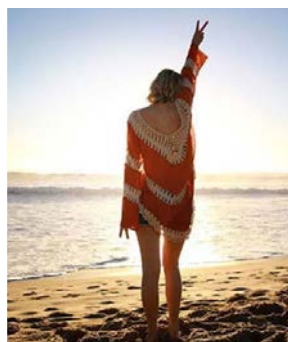
# AREA & MARKET

## SANTA MONICA

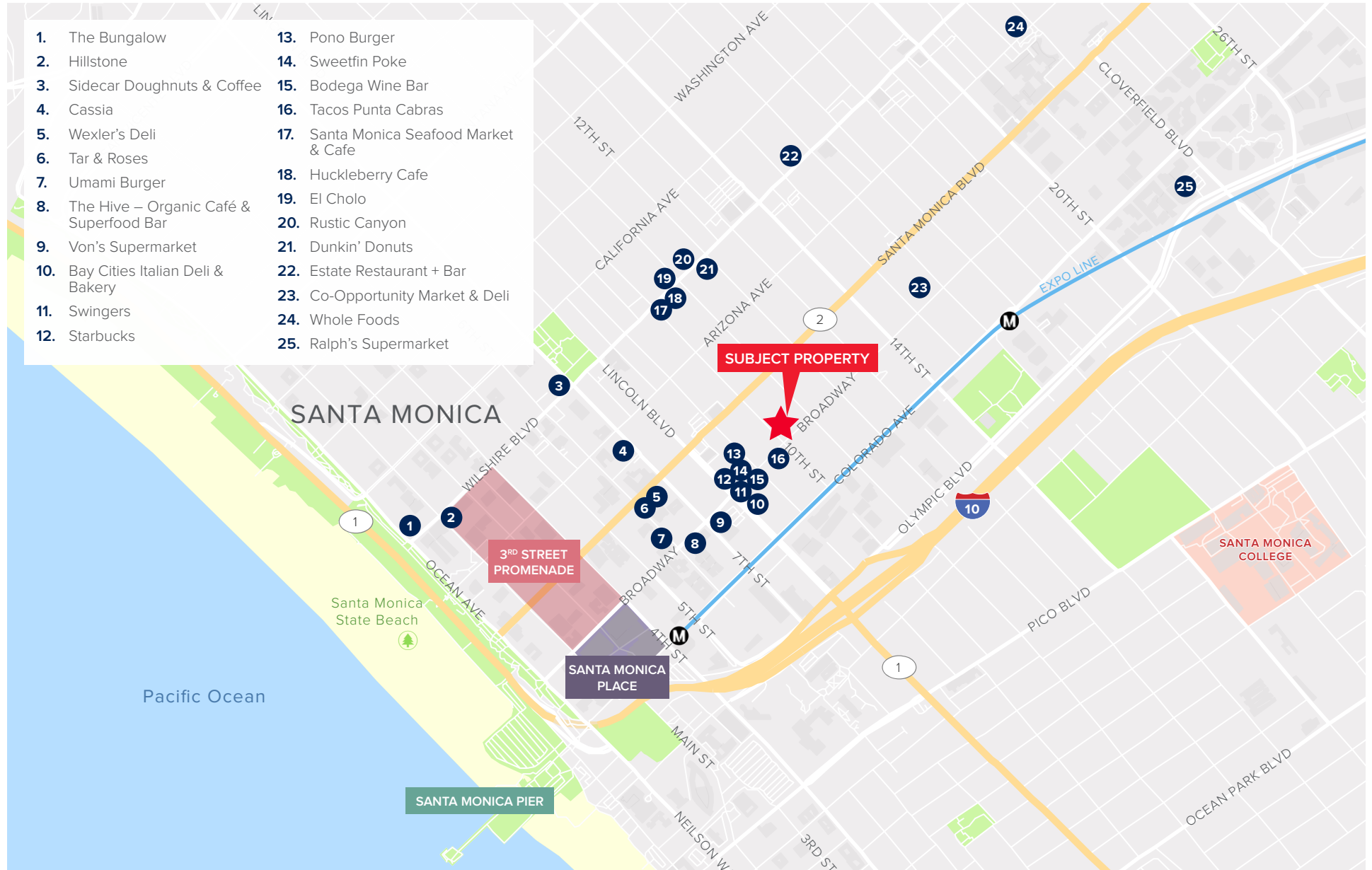
### A WORLD-CLASS DESTINATION WITH A THRIVING ECONOMY

The City of Santa Monica is a coastal city located 15 miles west of Downtown Los Angeles. Bordered to the east by Brentwood, to the south by Venice, and to the north by Pacific Palisades, Santa Monica is renowned for its highly sought after quality of life.

The presence of world-class technology and creative institutions have made Santa Monica a global leader in technology earning itself the nickname of “Silicon Beach,” and the pristine coastline, coupled with world-class retail and restaurants has made it a not-to-be-missed tourist destination. This affluent beach town saw 8.4 million visitors and \$1.87 billion in tourism revenue in 2016, which supports almost 13,300 jobs.



# AMENITIES





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HYPOTHETICAL RENDERING



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