

3017
SANTA
MONICA
BLVD



FOR SALE

CONTACT:

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YOUNG**

OPPORTUNITY

3017

SANTA MONICA BLVD

Avison Young is pleased to present 3107 Santa Monica Boulevard, a premier opportunity for an owner-user or value-add investor to acquire a well-located office property at an attractive price per square foot. This distinctive building offers two floors of office space and a penthouse above ground-level tuck-under parking, featuring a unique architectural design with exterior hallways that provide abundant natural light. The third floor has been largely gutted, creating a blank canvas for customization, while the second-floor tenants are on month-to-month or short-term leases, allowing for immediate repositioning. The current owner has secured design renderings showcasing a modernized interior and exterior concept, complete with a rooftop deck. Ideally situated in Santa Monica, this property presents an exceptional opportunity to create a bespoke business environment with significant potential for added value and long-term appreciation.

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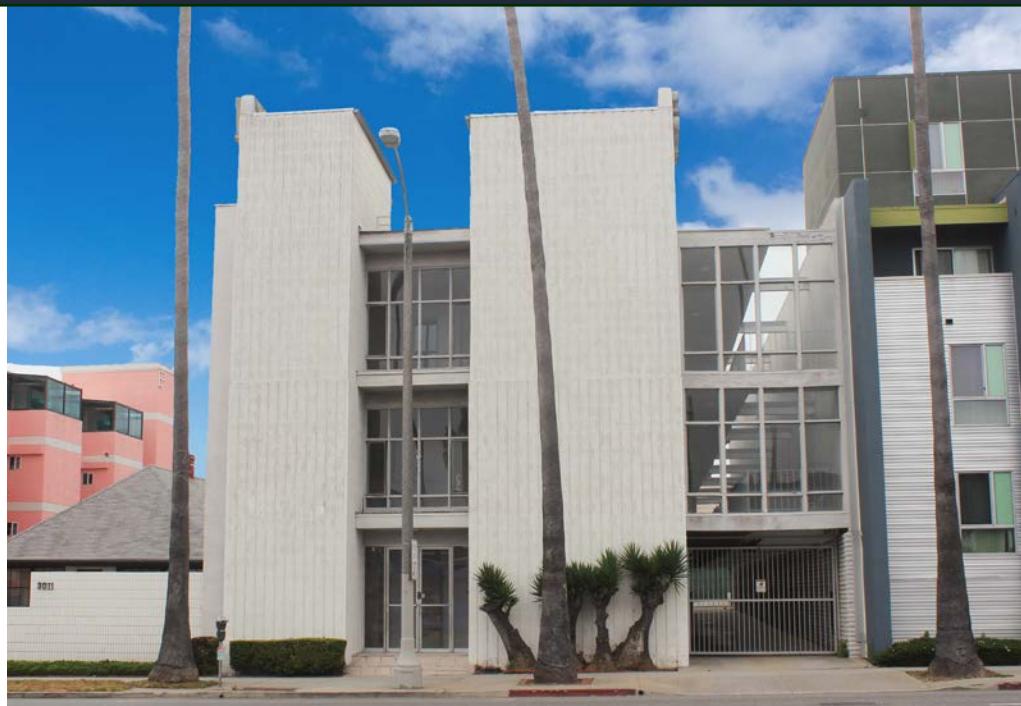
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PROPERTY IMAGES

3017

SANTA MONICA BLVD



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PROPERTY DETAILS

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SANTA MONICA BLVD

ADDRESS

3017 Santa Monica Blvd.
Santa Monica, CA 90404

TYPE

Mixed-Use / Office

NUMBER OF FLOORS

3

LOT SIZE

\pm 7,200 SF

BUILDING SIZE

TOTAL: \pm 10,659 SF
FLOOR 1: \pm 378 SF
FLOOR 2: \pm 4,796 SF
FLOOR 3: \pm 4,766 SF
PENTHOUSE: \pm 719 SF

YEAR BUILT

1972

ZONING

MUBL

OCCUPANCY

Majority of Tenants are MTM

ASKING PRICE

\$3,995,000

PARKING

30 Total Spaces;
26 tandem / 4 individual spaces



POTENTIAL BUILDING RENOVATION

[RENDERINGS]

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SANTA MONICA BLVD



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SANTA MONICA

Santa Monica is one of Southern California's most desirable coastal cities, offering a dynamic blend of business opportunity, lifestyle, and long-term value. Known for its thriving economy, world-class amenities, and unparalleled quality of life, Santa Monica

attracts innovative companies, creative professionals, and investors seeking stability and growth. Santa Monica offers the prestige of a prime address and the ability to create a customized headquarters in a thriving market. For investors, the city's strong demand and limited inventory present an exceptional

LOCATION HIGHLIGHTS

- Strategic Location: Situated on the Westside of Los Angeles with easy access to major freeways, public transit, and Los Angeles International Airport (LAX).
- Vibrant Business Community: Home to leading tech firms, media companies, and professional services, creating a strong ecosystem for collaboration and growth.
- Lifestyle & Amenities: Renowned beaches, upscale dining, boutique shopping, and cultural attractions make Santa Monica a magnet for talent and clients alike.
- High Demand Market: Limited supply of office properties and strong fundamentals drive long-term appreciation and value-add potential

DEMOGRAPHICS [3 MILE RADIUS]

3017

SANTA MONICA BLVD



58K
TOTAL POPULATION



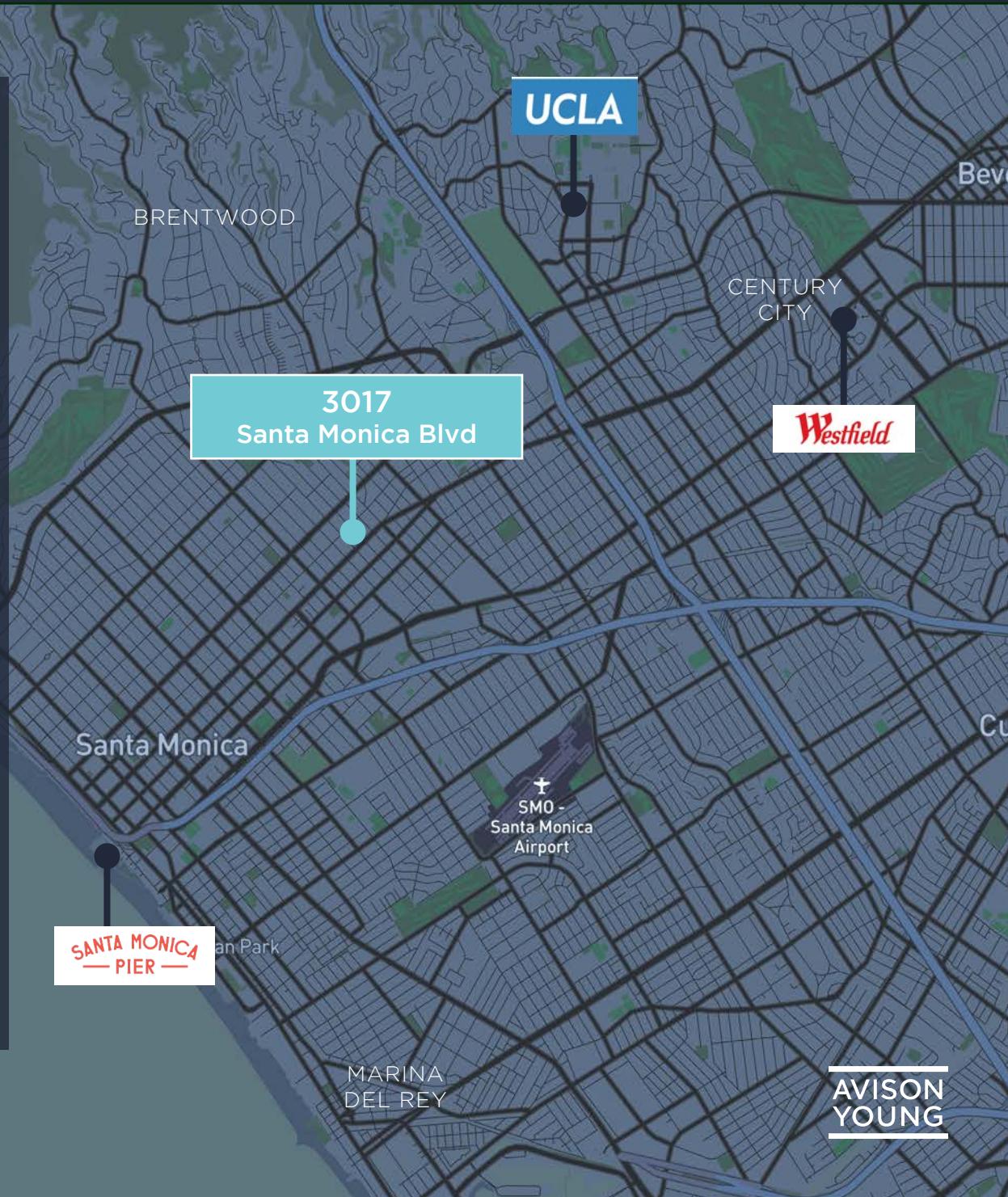
\$104K
AVG. HH INCOME



\$1.01M
MEDIAN HOME VALUE



255K
DAILY TRAFFIC



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SANTA MONICA BLVD

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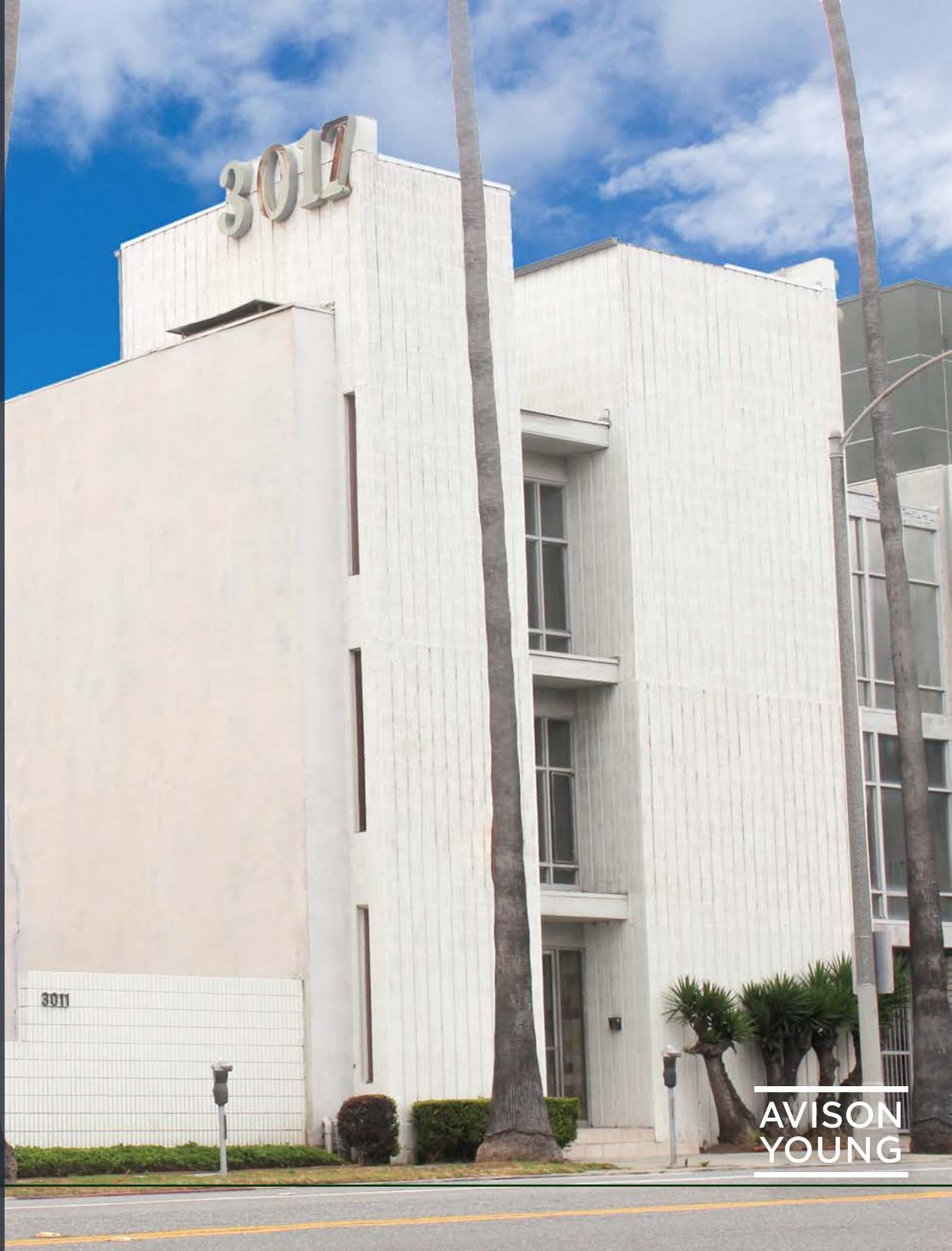
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