

For Sale



6820 Santa Monica Blvd

LOS ANGELES | CA 90038

**Owner/User or
Investment
Opportunity!**

Ryan Gurman

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

Ty Dagdagan

Lic. 02134714

+1 310 550 2677

ty.dagdagan@cbre.com

CBRE

Property Highlights

**Address**

6820 Santa Monica Blvd,
Los Angeles, CA 90038

**The Property Size**

±14,366 SF

**Lot Size**

±22,524 SF (±0.52 AC)

**Sale Price**

\$8,995,000

**APN**

5532-028-017

**Year Built**

1921

**Zoning**

MR1-1; TOC Tier 2

**Improvements**

Single Story Industrial/Retail
building with surface parking

**Permitted Uses**

Art Gallery, Auto Display,
Museum, & Specialty Retail

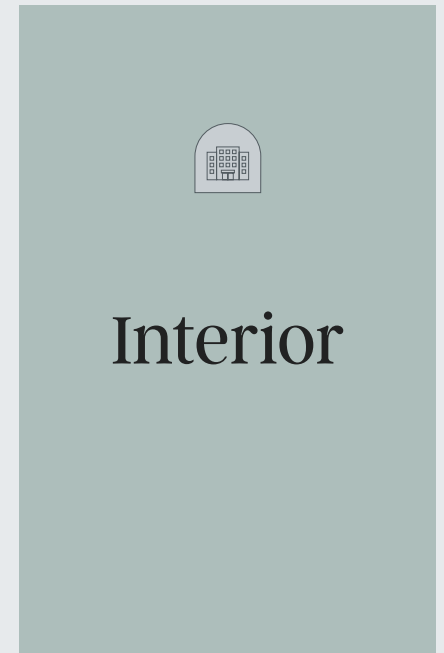
**Tenancy**

Vacant

**Website**

www.6820SantaMonicaBlvd.com

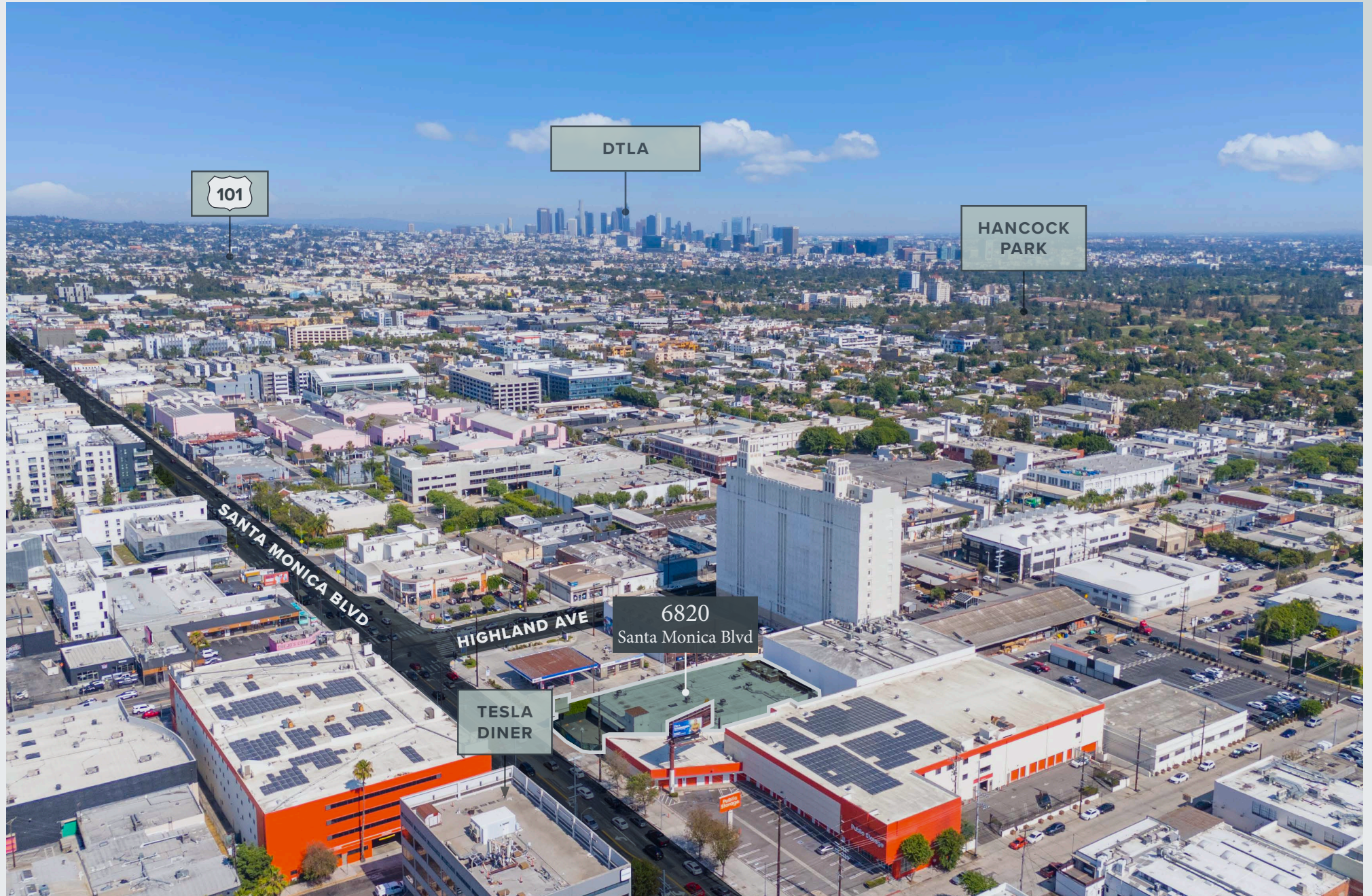




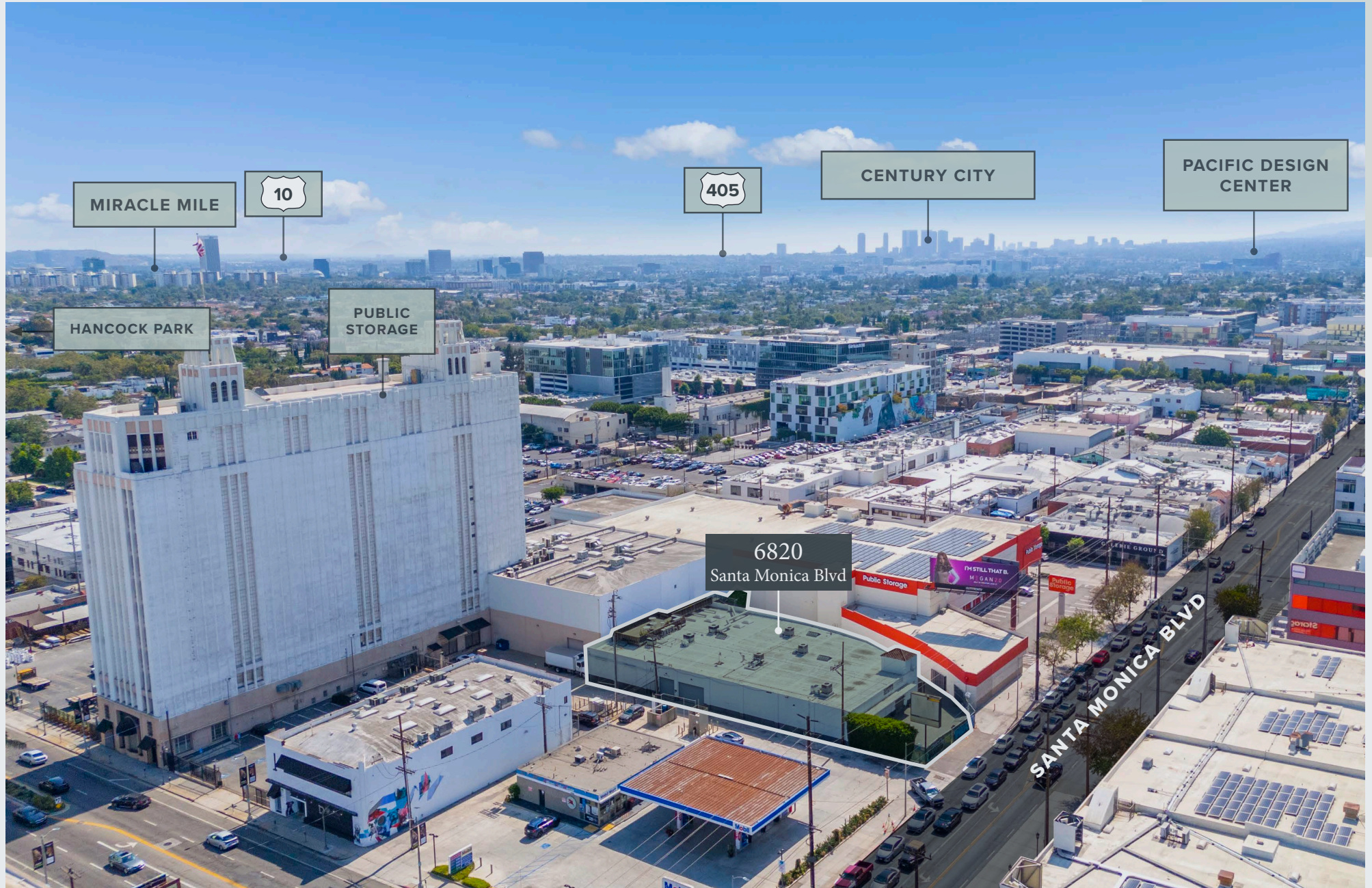


Interior

The Area



The Area



Amenities




Amenities







Sale Comparables

COMPARABLES

	ADDRESS	SALE DATE	SALE PRICE	PRICE/SF	BUILDING TYPE	BUILDING SF	LAND SF
	1032 N Orange Dr	11/20/2024	\$5,125,000	\$702.05	Industrial	7,300	7,362
	6063 Melrose Ave	08/20/2024	\$2,395,000	\$638.67	Retail	3,750	7,671

AVAILABILITIES

	ADDRESS	ASKING PRICE	PRICE/SF	BUILDING TYPE	BUILDING SF	LAND SF
	752-758 N Highland Ave	\$6,950,000	\$648.32	Office	10,720	11,761
	818 N La Brea Ave	\$4,500,000	\$748.88	Office	6,009	6,163
	800 N Seward St	\$6,600,000	\$673.88	Flex	9,764	13,537
	6910-6912 Santa Monica Blvd	\$3,895,000	\$584.31	Flex	6,666	5,939

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	57,197	385,482	924,535
2029 Population - Five Year Projection	57,858	389,344	933,200
2020 Population - Census	54,805	390,314	935,634
2010 Population - Census	52,264	388,999	937,930
2020-2024 Annual Population Growth Rate	0.82%	-0.24%	-0.23%
2024-2029 Annual Population Growth Rate	0.23%	0.20%	0.19%



HOUSEHOLD INCOME

2024 Average Household Income	\$114,610	\$132,692	\$129,224
2029 Average Household Income	\$124,454	\$145,143	\$141,836
2024 Median Household Income	\$74,943	\$80,096	\$78,431
2029 Median Household Income	\$80,499	\$89,202	\$87,492
2024 Per Capita Income	\$66,751	\$68,248	\$59,249
2029 Per Capita Income	\$74,221	\$76,528	\$66,693



HOUSING UNITS

2024 Housing Units	37,115	217,075	461,359
2024 Vacant Housing Units	3,770	18,766	37,946
2024 Occupied Housing Units	33,345	198,309	423,413
2024 Owner Occupied Housing Units	3,631	36,277	36,277
2024 Renter Occupied Housing Units	29,714	162,032	332,212

©2025 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri



EDUCATION

	1 MILE	3 MILES	5 MILES
2024 Population 25 and Over	47,074	308,992	709,836
HS and Associates Degrees	15,234	101,775	247,340
Bachelor's Degree or Higher	28,751	175,570	355,522



HOUSEHOLDS

2024 Households - Current Year Estimate	33,345	198,309	423,413
2029 Households - Five Year Projection	34,557	205,360	438,373
2020 Households - Census	30,753	192,453	411,013
2010 Households - Census	28,368	182,901	391,092
2020-2024 Compound Annual Household Growth Rate	1.55%	0.57%	0.57%
2024-2029 Annual Household Growth Rate	0.72%	0.70%	0.70%
2024 Average Household Size	1.67	1.90	2.14



PLACE OF WORK

2024 Businesses	5,019	28,428	62,061
2024 Employees	37,475	233,645	508,611



For Sale



6820 Santa Monica Blvd

LOS ANGELES | CA 90038

Ryan Gurman

Lic. 01972081

+1 310 650 7545

ryan.gurman@cbre.com

Ty Dagdagan

Lic. 02134714

+1 310 550 2677

ty.dagdagan@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.