

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



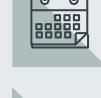
Lot Size ±22,524 SF (±0.52 AC)



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



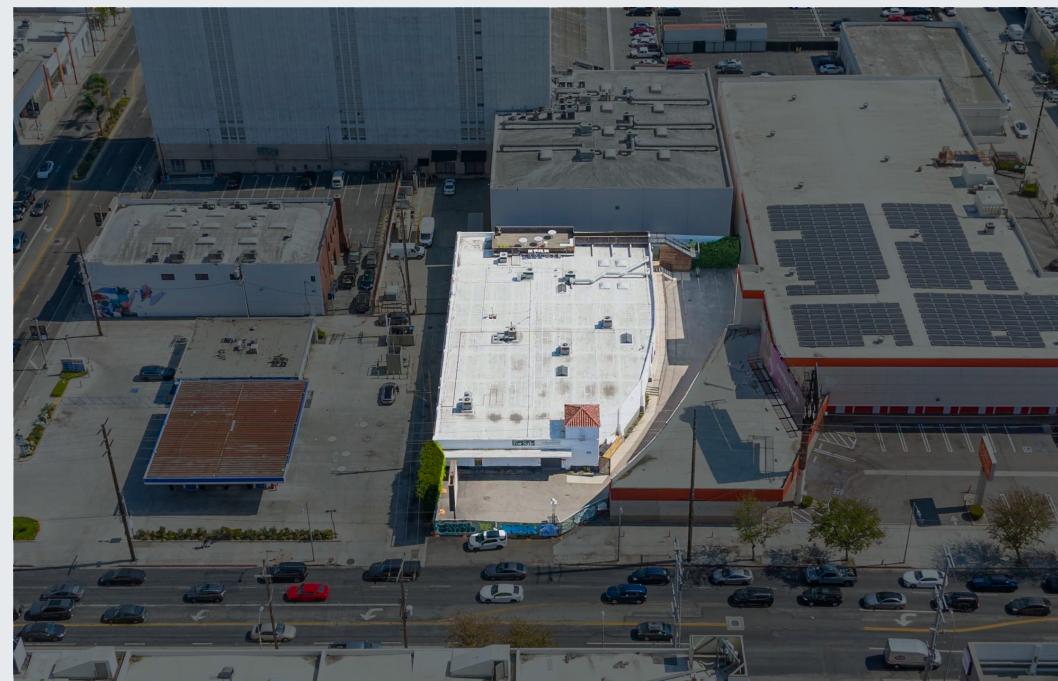
Permitted Uses Art Gallery, Auto Display, Museum, & Specialty Retail



Tenancy Vacant



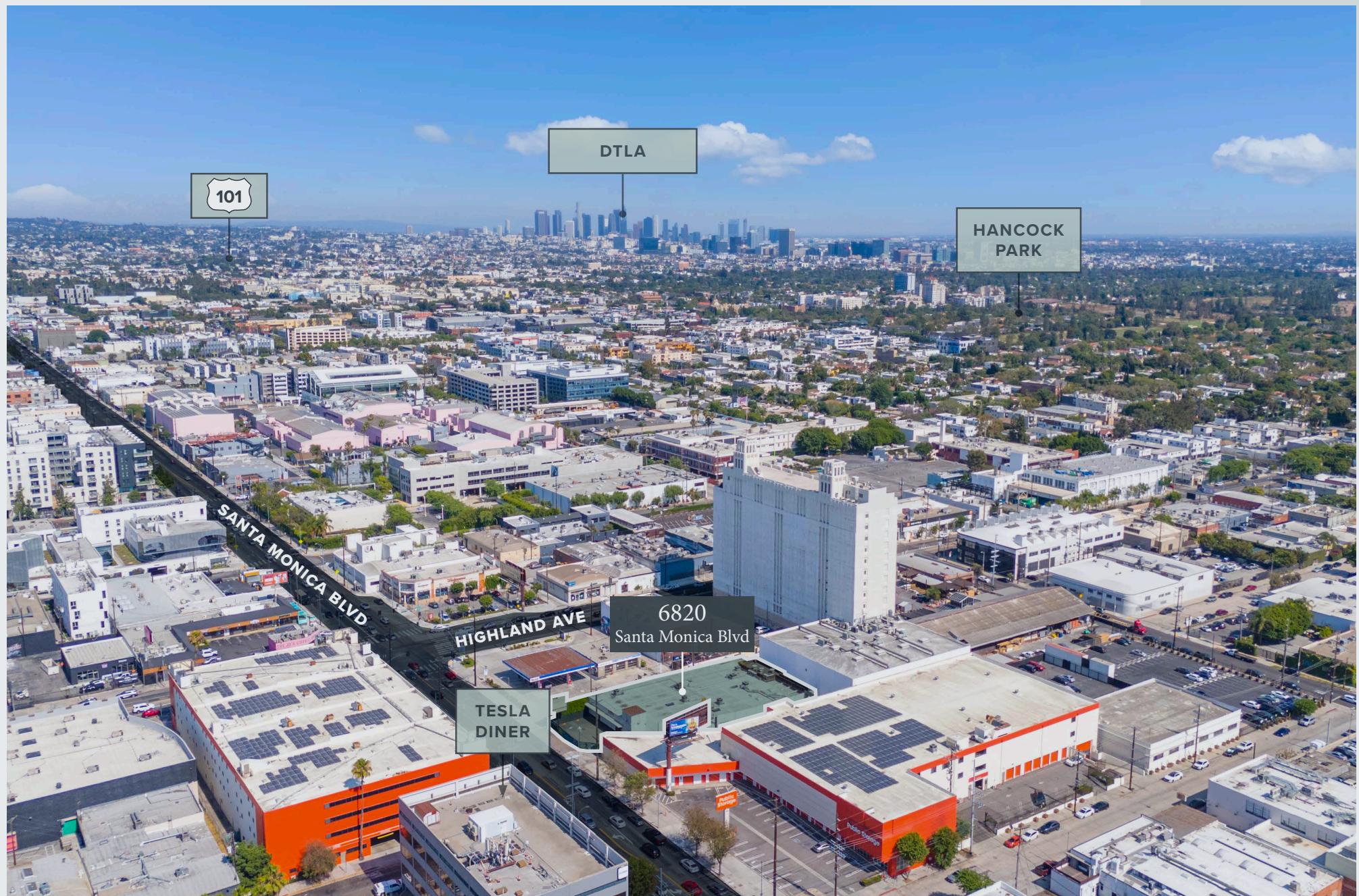
Website www.6820SantaMonicaBlvd.com



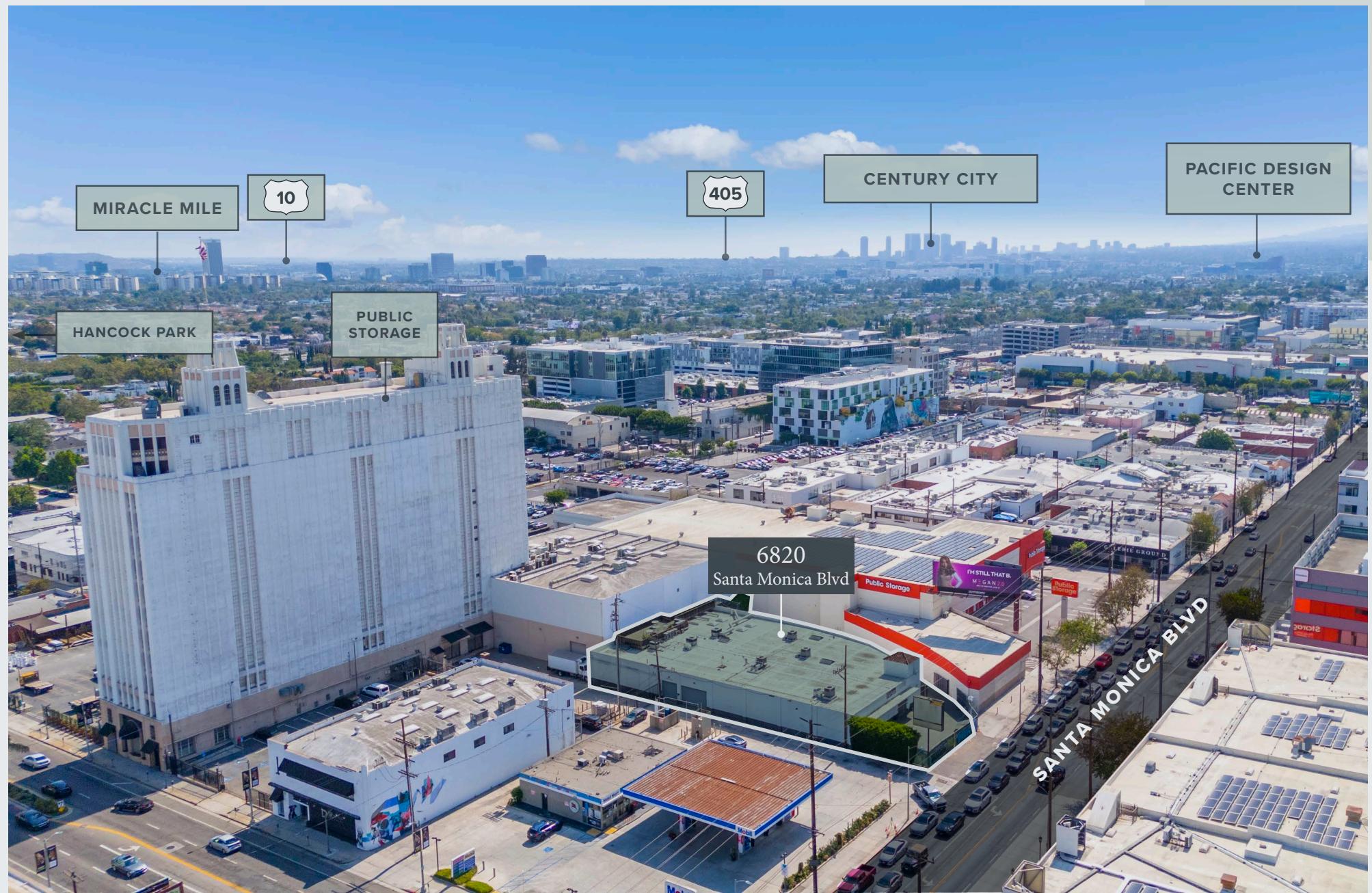




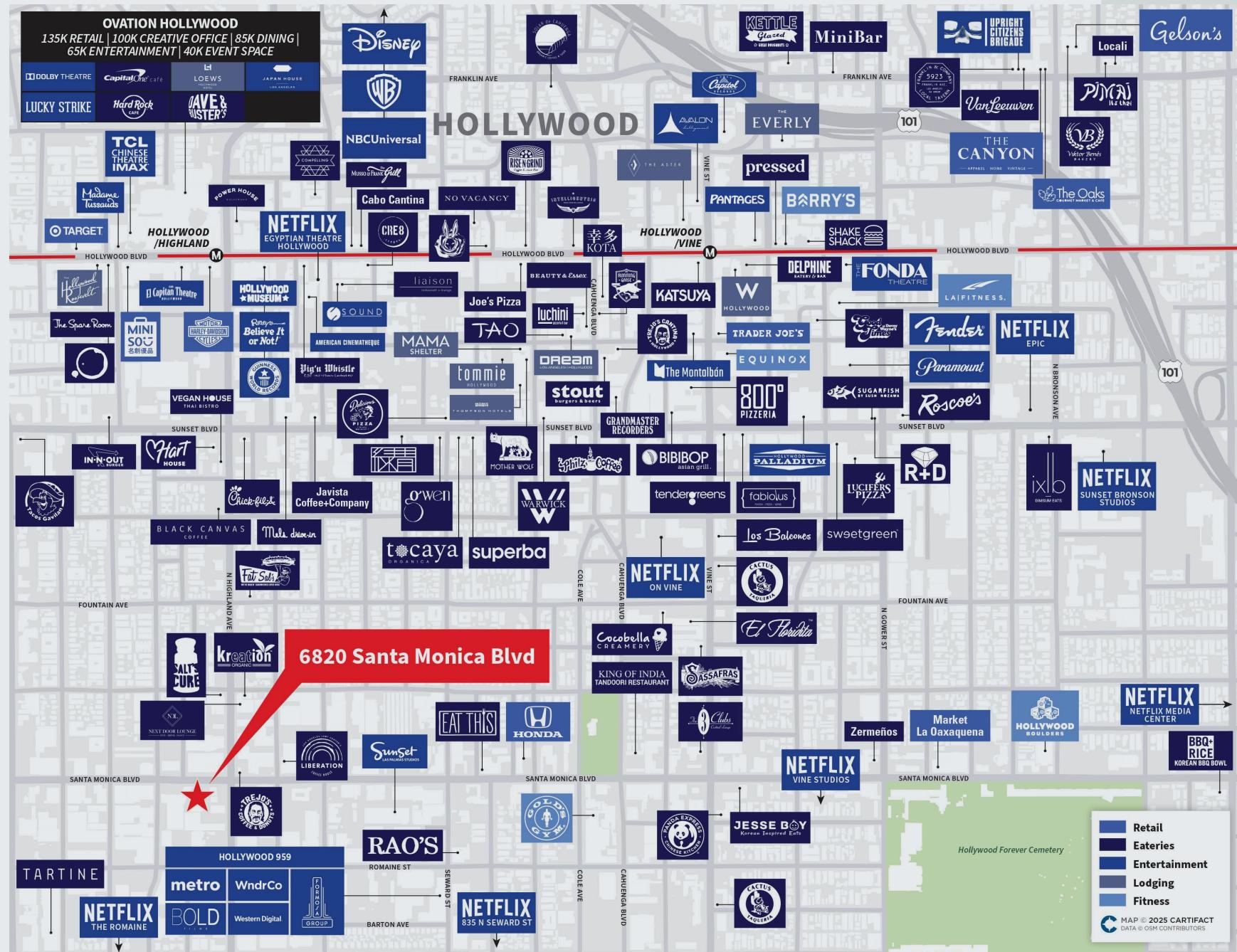
The Area



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



	1 MILE	3 MILES	5 MILES
POPULATION			
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%



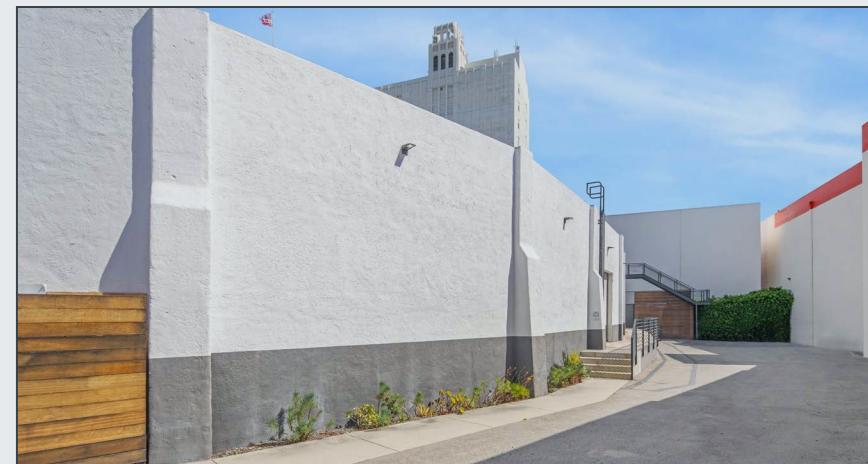
	1 MILE	3 MILES	5 MILES
HOUSEHOLD INCOME			
2024 Average Household Income	\$114,610	\$132,692	\$129,224
2029 Average Household Income	\$124,454	\$145,143	\$141,836
2024 Median Household Income	\$74,943	\$80,096	\$78,431
2029 Median Household Income	\$80,499	\$89,202	\$87,492
2024 Per Capita Income	\$66,751	\$68,248	\$59,249
2029 Per Capita Income	\$74,221	\$76,528	\$66,693



	1 MILE	3 MILES	5 MILES
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

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	1 MILE	3 MILES	5 MILES
EDUCATION			
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



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