



**1415**

6th Street  
Santa Monica, CA

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.....  
**\$9,990,000**

**Michael Springer**  
Commercial Broker  
Associate

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**Shelby Ring**  
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DRE 01949380

# 1415 6th Street

**8,228 SQ FT**

Building Size

**7,491 SQ FT**

Lot Size

**SMC3**

Zoning

## Highlights

Commercial Ground Floor and Mezzanine: 5,500

Penthouse: 2,700

Year Built: 1986

Elevator to all 3 levels

7 Car Parking

30 foot ceilings

## Income

4 CAP

Gross Income: \$441,000

Expenses: \$39,960

Net Income: \$401,040

\$12,000 per month Penthouse

\$4.50 NNN Ground Floor Commercial

## Price

**\$9,990,000**

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## Investment Highlights

Extraordinary Owner User or Investment opportunity.

4 CAP in Downtown Santa Monica. Live/work

architectural by architect William Dale Brantley, 1986.

First time on market: high-end modern, mixed-use

compound with multiple work spaces + chic residential

penthouse. Ground floor + mezzanine features 2

separate workspaces (5,500 +/- SF total) incorporating

warehouse-sized work spaces w/30-foot ceilings, art

gallery, private office suites, workrooms, mechanical

rooms & bathrooms. Could be divided. Ultra-private

(2,700 +/- SF) 3rd floor penthouse. Huge open living

room & dining room, chef's kitchen, master suite w/

library, walk-in closets + dual bathrooms. Full-length

skylit gallery, office, powder, laundry & additional

en-suite bedroom complete floor. Three-sided, private

3rd balcony envelopes entire residence, ideal for major

entertaining or intimate gatherings. Optimum for

owner/user, production company, tech start-ups, artists,

design professionals. Elevator to all 3 floors. Seven-car

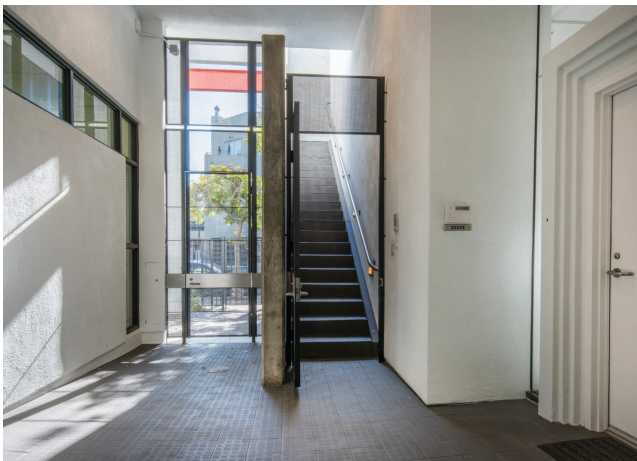
secured garage via alley access. Impeccably maintained.

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# Exterior overview + entrance

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# Retail Space



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# Interior



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# Exterior + details



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# Open space

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