



OFFERING MEMORANDUM

SANTA MONICA, CA

817 16TH STREET



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DBG
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Property Profile



ADDRESS

817 16th Street, Santa Monica, CA 90403

COUNTY

Los Angeles

APN

4281-001-021

CURRENT USE

Duplex

PROPOSED FLOOR AREA (SQ. FT.)

14,582

LOT SIZE (SQ. FT.)

7,483

ZONING

R2

Offering Summary

	BED/BATH CT	SQUARE FEET	PROJECTED RESALE VALUE	AMENITIES
UNIT 1	3 BD / 4 BA	2,219 SF	\$2,440,900	
AFFORDABLE UNIT - 2	2 BD / 2 BA	849 SF	TBD	
UNIT 3	2 BD / 1 BA	1,680 SF	\$1,848,000	
UNIT 4	2 BD / 2 BA	1,678 SF	\$1,845,800	
AFFORDABLE UNIT - 5	1 BD / 2 BA	637 SF	TBD	
UNIT 6	3 BD / 4 BA	2,005 SF	\$2,205,500	
PH 7	3 BD / 4 BA	2,791 SF	\$3,070,100	Rooftop Deck
PH 8	3 BD / 4 BA	2,684 SF	\$2,952,400	Rooftop Deck

Located just off Montana Avenue in one of Santa Monica's most desirable and supply-constrained residential corridors, 817 16th Street presents a rare opportunity to acquire a fully entitled boutique, architectural townhouse-style condominium project in a high-demand neighborhood. The project is comprised of six market-rate residences plus two affordable units, over subterranean parking for ten vehicles and a formally approved subdivision tract map. Designed by Breakform Design, the plans reflect a refined, contemporary architectural vision aligned with the expectations of today's luxury Westside buyer. With Planning Commission approvals secured and the property removed from the rental market via the Ellis Act, a developer can step in and pivot directly into construction documents and plan check. A substantial portion of the entitlement timeline has been completed, creating a streamlined path to market and a compelling opportunity to capitalize on strong end-user demand in a premier Montana-adjacent location.

Offered at \$3,250,000

RENDERINGS



RENDERINGS



A map of Santa Monica, California, showing a grid of streets including Alta Ave, Marguerita Ave, Euclid St, and Idaho Ave. A red pin is placed at the intersection of 15th St and Euclid St. Various businesses and landmarks are labeled, such as Sweet Lady Jane Santa Monica, Pinkberry, Whole Foods Market, Peet's Coffee, R+D Kitchen, The Courtyard Kitchen, Pasatiempo Pictures, Little Free Library, SHS Management, Sylvia Chait Sculpture, Rose Nutrition Center, Church of the Nazarene, and The Farms Deli and Meat Counter.

Area Overview



NEIGHBORHOOD

Situated just south of Montana Avenue, one of Santa Monica's most desirable retail and lifestyle corridors, 817 16th Street offers a premier residential setting defined by walkability, charm, and convenience. The surrounding neighborhood is known for its tree-lined streets, upscale boutiques, acclaimed dining, and proximity to the beach, creating a highly sought-after coastal living experience. With easy access to top-rated schools, parks, and major Westside employment hubs, the area continues to attract discerning buyers seeking a balance of luxury, community, and accessibility in one of Los Angeles' most established enclaves.

Area Highlights

Premier Montana Avenue Lifestyle

Located just steps from Montana Avenue, the property benefits from immediate access to one of Santa Monica's most coveted neighborhood corridors, known for its curated mix of independent boutiques, cafés, wellness studios, and local dining destinations. The avenue's walkable, tree-lined setting creates a true "neighborhood main street" feel that continues to attract affluent residents and visitors alike.

Highly Desirable Residential Enclave

Positioned in the sought-after area just south of Montana Avenue, the surrounding neighborhood offers a balance of quiet, residential charm and proximity to the coast. The broader North of Montana submarket is widely recognized as one of the most prestigious and expensive enclaves on the Westside, reinforcing long-term desirability and strong housing demand in the immediate area.

Connectivity & Coastal Access

Residents enjoy seamless access to Santa Monica's beaches, parks, and major Westside employment hubs, including Brentwood, Silicon Beach, and Downtown Santa Monica. The location provides an ideal blend of coastal lifestyle and urban convenience, with strong appeal to professionals, families, and lifestyle-driven buyers seeking proximity to both work and recreation.

Economy

Santa Monica's economy is anchored by a high-income, highly educated population, with median household incomes exceeding \$110,000 and per capita income approaching \$95,000. The city supports a diverse employment base spanning technology, entertainment, tourism, and professional services, contributing to consistently strong housing demand and low vacancy rates. Retail fundamentals remain among the strongest in the region, with prime corridors commanding some of the highest rents in the country despite recent market fluctuations, underscoring the area's long-term economic resilience and investment appeal.





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