

# FOR SALE

**OWNER-USER OPPORTUNITY IN PRIME**  
*Santa Monica*



1231  
**4TH STREET**

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# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company and Beitler Commercial Realty Services are pleased to offer the opportunity to acquire 1231 4th Street, a +/- 6,270 square foot commercial building situated on +/- 6,007 square feet of Santa Monica BC (Bayside Conservation) zoned land in the Downtown District. This is a perfect owner-user opportunity for someone looking to have a footprint in the heart of Santa Monica, one block away from the Third Street Promenade. Given its location in the Downtown District, the property offers a variety of potential uses, such as medical offices, creative spaces, fitness centers, restaurants, and more. Originally two separate units, the property has two entrances in the front and rear, providing flexibility with the space.

The subject property is located on 4th Street, between Arizona and Wilshire. The Santa Monica Farmers' Market occurs around the corner, on Arizona, every Wednesday and Saturday. It is one of Los Angeles's most popular farmers' markets. Additionally, Third Street Promenade is one street away. The promenade is a retail, dining, and entertainment area popular among tourists and locals alike. The area is pedestrian only and features stores such as Sephora, H&M, Lululemon, Zara, Apple, Anthropologie, Alo, and Urban Outfitters, to name a few.

The property was previously used as a yoga studio and is currently vacant. The first floor features one large room with ~fifteen foot high ceilings, as well as a lobby area and kitchen. The second floor offers five office spaces and two smaller utility/storage rooms. Skylights throughout provide the property with ample natural light.

1231 4th Street has incredible potential for an owner-user who is looking for a rare opportunity to own prime retail property in one of Los Angeles's most desirable neighborhoods.

# SUBJECT PROPERTY



# PROPERTY PROFILE

**ADDRESS** 1231 4th Street, Santa Monica, CA 90401

**APN** 4291-004-010

**BUILDING SIZE** +/- 6,270 SF

**LAND SIZE** +/- 6,007 SF

**USE** Stores & Offices

**BUILT** 1946

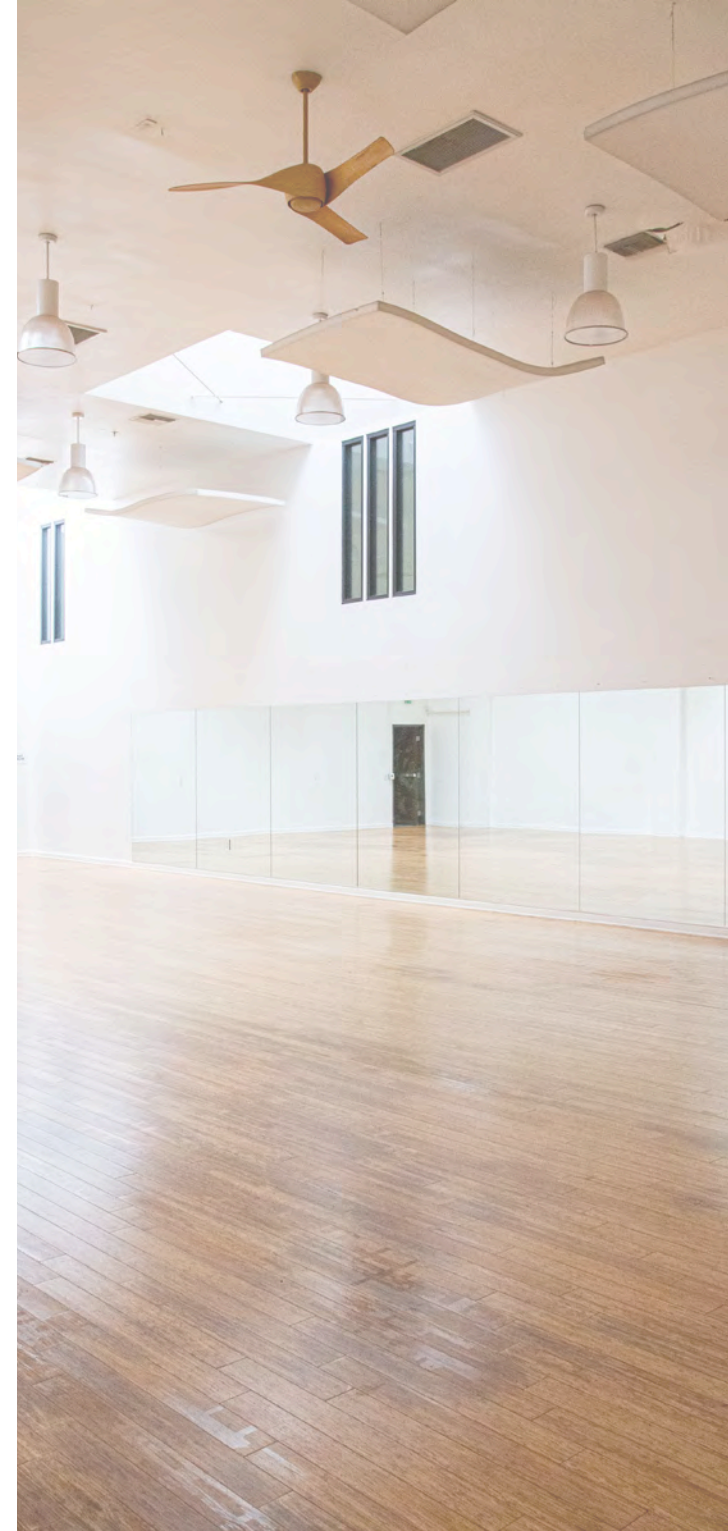
**ZONING** BC (Downtown Community Plan)

**STORIES** Two (2)

**TENANCY** None

**PARKING** Four (4) Spaces

**ASKING PRICE** \$3,500,000







# PARCEL MAP



# ZONING: Commercial and Services; Santa Monica BC (Bayside Conservation)

Located in the Downtown District

## Allowable Uses:

- Medical
- Mental Support Center
- Rehab/Counseling Facility
- Drug Counseling
- Office
- Retail
- Fitness/Gym/Yoga
- Restaurant
- Child Day Care
- Early Education
- Private/Public School
- Religious Use



# PROPERTY HIGHLIGHTS

- **Prime Santa Monica Location**

The subject property is located in the heart of Santa Monica. Popular shopping and dining destination, Third Street Promenade is just one block away, and the Santa Monica Farmers' Market happens every Wednesday and Saturday right around the corner. The Santa Monica State Beach is about a 10 minute walk from the subject property.

- **Owner-User Opportunity**

The subject property is a perfect opportunity for an owner-user who is ready to make their mark in Santa Monica. The building boasts a large room with ~15' ceilings on the first floor, as well as multiple offices and storage rooms upstairs. The first floor also features a kitchen and lobby area. With two separate entrances in the front and rear of the building, the property can be split into two units.

- **High Traffic Area**

With a walk score of 95 (Walker's Paradise), Santa Monica is consistently bustling with foot traffic. Residents, tourists, and area office workers all contribute to the busy vibe of the neighborhood.

- **Affluent Neighborhood**

Santa Monica is surrounded by a dense and affluent demographic where the average household income with a one-mile radius is \$130,794.

- **Area Amenities**

The area surrounding the subject property has just about every amenity you could think of. Downtown Santa Monica has countless restaurants, cafes, fitness centers, and shops, as well as conveniences such as grocery stores and pharmacies.

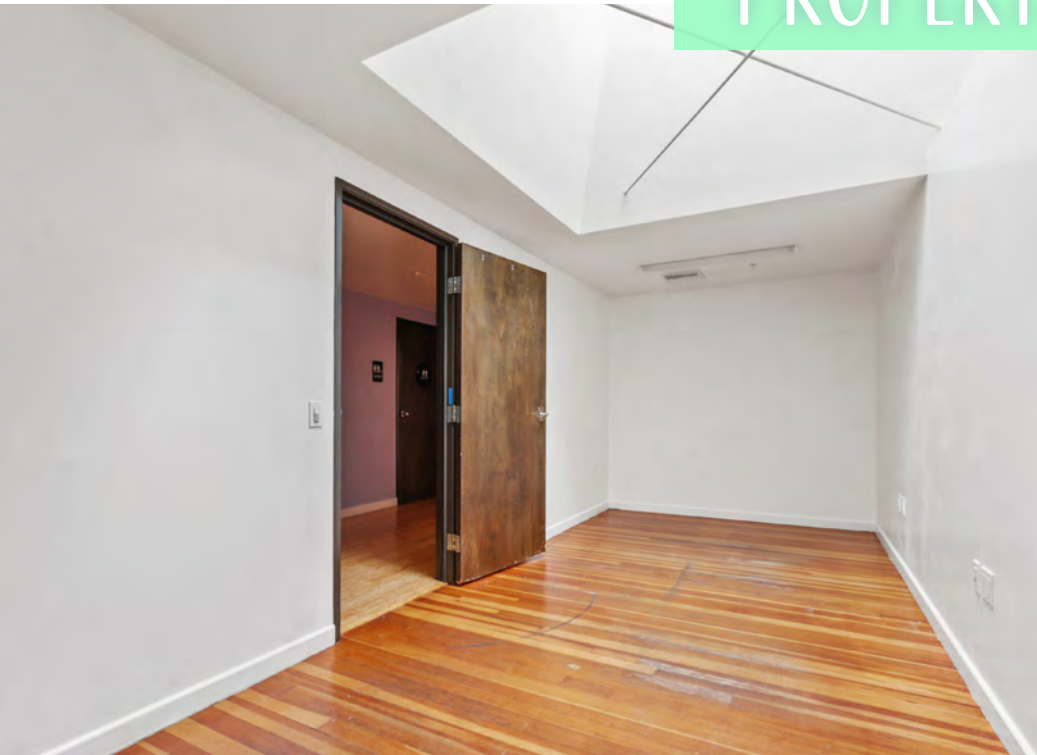


PROPERTY PHOTOS





PROPERTY PHOTOS





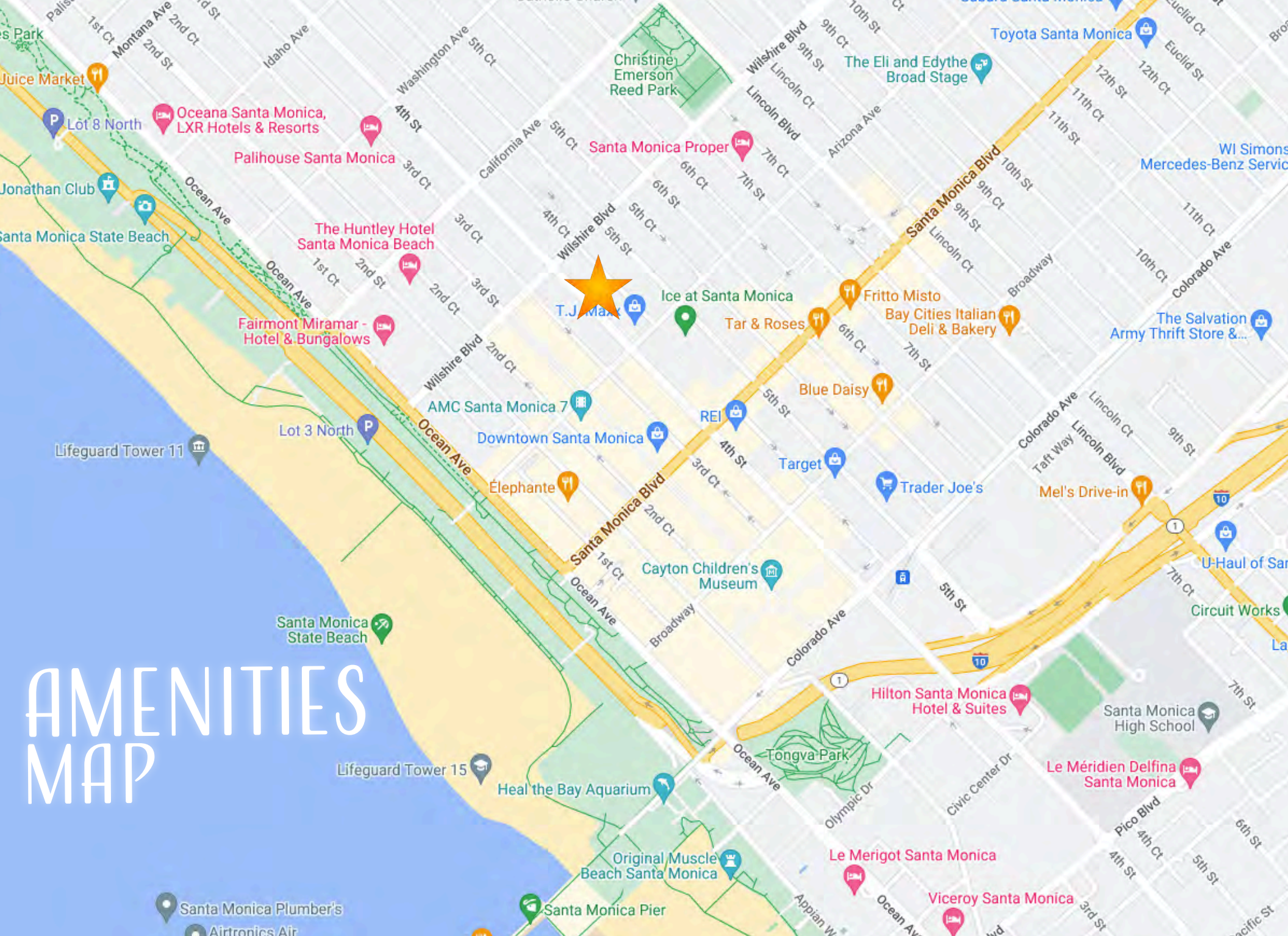
SECOND FLOOR



AERIAL PHOTOS



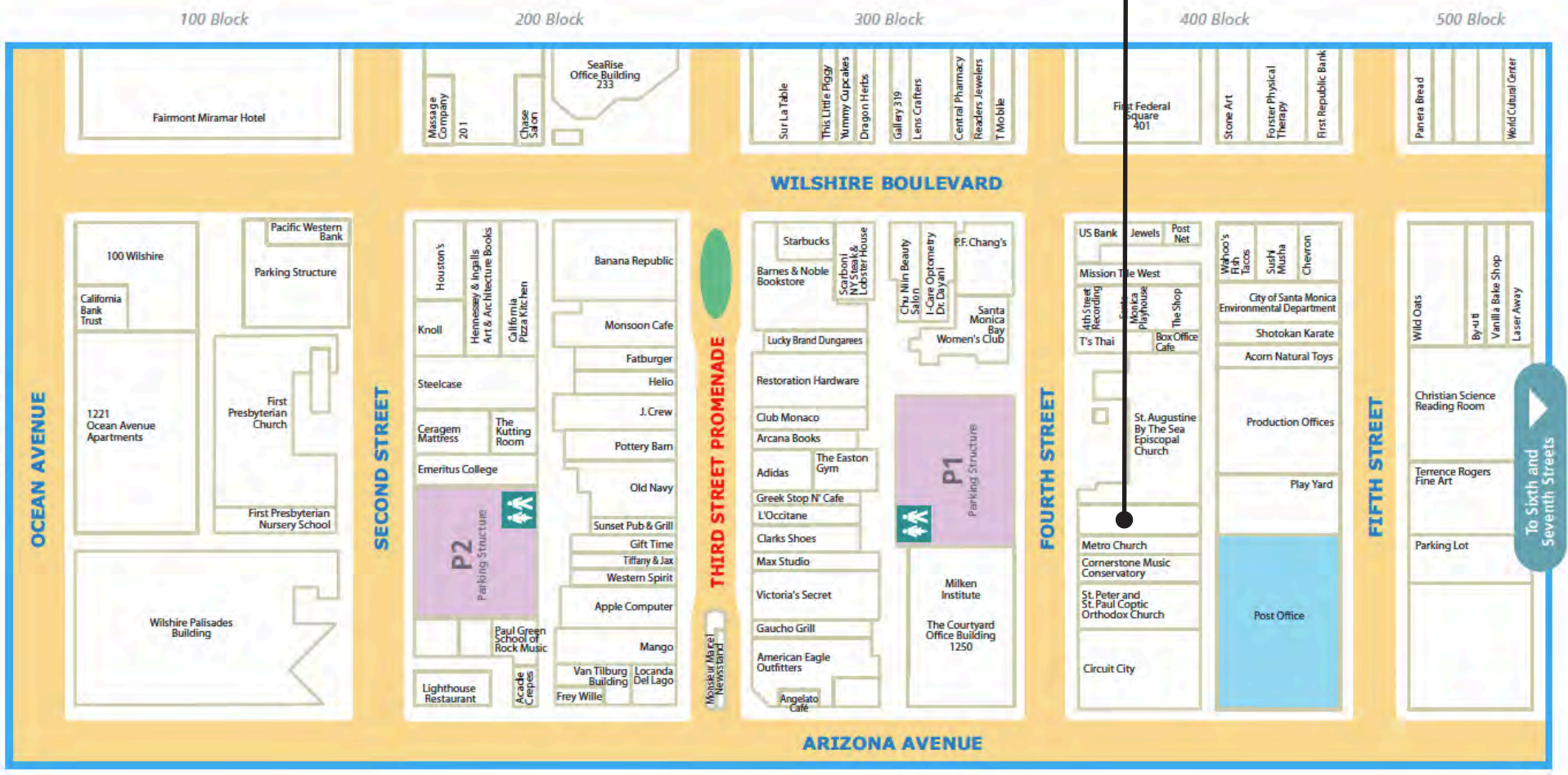




# AMENITIES MAP

# SUBJECT PROPERTY

1200 Block





# AREA SUMMARY | *Santa Monica*

A blend of urban sophistication and beach town charm, Santa Monica is a popular destination for both locals and tourists. Santa Monica has a Walk Score of 95 and a Bike Score of 85, making it a breeze to explore the shopping, dining, and entertainment on offer.

Downtown Santa Monica draws thousands of visitors and residents to its streets and coastline. Located alongside the famous Pacific Coast Highway, Downtown Santa Monica is home to the Santa Monica Pier, Third Street Promenade, Santa Monica Place Shopping Center, Palisades Park, and Santa Monica State Beach.

Santa Monica is also a busy commercial district. Companies such as Hulu, Lionsgate Films, Oracle, Snapchat, Bad Robot Productions, Universal Music Group, and GoodRx have corporate offices in Santa Monica. Employees of these companies contribute to a total consumer spending of \$3B within three miles of the subject property.

Santa Monica is also home to luxury residential buildings and single family homes. The average household income within a three mile radius of the subject property is \$143,225, with a median home value of \$1.1 million in the same radius.



THIRD STREET PROMENADE

DOWNTOWN SANTA MONICA

SANTA MONICA STATE BEACH

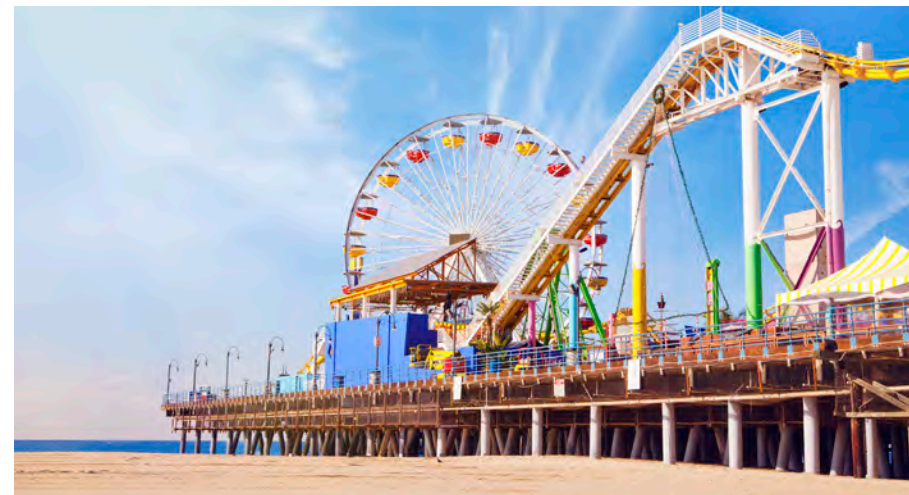
PACIFIC COAST HIGHWAY

SANTA MONICA FARMERS MARKET

# DEMOGRAPHICS

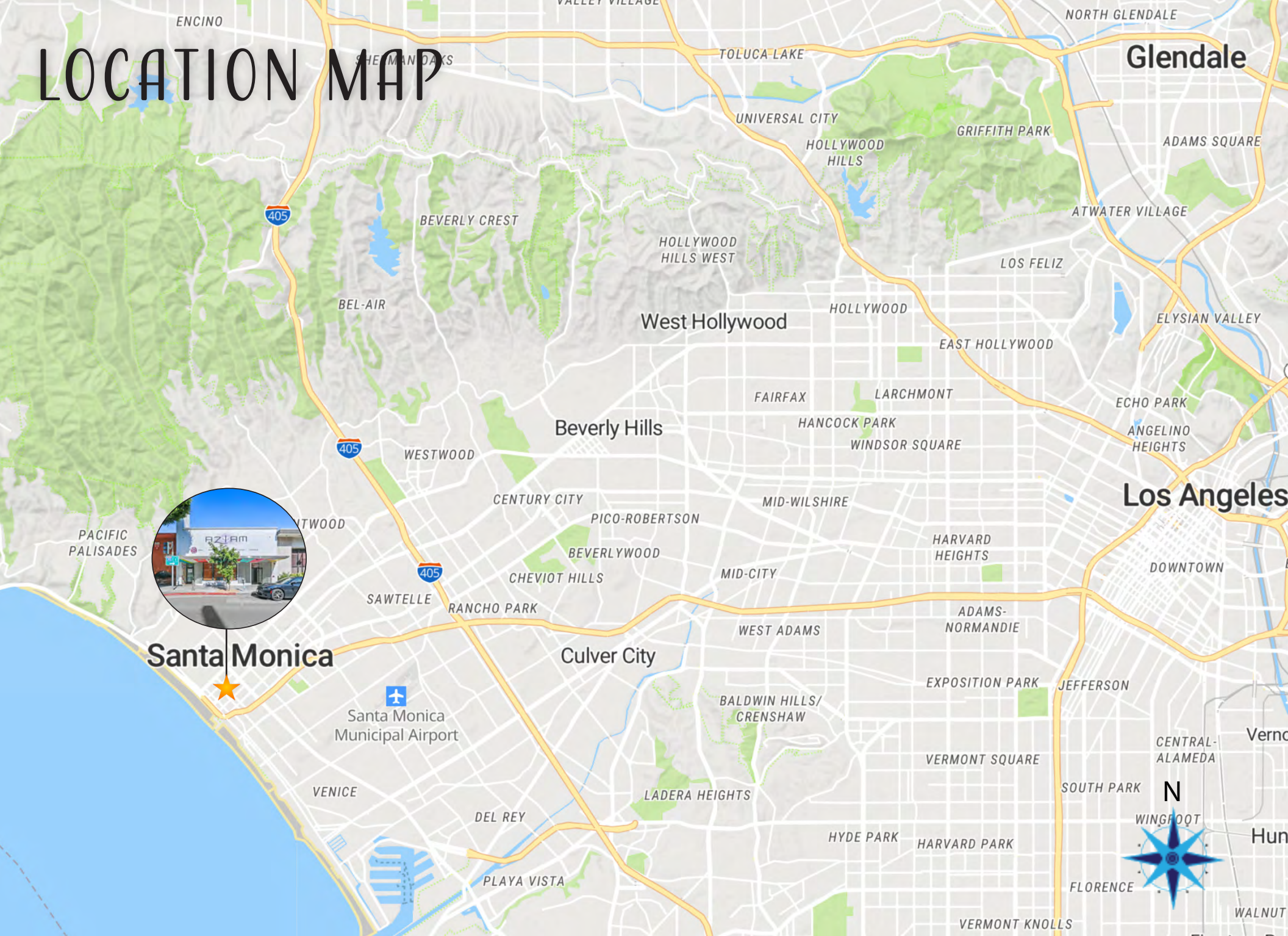
1-3-5 Mile Radius From Subject Property

Population	1-Mile	3-Mile	5-Mile
2010 Population	31,724	159,466	370,154
2023 Population	34,087	160,891	378,803
Household	1-Mile	3-Mile	5-Mile
2023 Households	19,874	80,366	181,485
Average Household Income	\$130,794	\$143,225	\$137,894
Median Age	44.3	43.8	42.4
Business	1-Mile	3-Mile	5-Mile
# Of Businesses	5,072	17,570	36,641
# Of Employees	41,679	135,416	363,721
Total Consumer Spending	\$660.2M	\$3B	\$6.7B





# LOCATION MAP



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