

FOR SALE

1420 20TH STREET

Santa Monica Fully Entitled Development Site
Multifamily (50 Units) & Hotel (40 Keys)
15,004 SF of Land

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**CUSHMAN &
WAKEFIELD**

**TEAM
CONDON**

alexa • brittany • erica
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THE OPPORTUNITY

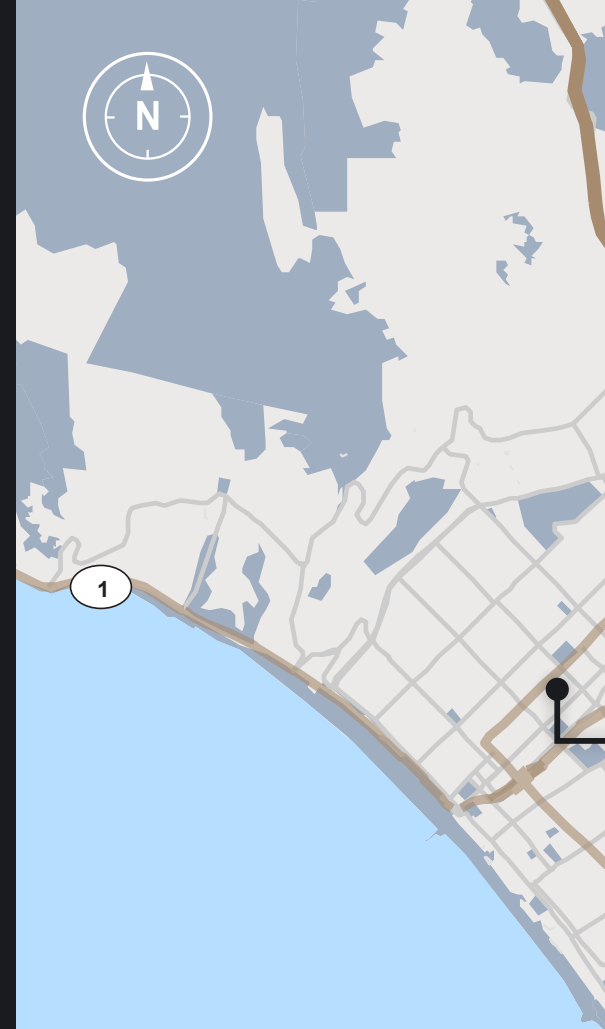
Cushman & Wakefield of California, Inc. as exclusive advisor, is pleased to present the unique opportunity to purchase the fee simple interest of 1420 20th St (the “Property”). The Property is a fully entitled multifamily and hotel property located in the heart of Santa Monica.

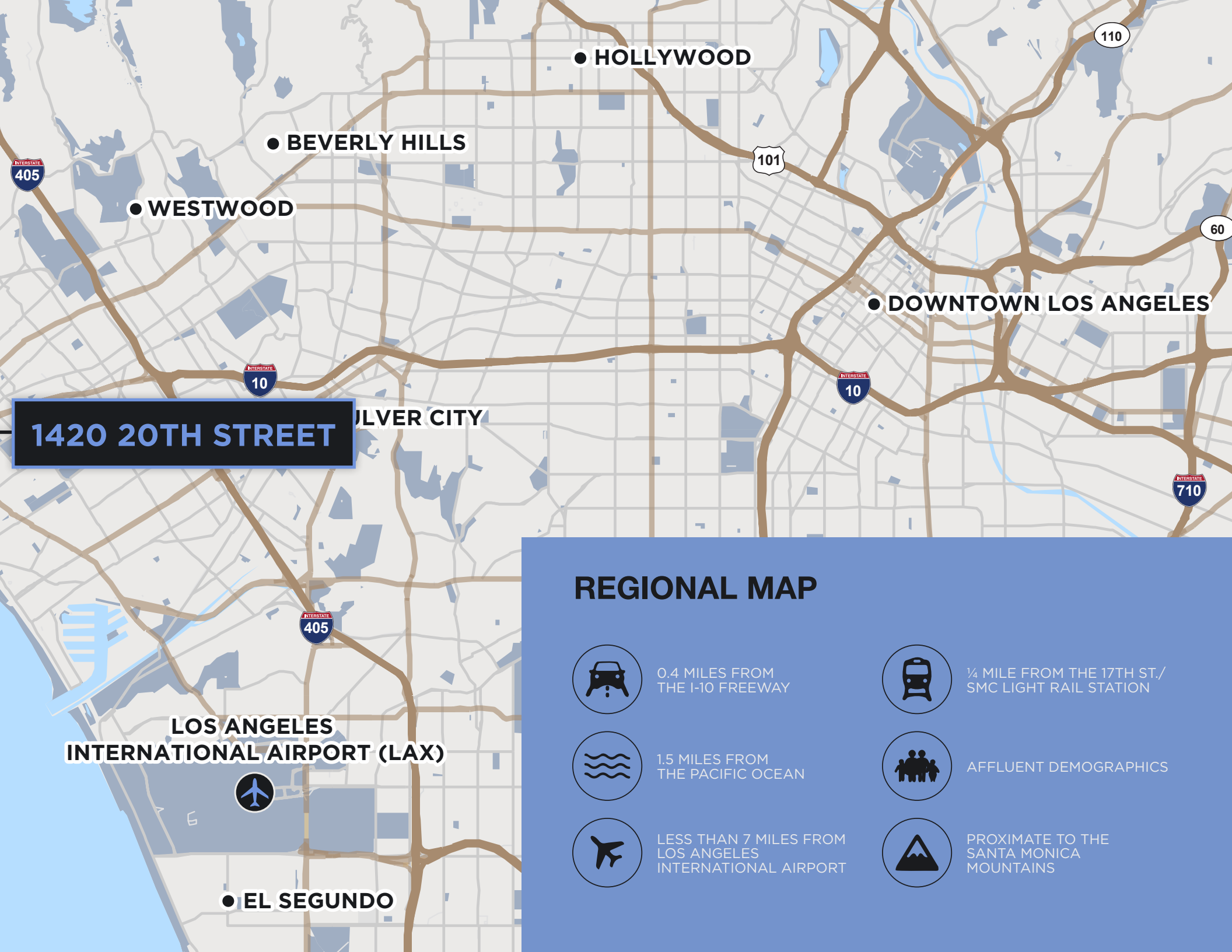
The Property is approved for development as an eight-story building, comprising 50 multifamily units, 40 hotel keys, ground floor retail, an activated rooftop pool and deck, shared community rooms, and 2 levels of subterranean parking. Additionally, there is the potential to increase the density by an additional 35 apartment units, further enhancing the project’s residential capacity.

The Property in Santa Monica enjoys a prime location in one of the world’s most recognized and dynamic cities. Santa Monica is known for its beautiful beaches, iconic pier, and lively Third Street Promenade, all of which attract tourists from around the globe.

Positioned near numerous tourist attractions, acclaimed restaurants, and a thriving nightlife scene, this area benefits from strong multifamily and hospitality market fundamentals. Additionally, the property is just a short walk to the Expo Line’s 17th Street/Santa Monica College Station, providing easy access to downtown Los Angeles and beyond.

This site offers an exceptional opportunity to develop luxury apartments and a high-end boutique hotel in a prestigious and sought-after destination, capitalizing on the area’s unique blend of natural beauty, cultural attractions and urban convenience.





1420 20TH STREET

SILVER CITY

● HOLLYWOOD

● BEVERLY HILLS

● WESTWOOD

● DOWNTOWN LOS ANGELES

LOS ANGELES INTERNATIONAL AIRPORT (LAX)

● EL SEGUNDO

REGIONAL MAP



0.4 MILES FROM THE I-10 FREEWAY



¼ MILE FROM THE 17TH ST./ SMC LIGHT RAIL STATION



1.5 MILES FROM THE PACIFIC OCEAN



AFFLUENT DEMOGRAPHICS



LESS THAN 7 MILES FROM LOS ANGELES INTERNATIONAL AIRPORT



PROXIMATE TO THE SANTA MONICA MOUNTAINS

INVESTMENT HIGHLIGHTS



WALKABLE LIFESTYLE



FULLY ENTITLED STREAMLINED DEVELOPMENT OPPORTUNITY



LIMITED HOTEL SUPPLY



SURROUNDED BY BEST-IN-CLASS SHOPPING AND DINING



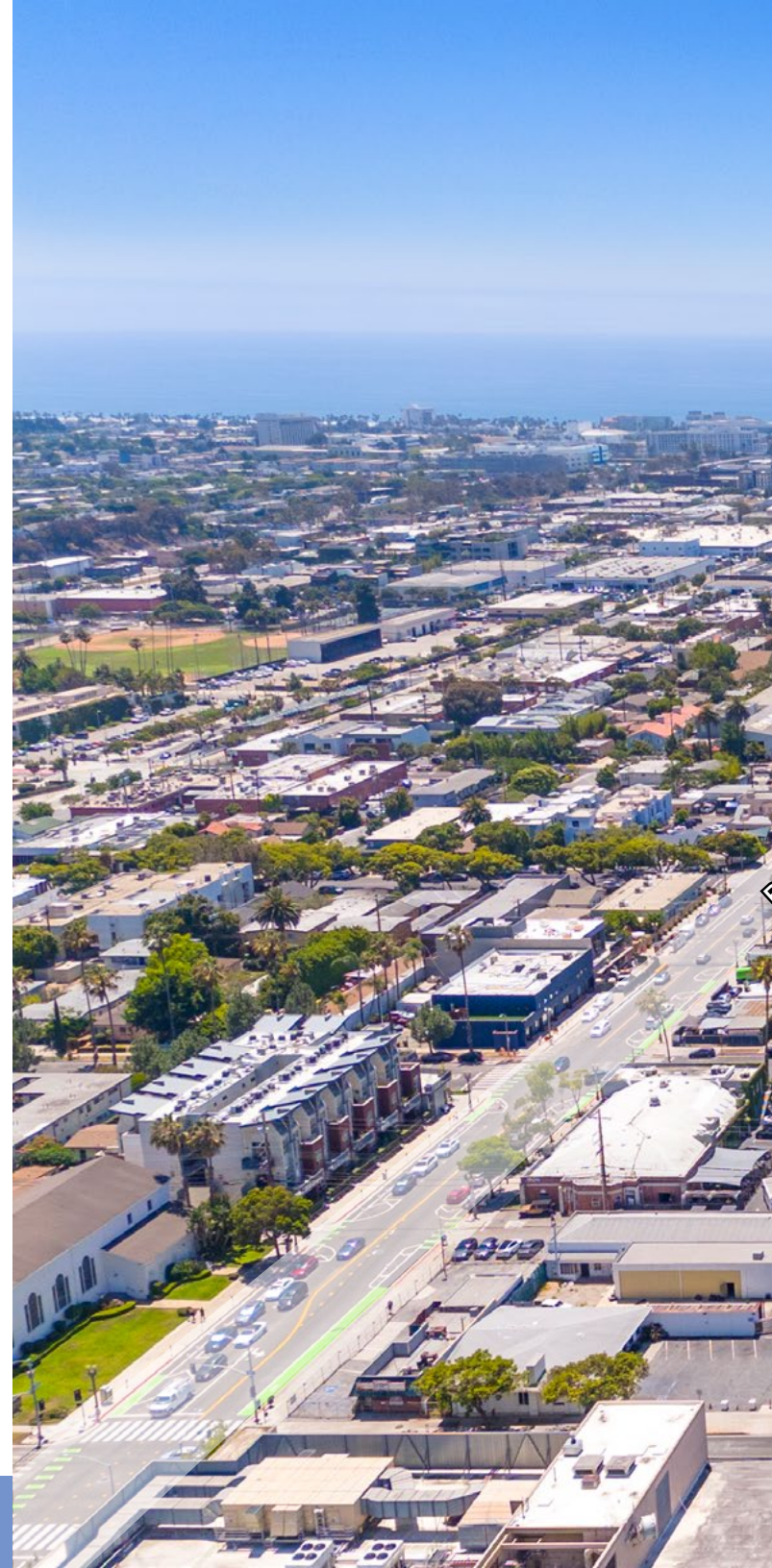
HEALTHCARE DRIVEN MARKET



DIVERSE AND VIBRANT COMMUNITY



STRONG ECONOMIC FUNDAMENTALS



BROADWAY

SANTA MONICA BLVD



1420 20TH STREET

SITE DETAILS

ADDRESS	1420 20th St, Santa Monica, CA 90404
EXISTING IMPROVEMENTS	10-unit apartment complex (vacant)
LOT SIZE	15,004 SF (.34 AC)
FRONTAGE	Middle lot with approximately 100' of frontage along 20th St
APN	4275-009-004,-005
ZONING	SMR2



The Property is situated on 20th st in Santa Monica off of Santa Monica Blvd in the heart of Santa Monica. To the North, the site abuts a low-rise multifamily building and to the South the site abuts the Gateway Hotel Santa Monica. Currently, the Property is comprised of a an existing 10-unit multifamily complex that has been completely vacated with no tenants currently residing in the building.

The Property received approval under the Builder's Remedy provision in the City of Santa Monica.

ENTITLEMENTS OVERVIEW

ADDRESS

1420 20th Street
Santa Monica, CA 90404

PROJECT DESCRIPTION

Construction of an 8-story mixed use building including 50 apartment units, 40 hotel keys a ground floor restaurant, a rooftop bar with 2 basement parking levels.

UNIT/KEY COUNT

90 (50 Apartments and
40 Hotel Rooms)

AFFORDABLE REQUIREMENT

10 Units

RENTABLE RESIDENTIAL AREA

31,055 SF

RENTABLE HOSPITALITY AREA

16,400 SF

COMMERCIAL AREA

1,163 SF

TOTAL RENTABLE FLOOR AREA

48,618 SF

GROSS FLOOR AREA

100,551 SF

PARKING

2 Levels of Subterranean
62 Spaces

CONSTRUCTION TYPE

5 Levels of Type III over
3 Levels of Type I





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EXCLUSIVE LISTING AGENTS

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