

An aerial photograph of a white, Art Deco-style building with a prominent sign that reads '1556'. The building features a flat roof with several HVAC units and a central section with a gabled roof. The facade is decorated with vertical lines and a colorful sign above the entrance. The building is situated on a street with a sidewalk and some trees. In the background, other buildings and a parking lot are visible.

# 1556

17<sup>TH</sup> STREET, SANTA MONICA, CA

FOR SALE

CBRE

# 1556

17<sup>TH</sup> STREET, SANTA MONICA, CA

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# CBRE

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# 01 PROPERTY OVERVIEW



# PROPERTY OVERVIEW

## 1556 17<sup>TH</sup> STREET SANTA MONICA, CA

### PROPERTY OVERVIEW

Address	1556 17 <sup>th</sup> Street, Santa Monica, CA 90404
Asking Price	\$5,995,000 (\$936 PSF)
Building SF	6,407 RSF
Stories	1 Story + Mezzanine
Total Land SF	7,519 SF
APN	4282-036-011
Zoning	SMM1
Year Built	1997
Parking	11 spaces including 1 handicap

CBRE is pleased to offer 1556 17th Street in Santa Monica, California for sale. Owned by Appleton Partners LLP, a renowned architectural firm known for its historically inspired and exquisitely crafted designs, this single-story office building with a mezzanine and exterior patio offers a rare opportunity to acquire a unique and fully renovated commercial property in the heart of Santa Monica.

With a Walk Score of 89, a Transit Score of 70, and a Bike Score of 98, the location is ideal for owner users and investors seeking accessibility and lifestyle. Led by Marc Appleton, the firm has completed over 850 projects since 1976, including iconic properties like the San Ysidro Ranch and Miramar Hotel. Their work is deeply rooted in Spanish Colonial Revival traditions, emphasizing permanence, craftsmanship, and poetic restraint. Appleton's Santa Monica office reflects the firm's commitment to timeless design and contextual sensitivity. The building's architectural pedigree adds intrinsic value and prestige to the asset.

Located a short distance from Downtown Santa Monica, the Third Street Promenade, and the Santa Monica Pier, 1556 17th Street has convenient access to the city's main retail, dining, and tourist attractions without being in the middle of the high-traffic zones. It offers a quieter, more local feel compared to the bustling Downtown and beach areas. The location provides excellent connectivity. Its walkability is rated very high, and it has good access to public transit and major roadways like the I-10 freeway, which connects the Westside to the rest of Los Angeles.

## BUILDING HIGHLIGHTS

- Art Deco design with prominent frontage along 17th Street and alley access in the rear.
- Walking distance to the Santa Monica Metro E Line 17th Street stop.
- Secure parking in a gated area immediately off the alley.
- Abundant street parking.
- Quiet tree lined area and surrounded by both commercial and residential properties.
- Close to the Santa Monica (10) Freeway.
- Easy access to the shops, restaurants and hotels in Santa Monica.
- Office environment with private offices, open areas, conference rooms, mezzanine, and outside patio.
- Great for an owner user who wants to own their offices or an investor looking for a creative office building in a superb area.
- Proximate to major transit corridors, affluent residential neighborhoods, and vibrant commercial districts.

# 02

## PROPERTY DESCRIPTION



# PROPERTY DESCRIPTION

## 1556 17<sup>TH</sup> STREET SANTA MONICA, CA

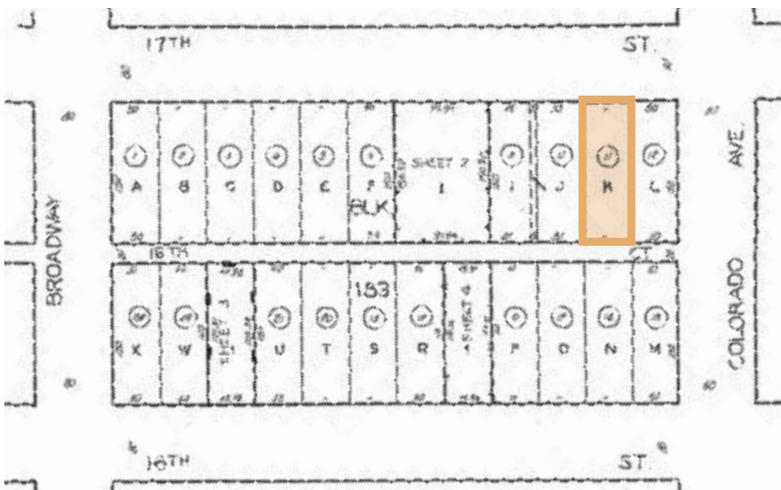
### 2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	43,495	231,634	491,360
AVG HOUSEHOLD INCOME	\$127,622	\$140,209	\$140,038
NUMBER OF BUSINESSES	7,607	25,564	49,717
NUMBER OF EMPLOYEES	58,295	180,818	402,574

### AVERAGE DAYTIME TRAFFIC

	1 MILE	YEAR
COLORADO AVENUE AND 16 <sup>TH</sup> STREET NE	15,224	2025
17 <sup>TH</sup> STREET AND BROADWAY	10,081	2025
BROADWAY AND 19 <sup>TH</sup> STREET NE	12,485	2025

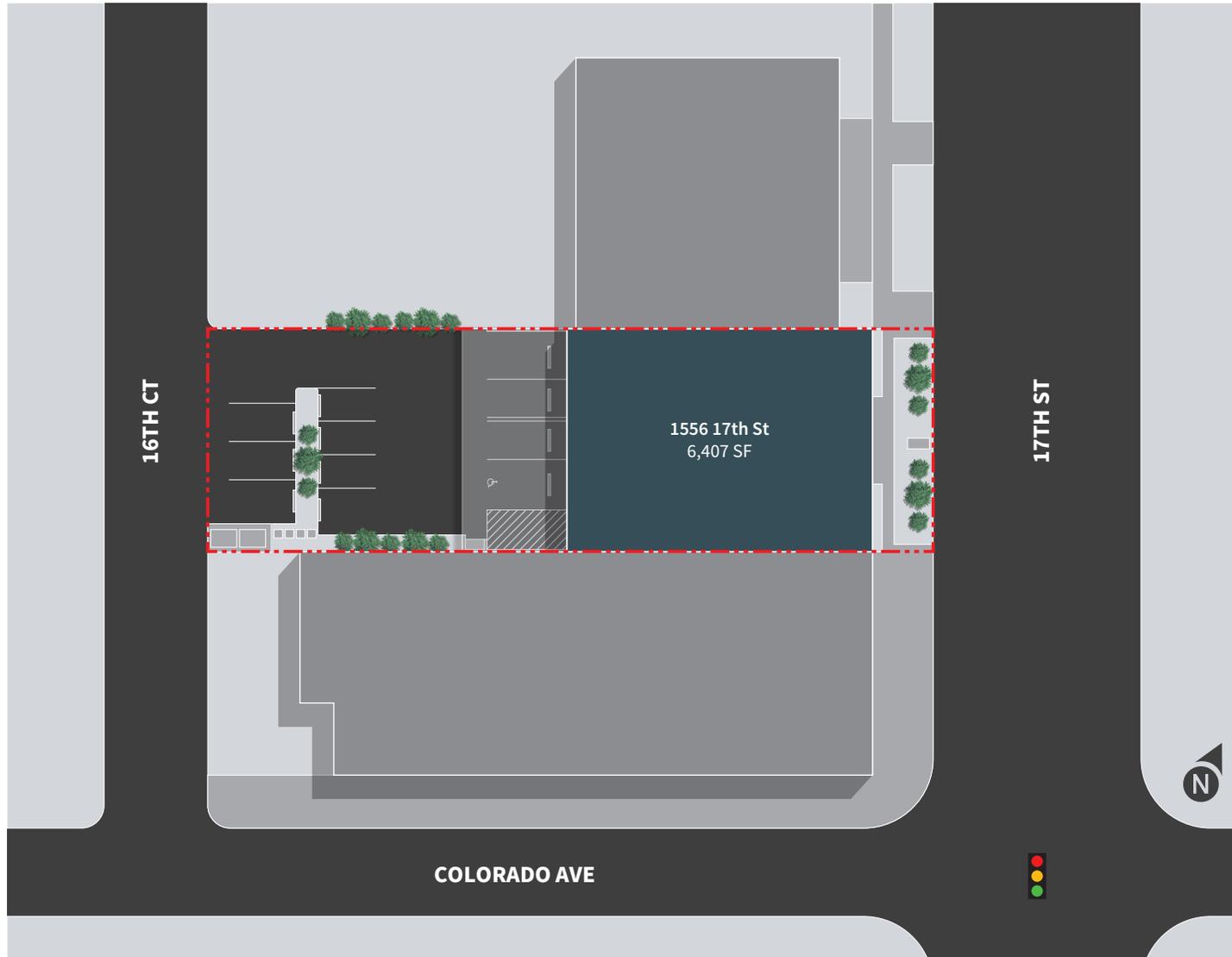
### PARCEL MAP



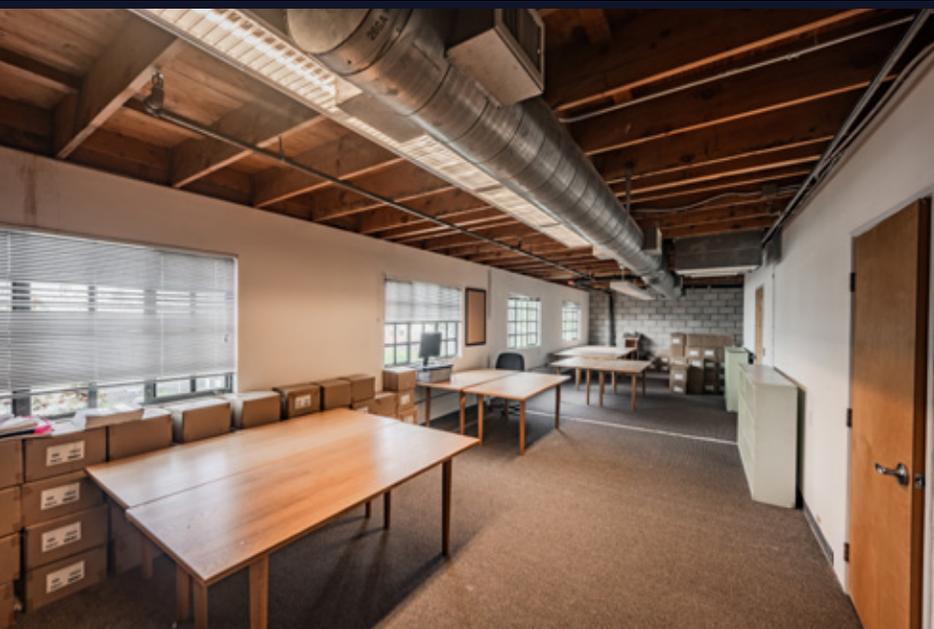
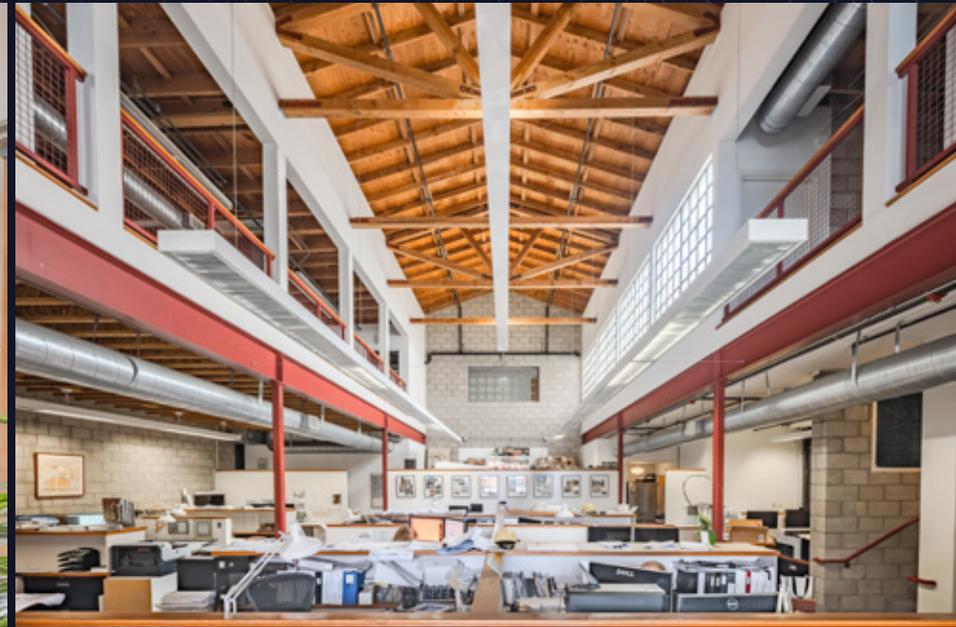
### PERFECTLY SUITED FOR:

- Film, Television and Music Companies
- Talent Agencies and Management Firms
- Advertising, Marketing and Branding Companies
- Fashion, Graphic and Design Firms
- Architectural, Law, Financial and Professional Firm
- Family Office and Private Equity
- Real Estate Investors

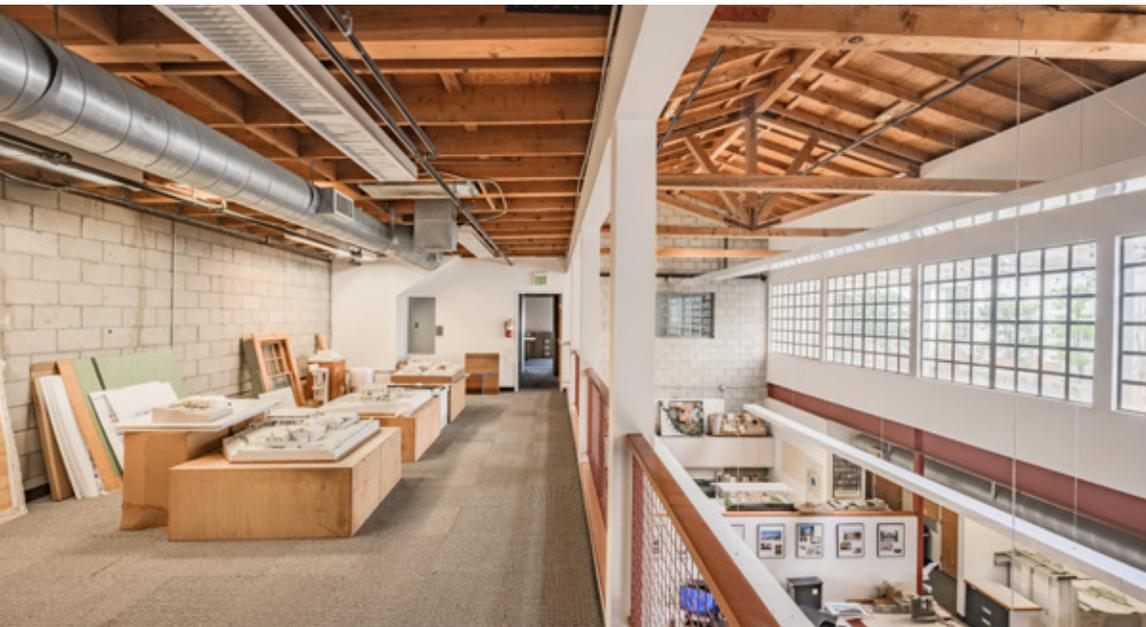
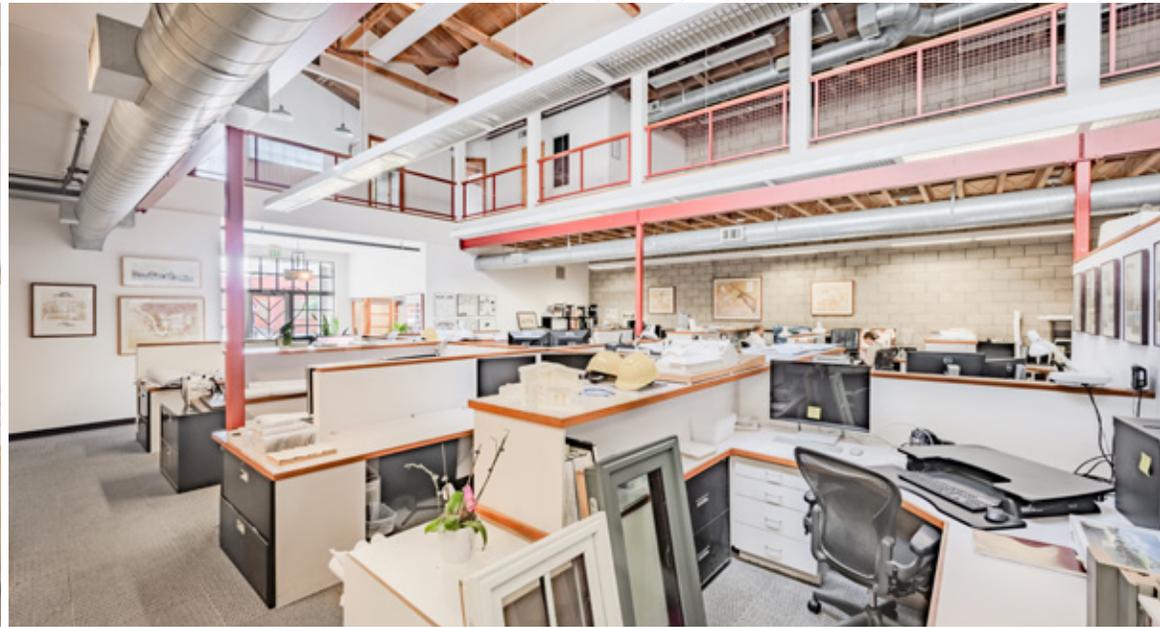
# SITE PLAN



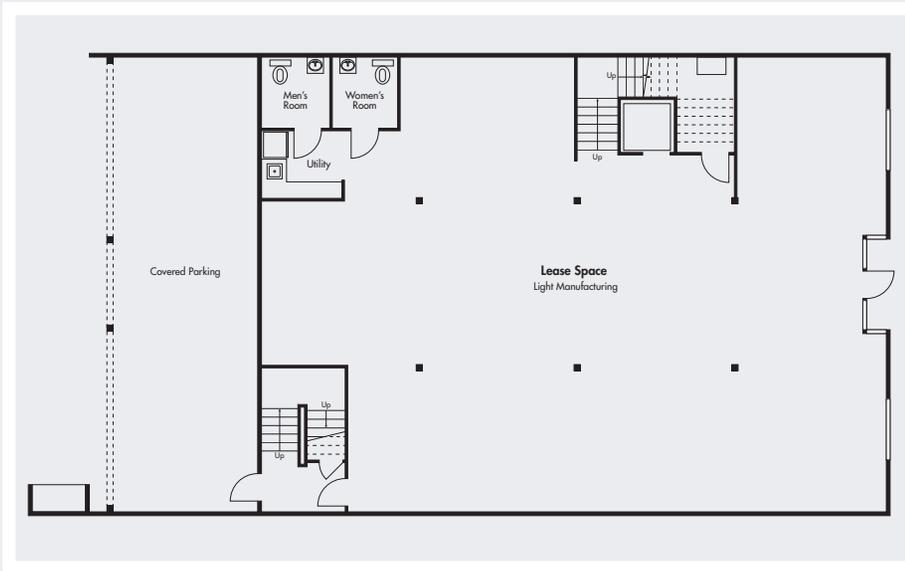
# INTERIOR PHOTOS



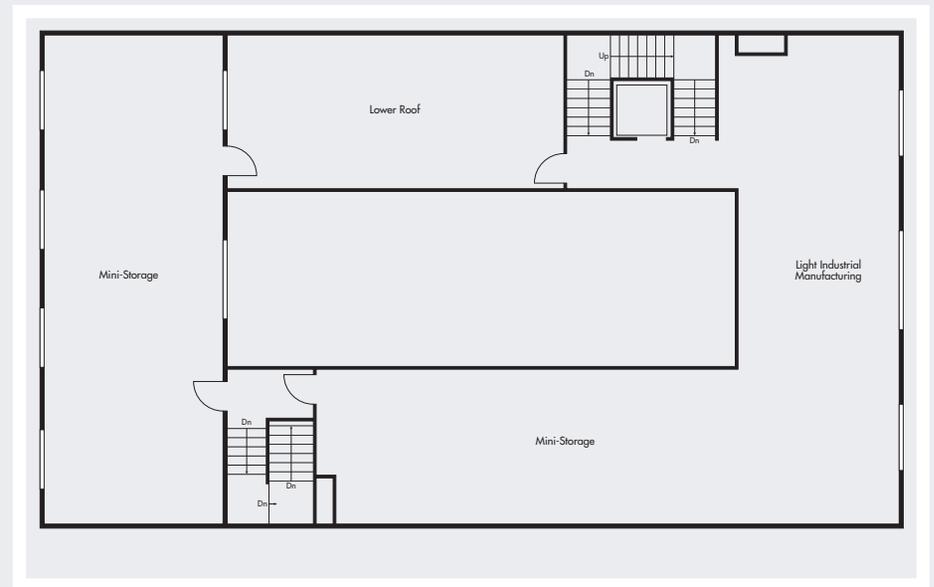
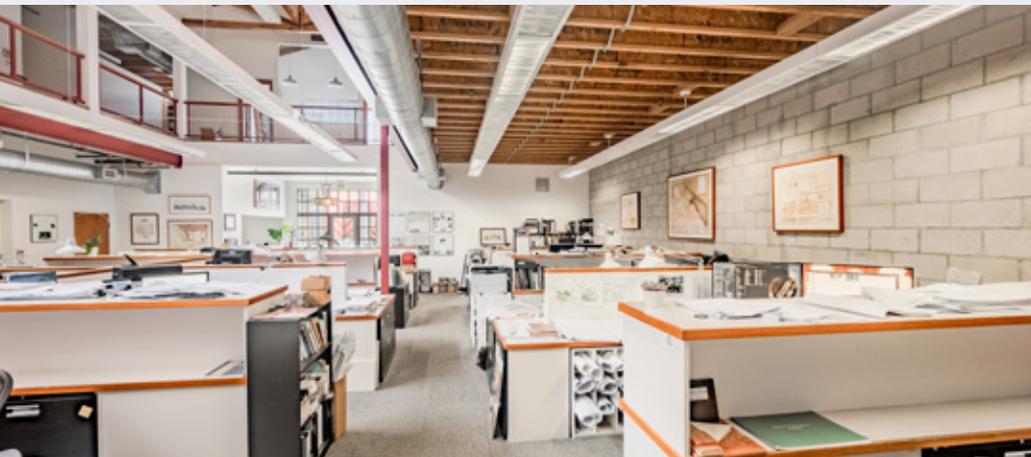
# INTERIOR PHOTOS



# FLOOR PLANS



FIRST FLOOR PLAN



# 03 AREA OVERVIEW



# SANTA MONICA OVERVIEW

Santa Monica stands as a preeminent global destination, celebrated for its unique blend of diversity and affluence, establishing itself as a top choice for business, entertainment, shopping, and luxury living. Spanning 8.3 square miles, this iconic city is gracefully bordered by the Pacific Ocean to the west, the prestigious neighborhoods of Pacific Palisades to the north, Brentwood and West Los Angeles to the east, and the vibrant Venice Beach to the south.

Globally recognized as Southern California's premier beach community, Santa Monica is famed for its expansive, picturesque beaches and direct access to a wealth of entertainment and recreational opportunities. Its coveted oceanfront location and inherently limited real estate supply contribute to its extreme desirability for professional endeavors, high-end retail, and luxurious residential living, alongside a thriving scene for dining and entertainment.

With a resident population of approximately 93,000, Santa Monica's daytime population surges to over 250,000, driven by the influx of shoppers, visitors, and employees. The city attracted 4.2 million tourists in 2024, who contributed nearly \$916.6 million to the local economy and supported over 6,487 jobs. Santa Monica offers more than 4,000 high-end hotel rooms, strategically positioned along the coast and near the bustling Third Street Promenade.

The city's residents are exceptionally educated, with over 64.9% holding a bachelor's degree or higher. The median household income is approximately \$130,928, reflecting the area's prosperity. Santa Monica's dynamic and evolving economy is robustly supported by a blend of retail, office space, and residential housing. Its highly walkable environment allows easy access to everything from award-winning oceanfront dining and world-class entertainment to a diverse range of unique and luxury retail options, including those found on Third Street Promenade and in Santa Monica Place, truly making it a perfect place to live, work, and play.

## SANTA MONICA MARKET HIGHLIGHTS

Santa Monica remains one of Southern California's most desirable and resilient real estate markets. Key market indicators include:



### AVERAGE HOME VALUE

**\$1.735 Million**



### OFFICE RENT (Q3 2025):

**Average: \$5.91/SF**  
**Class A: \$6.03/SF**



### OFFICE VACANCY RATE:

**19.4% (Q3 2025)**

Santa Monica's economy is powered by tech, entertainment, healthcare, and tourism. Major employers like Hulu, Amazon, Oracle, Kite Pharma, Snap and Universal Music Group anchor the area, while proximity to UCLA Health and St. John's Hospital enhances tenant appeal.

# AERIAL



**1556**

17TH STREET, SANTA MONICA, CA

COLORADO AVENUE

16TH STREET

17TH STREET

1556 17TH STREET, SANTA MONICA

# AMENITY MAP



# SANTA MONICA METRO E LINE



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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