

1.25
ACRES

18th St.

19th St.

Santa Monica Blvd.

DEVELOPMENT OPPORTUNITY



Long Term Ground Lease or JV
Full Block of Santa Monica Blvd.
Santa Monica, California 90401



OFFERING

LOT SIZE: Approx. 54,023 SF
45,033 GC land & 8,990 R2 land

ZONING: General Commercial - GC
Residential - R2 Low Density

PARCELS: 4276-029-009 (R2)
4276-029-010 (GC)
4276-029-011 (GC)
4276-029-026 (GC)
4276-029-048 (GC)

FAR:

1:1	By Right Commercial
1:1.25	Tier 1 Mixed-Use, Some Affordable
1:1.5	Tier 2 Mixed-Use, Affordable with provision of community benefits
1:1.5	100% Affordable Housing

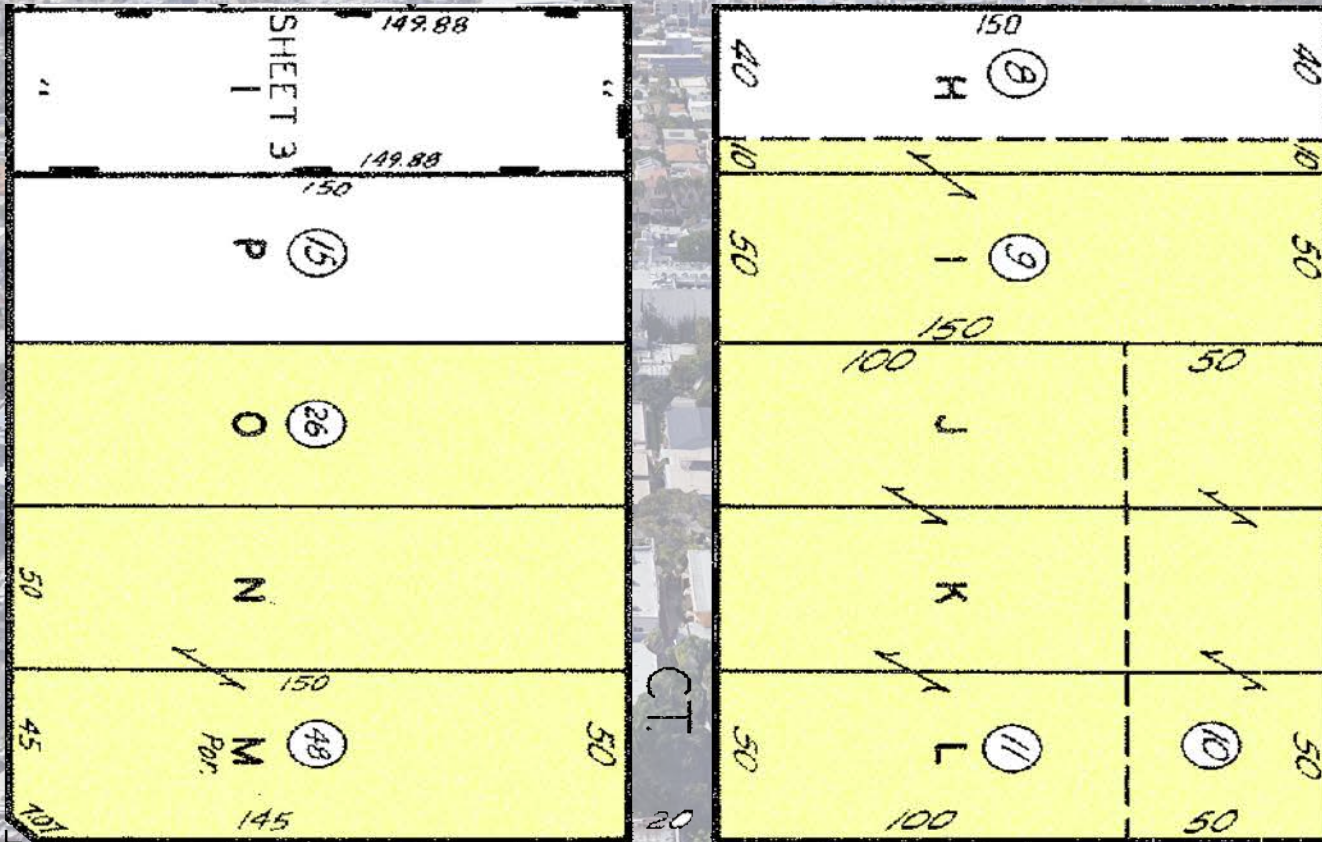
*Lessor to independently verify zoning & development requirements. <http://www.qcode.us/codes/santamonica/>



LWLA 1508 17th Street, Santa Monica, CA \ \ 310-899-2700 \ \ www.leewestla.com

PARCEL MAP

18th St.



19th St.

Santa Monica Blvd.



L\WLA

FOR MORE INFORMATION PLEASE CONTACT:

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