

**FOR SALE  
OR LEASE**

**1601**  
*Colorado Avenue*  
SANTA MONICA CA 90404



For more information contact:



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**WESTMAC Commercial Brokerage Company**

1515 Sepulveda Blvd., Los Angeles, CA 90025  
www.westmac.com | 310.478.7700  
Company DRE #01096973

# Property Information

## LOCATION

1601 Colorado Avenue  
Santa Monica, CA 90404

## APN

4282-036-013

## BUILDING SIZE

*Approximately 5,900 Square Feet*

## LAND SIZE

*Approximately 7,523 Square Feet*

## ZONING

MUBL

## RENT

\$2.95 per square foot, per month, net net net  
(Property taxes and property insurance  
are approximately  $\pm$ \$0.12/SF/Mo.)

## SALE PRICE

\$4,450,000 / \$754 per square foot

## AVAILABLE FOR SALE

Immediately

## AVAILABLE FOR LEASE

July 1, 2025

## USE

Office, production, warehouse or flex

## PARKING

Ten [10] free tandem parking spaces

## FEATURES

- Great mix of private offices, open area, meeting areas, conference space, kitchen, and storage
- Exposed wood ceilings, polished concrete floors, roll up door, and more
- Rear alley way for easy access
- Close proximity to the new Santa Monica Expo Line and the I-10 and I-405 Freeways



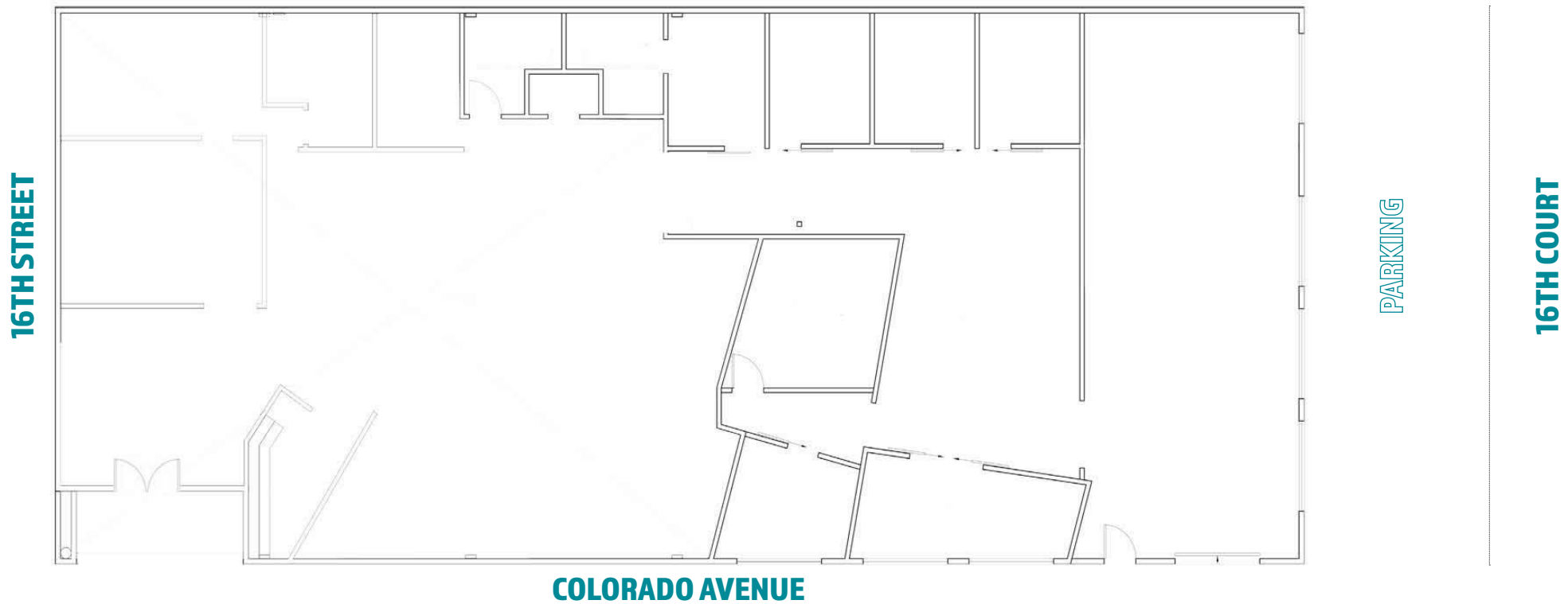
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# Floor Plan



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# Property Photos

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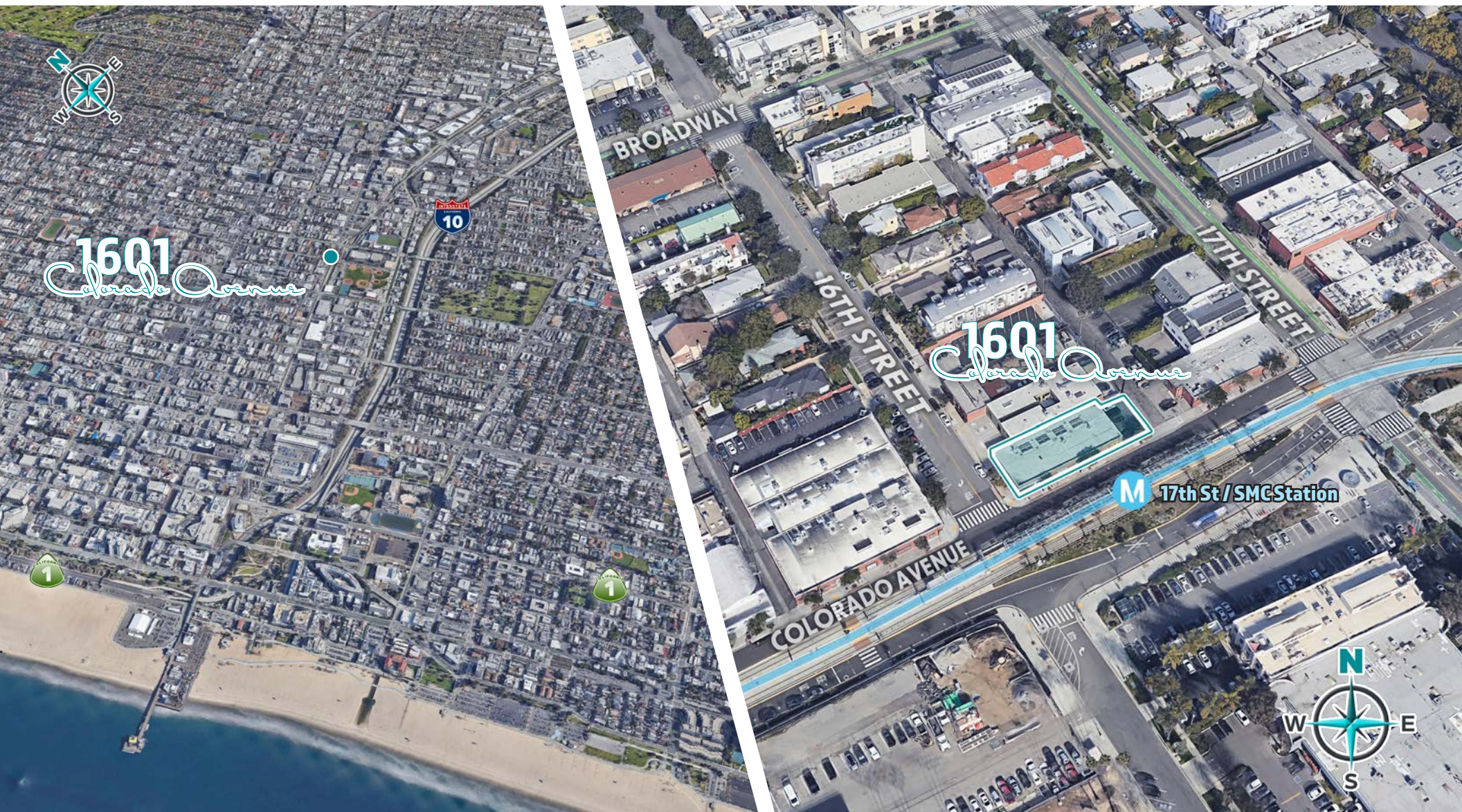


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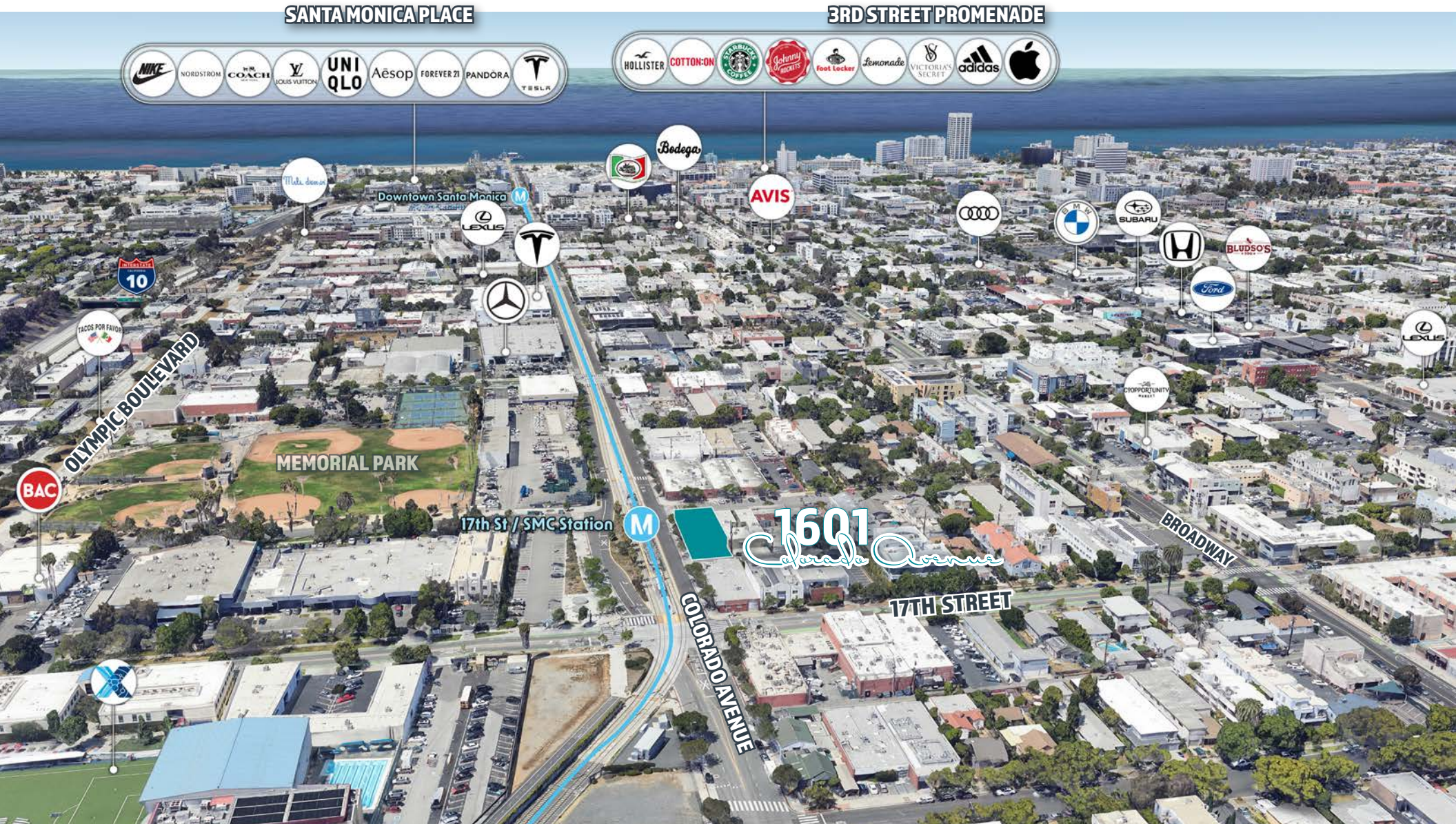
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# Amenities Map

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