

Repriced, Resized, Rent Ready



FOR SALE or LEASE

Creative Office

1738 Berkeley Street
Santa Monica, CA 90404



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CREATIVE OFFICE IDEAL FOR
MEDIA, ENTERTAINMENT,
PROFESSIONAL SERVICES,
PRODUCTION/POST

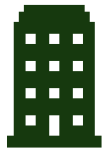


SPECTACULAR
BUILDING IDENTITY IN
THE SANTA MONICA
MEDIA DISTRICT



UNIQUE OPPORTUNITY TO
OCCUPY FREESTANDING
BUILDING WITH AMPLE GATED,
SECURE PARKING

PROPERTY HIGHLIGHTS



Property Features:



Prime location in
the Santa Monica
Media District



Ideal for media,
entertainment,
production/post



Easy access to
freeways and public
transportation



A short walk from the 26th
Street / Bergamot Expo
Line Station



Glass conference
room & executive
offices



Fully gated, secure
controlled entry &
private parking



Red brick
construction &
high ceilings



Fully renovated &
converted in 2007, with
potential to expand

PROPERTY DESCRIPTION



1738 Berkeley St | Santa Monica, CA 90404

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

PROPERTY DESCRIPTION

Site Address

1738 Berkeley St, Santa Monica CA 90404

Rental Rate

\$3.75 – \$3.95 MG

4,608 SF (Partial Ground Floor) - \$3.75 MG

8,119 - 8,591 SF (Partial Ground Floor) - \$3.75 MG

Sale Price

Call Broker

10,745 - 11,215 (Entire Top Floor + Partial Ground Floor/Mezzanine) - \$3.95 MG

19,335 SF (Entire Top Floor + Partial Ground Floor/Mezzanine) - \$3.85 MG

Total Building SF

27,914 SF

23,943 SF (Entire Top Floor + Partial Ground Floor/Mezzanine) - \$3.85 MG

27,914 SF (Entire Building) - \$3.75 MG

Parking

79 gated, secured spaces

(57 rooftop surface spaces + 22 private, gated garage spaces)

\$200/space 2.8+/1,000SF (expandable)

Zoning

SMLMSD* (per Title) / CCS*

Total Land SF

23,398 SF (.54 Acres)

APN

4268-009-017

Year Built

1963, renovated in 2007

Min. Clear Height

17' ft. min. clear Ground Floor

12' ft. min. clear 2nd Floor

37' ft. min. clear Full Height

Use

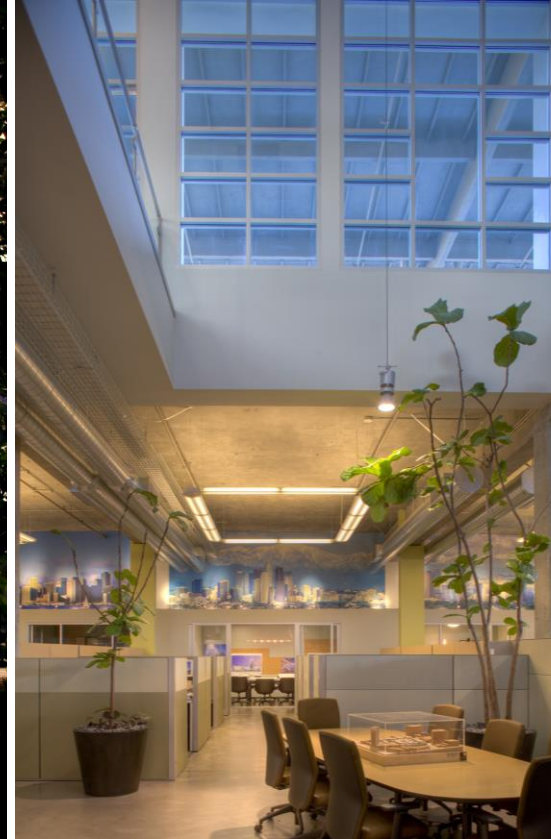
Creative Office, Media, Entertainment, Production

PROPERTY DESCRIPTION



PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS

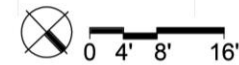
PROPERTY PHOTOS



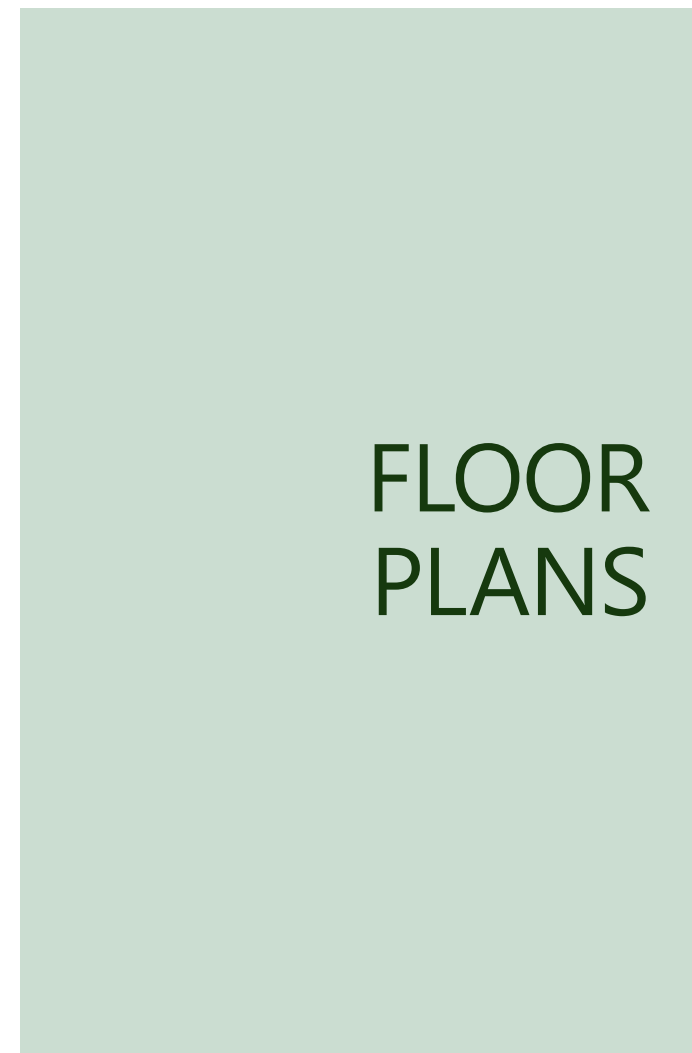
ALLEY



BERKELEY STREET



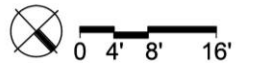
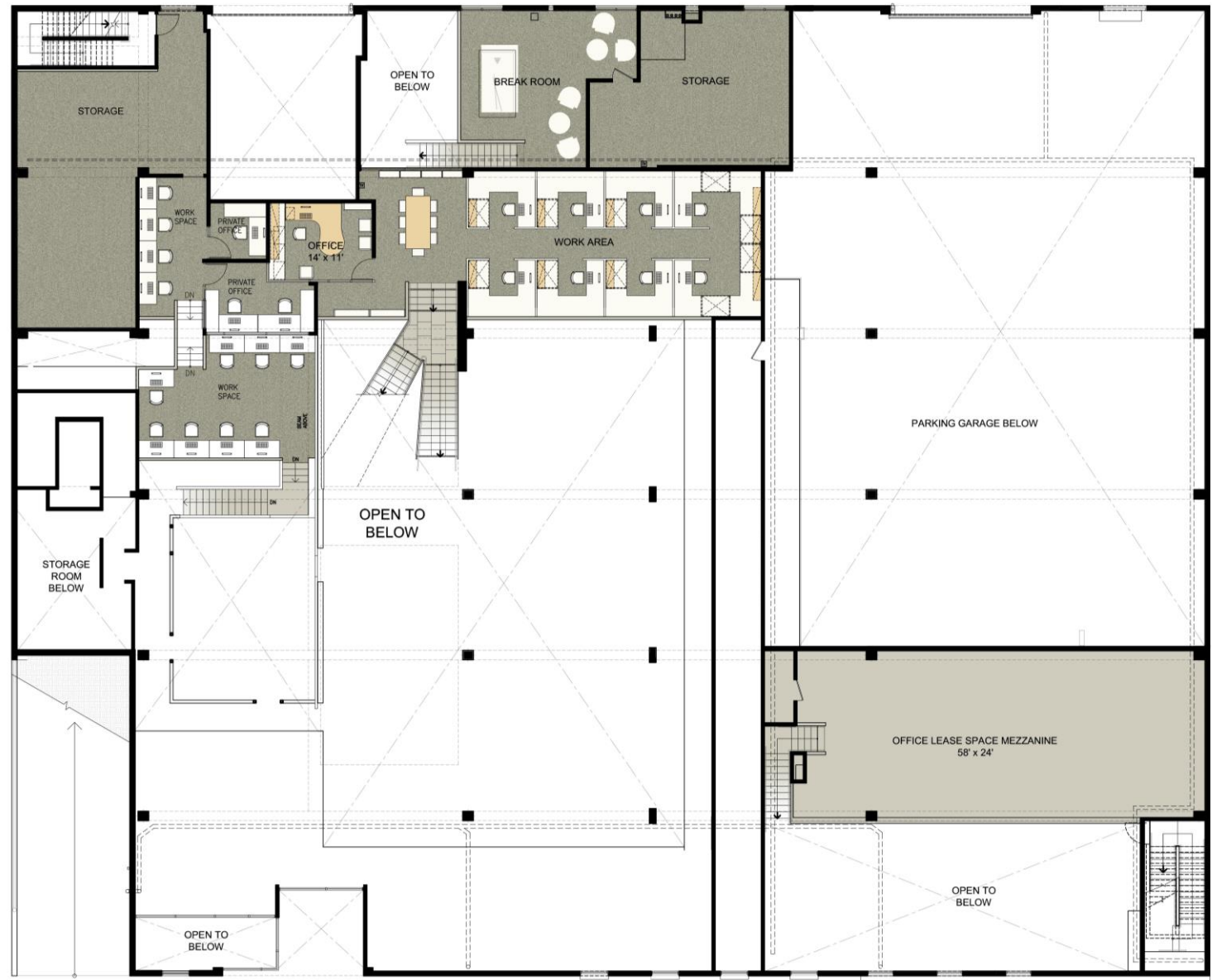
GROUND FLOOR PLAN



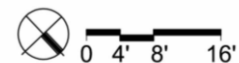
FLOOR PLANS



FLOOR PLANS



MEZZANINE FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLANS



LOCATION



LOCATION DESCRIPTION

SANTA MONICA MEDIA DISTRICT

Santa Monica has emerged as the Westside's premier submarket, attracting a diverse array of successful retailers and innovative companies, particularly in the tech, social media, and entertainment sectors. Affirming its status as a dynamic economic center, Santa Monica boasts affluent residential communities, renowned hospitals, vibrant art venues, and high-profile corporate headquarters. Silicon Beach, Santa Monica's tech hub, has become synonymous with industry giants like Google, Microsoft, Facebook, and YouTube, as well as burgeoning venture capital funded startups, all contributing to the city's reputation as a leading destination for tech innovation. Currently, Snap and Universal Music are among the largest occupiers in the Santa Monica Media District submarket.

With its rich history, central location, and beachside ambiance, Santa Monica offers a unique blend of tradition, diversity, and economic opportunity. Its picturesque landscapes, world-class shopping, dining, and entertainment options further solidify its standing as one of the country's top sightseeing cities and most visited tourist destinations.

Santa Monica's combination of strategic location, diverse economy, innovation culture, quality of life, cultural vibrancy, sustainability efforts, and superior amenities make it an irresistible choice for business owners looking to establish or expand their presence in Southern California's dynamic commercial landscape.

FOR THE RECORD

Opened in 1939, Rainbo Records of Los Angeles was the oldest and largest in-house manufacturer of Vinyl, CDs, and DVDs. With a rich history, Rainbo Records was the exclusive supplier of vinyl to the U.S. Treasury Dept for recordings during WWII. In 1974 Rainbo Records moved to 1738 Berkeley in Santa Monica and installed state-of-the-art automatic pressing and high-speed production equipment, and by 1994 they began expanding to in-house CD manufacturing, while staying true to their vinyl pressing roots. Following their relocation to the San Fernando Valley, Rainbo Records closed their doors in January 2020.

SANTA MONICA NOTABLE BUSINESSES

Santa Monica is home to the headquarters of many notable business, such as Hulu, Illumination, Lionsgate, Miramax, CBS Media Ventures, Saban Capital Group, Fatburger, Beachbody, Otter Media, the RAND Corporation, Universal Music Group, TOMS Shoes, ZipRecruiter, and the Recording Academy (which presents the annual Grammy Awards). VCA Animal Hospitals headquarters is just outside the eastern city limit.

Additionally, Atlantic Aviation is located at the Santa Monica Airport, and the National Public Radio member station, KCRW, is on the Santa Monica College Campus.

Numerous game development studios are now based in Santa Monica, as well, making it a major location for the booming gaming industry. Some include Activision, Blizzard, Riot Games (creator of League of Legends), Cloud Imperium Games, Naughty Dog (creators of Crash Bandicoot, Uncharted, and The Last of Us franchises), PUBG Corporation, Treyarch, and Santa Monica Studio (creators of the God of War franchise).



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