

FOR SALE

Santa Monica 11 units

1301 11th Street
Santa Monica, CA 90401

\$2.975M
PRICE

5.10%
CAP RATE

\$150K
NOI



Berkshire Hathaway HomeServices

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Executive Summary

1301 11th Street · Santa Monica, CA 90401



PRICE

\$2,975,000



CAP RATE

5.10%



NOI

\$150,000

Large 11 unit in Santa Monica offered at \$314 per foot and 12.8 GRM

- * Amazing \$314 per foot. Building size 9,485 square feet.
- * 11-unit apartment building offered at 12.8 GRM with a cap rate of approximately 5.1%.
- * Excellent unit mix of 3 two-bedroom one bathroom and 7 one- bedroom one bathroom and 1 studio apartment, each with patio or balcony. 8 onsite parking. Landlord will deliver 2 one car garages vacant.
- * Well maintained building in the heart of Santa Monica. Located across the street from the Broad Stage on 11th.
- * All units are occupied. Please do not walk on property or disturb tenants. Inside with acceptable offer. Rent roll attached. Expenses are estimated at 35%.

PROPERTY DATA

\$313 per foot	—
Building size 9,485	—
11 units	—
8 off- street parking	—
\$230,916 Gross annual income	—
12.8 X Gross	—
5.1 % Cap	—
All units have patio or balcony	—

Photo Gallery



Date: September 10, 2026

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Property Address: 1301 11th Street, Santa Monica, CA 90401

Number of Units: 11

Number Vacant This Date: 0

Apartment Income:

Unit No.	Bedrooms	Baths	Rent/Month
_____	_____	_____	_____
1	1	1	\$ 2,050.00
1-A	Single	1	1,500.00
2	2	1	2,650.00
3	1	1	861.00
4	1	1	1,751.00
5	1	1	2,300.00
6	1	1	1,950.00
7	2	1	2,300.00
8	1	1	1,126.00
9	1	1	1,459.00
10	2	1	1,296.00

	Total Monthly Rent		\$ 19,243.00
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MEDNOCINO FARMS

An aerial photograph of Santa Monica, California, showing a dense residential grid. The Pacific Ocean and a sandy beach are visible on the left. Several locations are marked with red dots and labeled with white text boxes. Lines connect the labels to their respective locations. The labels include: MEDNOCINO FARMS, SANTA MONICA PROMENADE, TONGVA PARK, SANTA MONICA HIGH SCHOOL, EL CHOLO RESTAURANT, R&D KITCHEN, 1301 11TH ST, and BLUDSO'S. A red location pin is also visible near the 1301 11TH ST label.

R&D KITCHEN

SANTA MONICA
PROMENADE

1301 11TH ST

EL CHOLO RESTAURANT

BLUDSO'S

TONGVA PARK

SANTA MONICA
HIGH SCHOOL

PARK

Market Overview

Market Overview: Santa Monica, CA

Santa Monica (Spanish: Santa Mónica, lit. 'Saint Monica') is a city in Los Angeles County, California, United States. It is situated along Santa Monica Bay on California's South Coast. As of the 2020 census, Santa Monica had a population of 93,076. Santa Monica is a popular resort town, owing to its climate, beaches, and hospitality industry. It has a diverse economy, hosting headquarters of companies such as Hulu, Activision Blizzard, Universal Music Group, Game Show Network, Starz Entertainment, Lionsgate Studios, Illumination, Snap Inc., and The Recording Academy. Santa Monica traces its history to Rancho San Vicente y Santa Mónica, granted in 1839 to the Sepúlveda family of California. The rancho was later sold to John P. Jones and Robert Baker, who, in 1875, along with his Californio heiress wife Arcadia Bandini de Stearns Baker, founded Santa Monica, which incorporated as a city in 1886. The city developed into a seaside resort during the late 19th and early 20th centuries, with the creation of tourist attractions such as Palisades Park, the Santa Monica Pier, Ocean Park, and the Hotel Casa del Mar. edit View from Santa Monica Beach Santa Monica is home to the headquarters of many notable businesses, such as GoodRx , Hulu , Illumination , Starz Entertainment , Lionsgate Studios, Snap Inc. , Macerich , CBS Media Ventures , the RAND Corporation , The Recording Academy (which presents the annual Grammy Awards), and Universal Music Group . Atlantic Aviation is at the Sant...



KEY FACTS

Population	93,076
Area	8.4 sq mi
Elevation	105 ft
County	Los Angeles County
Incorporated	August 3, 1769
State	California

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	43,986	Population	190,758	Population	420,395
Median HH Income	\$125,856	Median HH Income	\$132,174	Median HH Income	\$128,066
Households	24,432	Households	98,185	Households	200,024

Source: ESRI / ArcGIS Business Analyst

Santa Monica 11 units

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◆
EXCLUSIVELY OFFERED BY



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