

OFFERING MEMORANDUM

# 619 ARIZONA AVENUE

SANTA MONICA, CA





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619 ARIZONA AVENUE

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THE OFFERING





# EXECUTIVE SUMMARY

619 Arizona represents an opportunity to acquire a premier, free-standing office property in one of Los Angeles’ most desirable coastal submarkets. Meticulously designed and exceptionally maintained, the property offers a rare blend of architectural character and modern functionality. High ceilings, abundant natural light, and thoughtful design elements give the interiors a sophistication that is refined but also versatile enough to accommodate a range of configurations, from private executive offices to collaborative workspaces. It is a building that feels both timeless and tailored for the contemporary creative workplace. The free-standing structure provides complete autonomy, allowing its owner to fully brand and control the environment as a true expression of the company and its culture.

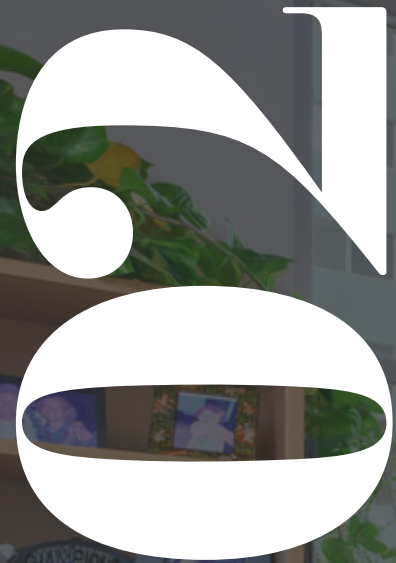
Surrounded by Santa Monica’s unique blend of beachside energy, cultural vitality, and executive convenience, the property delivers both inspiration and accessibility. The location strikes an ideal balance that is just blocks from the core of downtown, yet situated on Arizona Street, a quieter thoroughfare, offering central access without the congestion of a major boulevard. Surrounded by restaurants, cafés, and wellness amenities, it places teams at the center of a lifestyle ecosystem that attracts the region’s most talented professionals. The location reinforces identity and culture, offering a daily connection between the workplace and the creative community that defines the Westside.

It is uncommon for a property to become available that combines this level of sophistication in a perfect location and at an ideal scale. This building stands out as a rare generational opportunity for a buyer seeking lasting control, long-term stability, and a distinguished presence on the Westside.





619 ARIZONA  
AVENUE



PROPERTY  
DETAILS





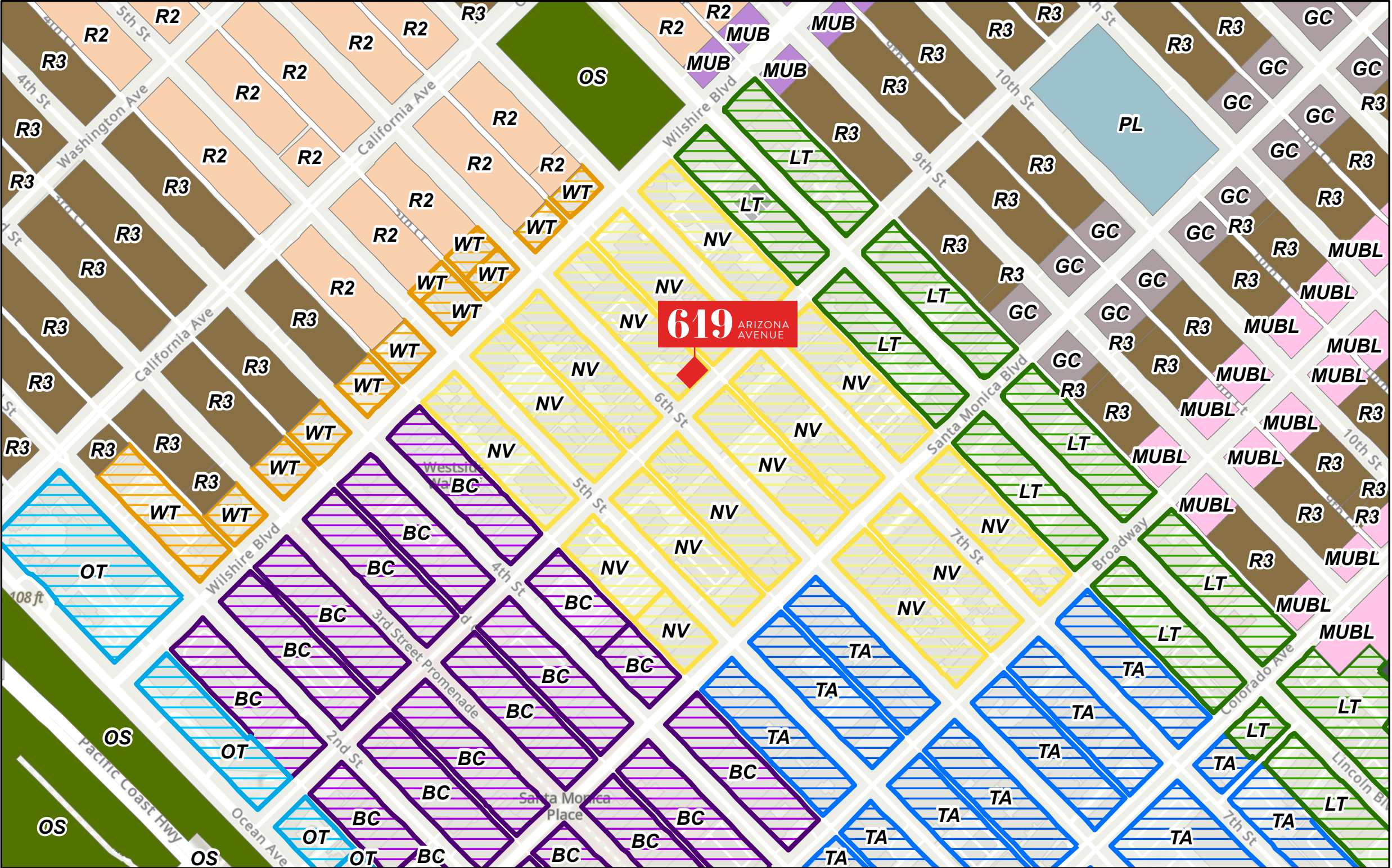


THE PROPERTY

ADDRESS	ASSESSOR PARCEL NUMBER	EXISTING ON-SITE IMPROVEMENTS	LAND AREA	PARKING	YEAR BUILT
619 Arizona Avenue, Santa Monica, CA 90401	4291-006-028	12,512 RSF	7,513 RSF	27 Gated and Covered	2002



ZONING



11/14/2025

Zoning

R2: Low Density Residential

R3: Medium Density Residential

MUBL: Mixed-Use Boulevard Low

MUB: Mixed-Use Boulevard

GC: General Commercial

IC: Industrial Conservation

PL: Institutional/Public Lands

OS: Parks and Open Space

LT: Lincoln Transition

NV: Neighborhood Village

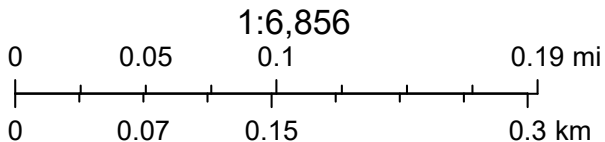
BC: Bayside Conservation

TA: Transit Adjacent

OT: Ocean Transition

WT: Wilshire Transition

World\_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User



619 ARIZONA  
AVENUE



LOCATION &  
AMENITIES







## LOCATION

Santa Monica has long stood at the intersection of creativity, commerce, and coastal lifestyle, the city is a uniquely balanced ecosystem that continues to attract the world's most forward-thinking companies. Anchored by a proximity to both the Pacific Ocean and Los Angeles' entertainment and technology core, the city remains one of the Westside's most desirable submarkets for creative, media, production, and design-oriented businesses.

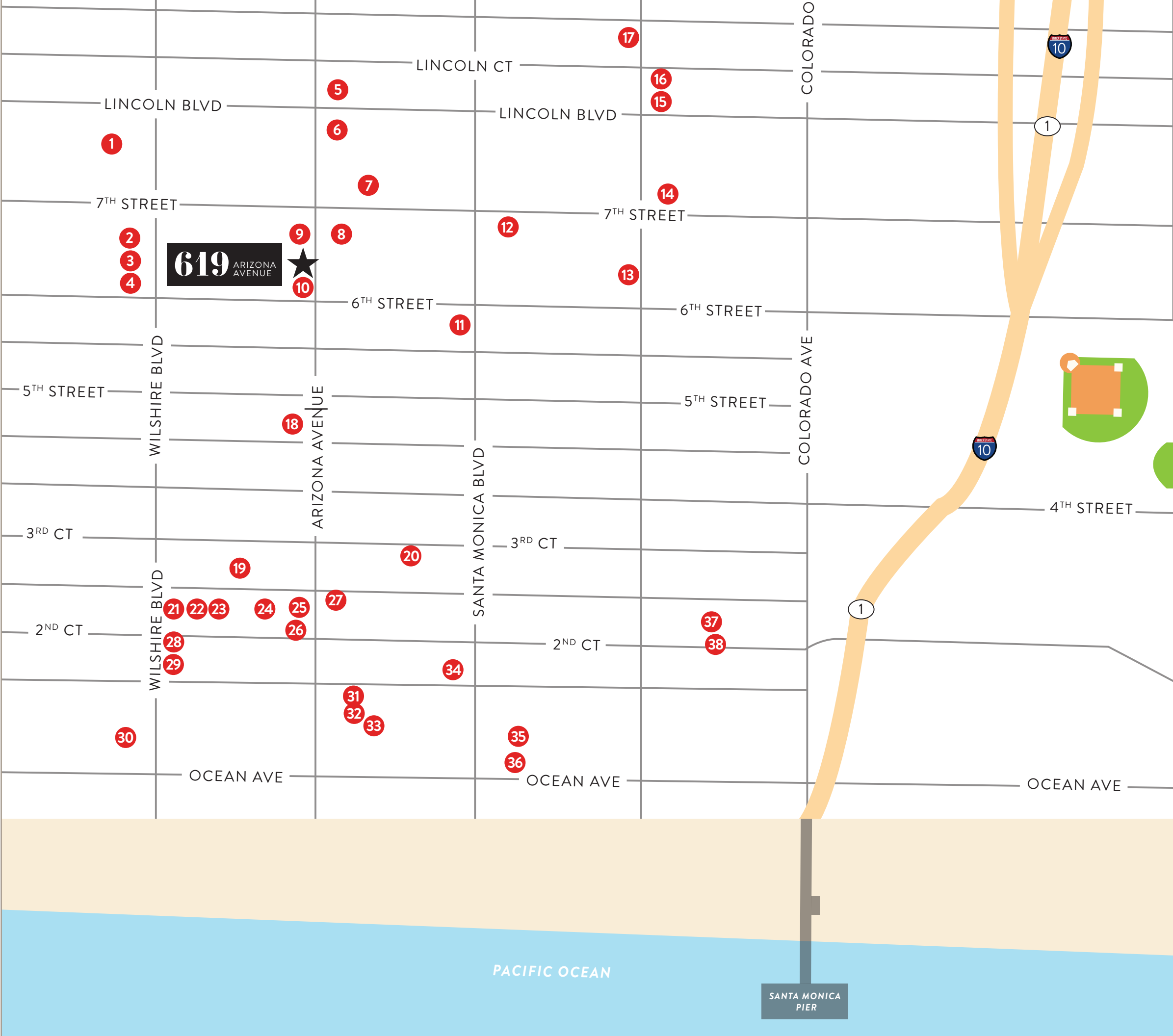
The area's connectivity and lifestyle offerings reinforce its competitive edge. Santa Monica's fundamentals are resilient, driven by its limited supply of quality assets, irreplaceable location, and enduring appeal to talent. Within minutes of the property are hundreds of restaurants, boutique fitness studios, creative agencies, post-production houses, and global brand offices. The nearby Expo Line, I-10 Freeway, and major arterial streets provide direct access to Downtown Los Angeles, Beverly Hills, and the rest of the Westside, while Los Angeles International Airport is only 20 minutes away. For executives and employees, few markets combine this convenience with the atmosphere of Santa Monica.

For buyers, this convergence of quality, scarcity, and long-term desirability creates a rare ownership opportunity. For the right business, this property represents more than a workplace, it is an asset that enhances brand value, recruits top talent, and provides lasting control in a location that will remain relevant for decades to come.



AMENITIES

1 Santa Monica Tennis Club	21 John Reed Fitness
2 Bluestone Lane	22 1212 Santa Monica Blvd
3 Sidecar Donuts	23 Chipotle
4 Mendocino Farms	24 Cabo Cantina
5 Basecamp Fitness	25 Gin Roku
6 Sweat Yoga	26 Nick The Greek
7 Backyard Bowls	27 Stefanos Pizza
8 Easter Wine & Oyster Bar	28 Wally's
9 Proper Hotel Calabra	29 Hillstone
10 Gloveworx	30 The Bungalow
11 Marmalade Cafe	31 HiHo
12 Frito Misto	32 Cava
13 Blue Daisy	33 Elephante
14 Vons	34 Sugarfina
15 Hermanito	35 San Vincente Bungalows
16 Bodega	36 Water Grill
17 Sweetfin	37 Din Tai Fung
18 Colapasta	38 Lou Lou
19 Pickle Pop	
20 Yogurt Land	





619 ARIZONA  
AVENUE



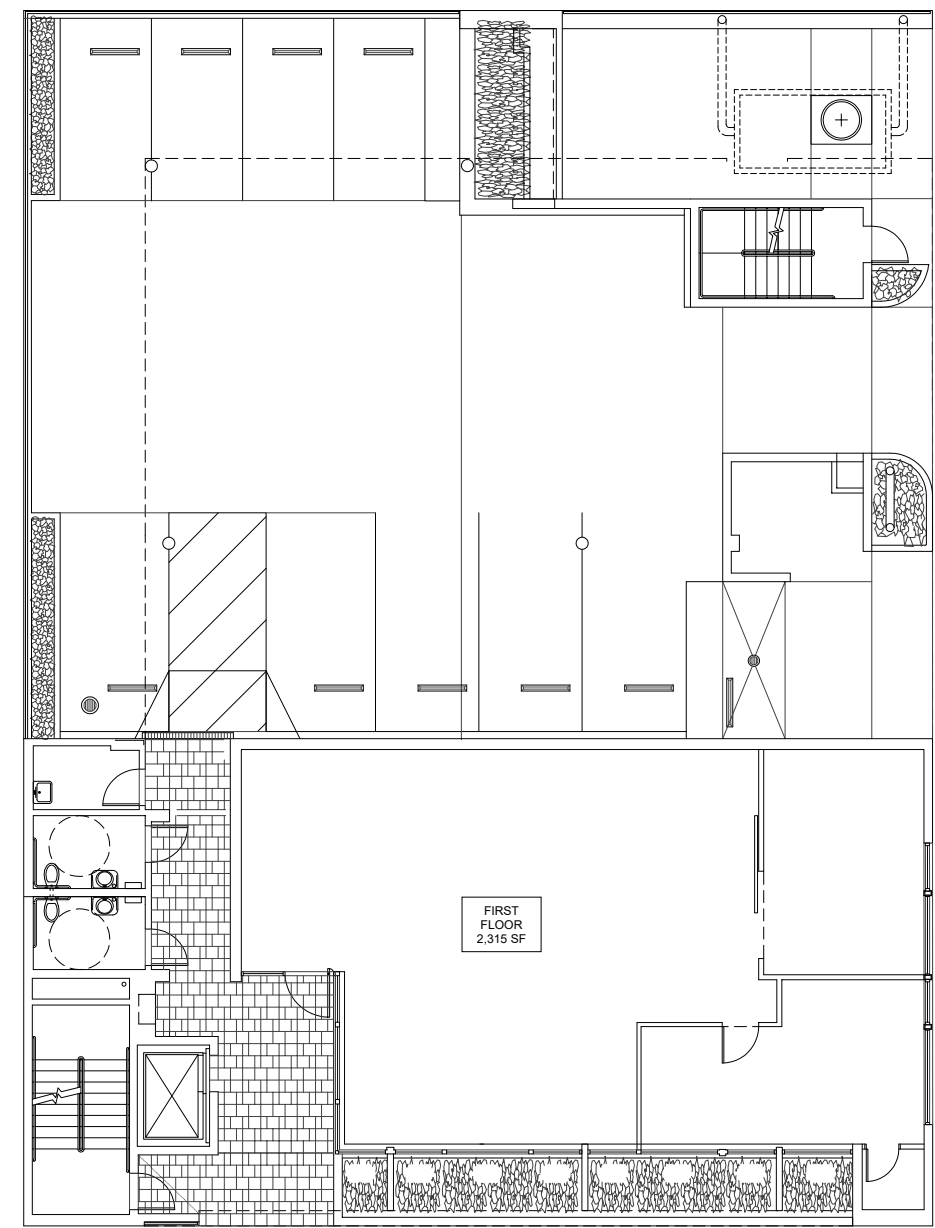
FLOOR  
PLANS



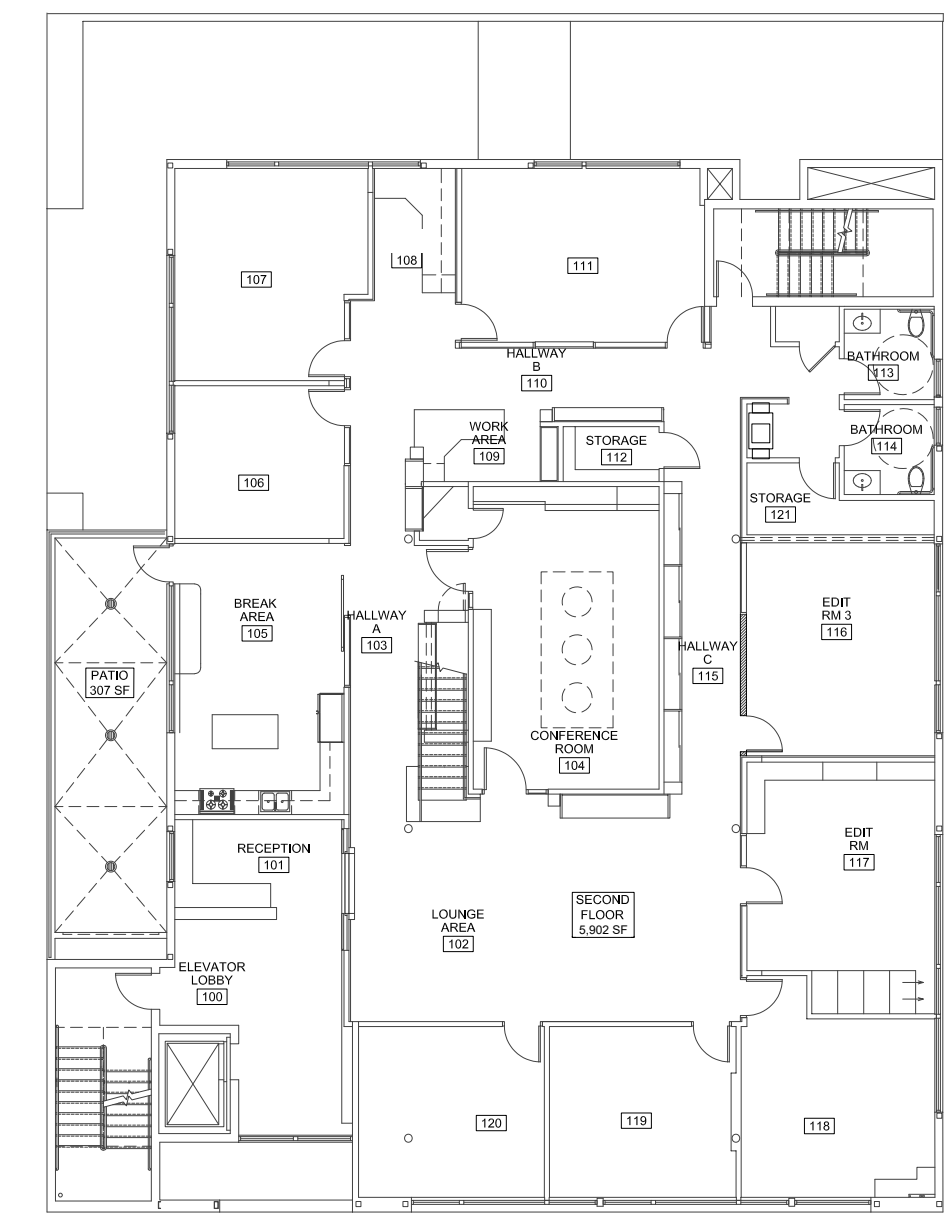


FLOOR PLANS

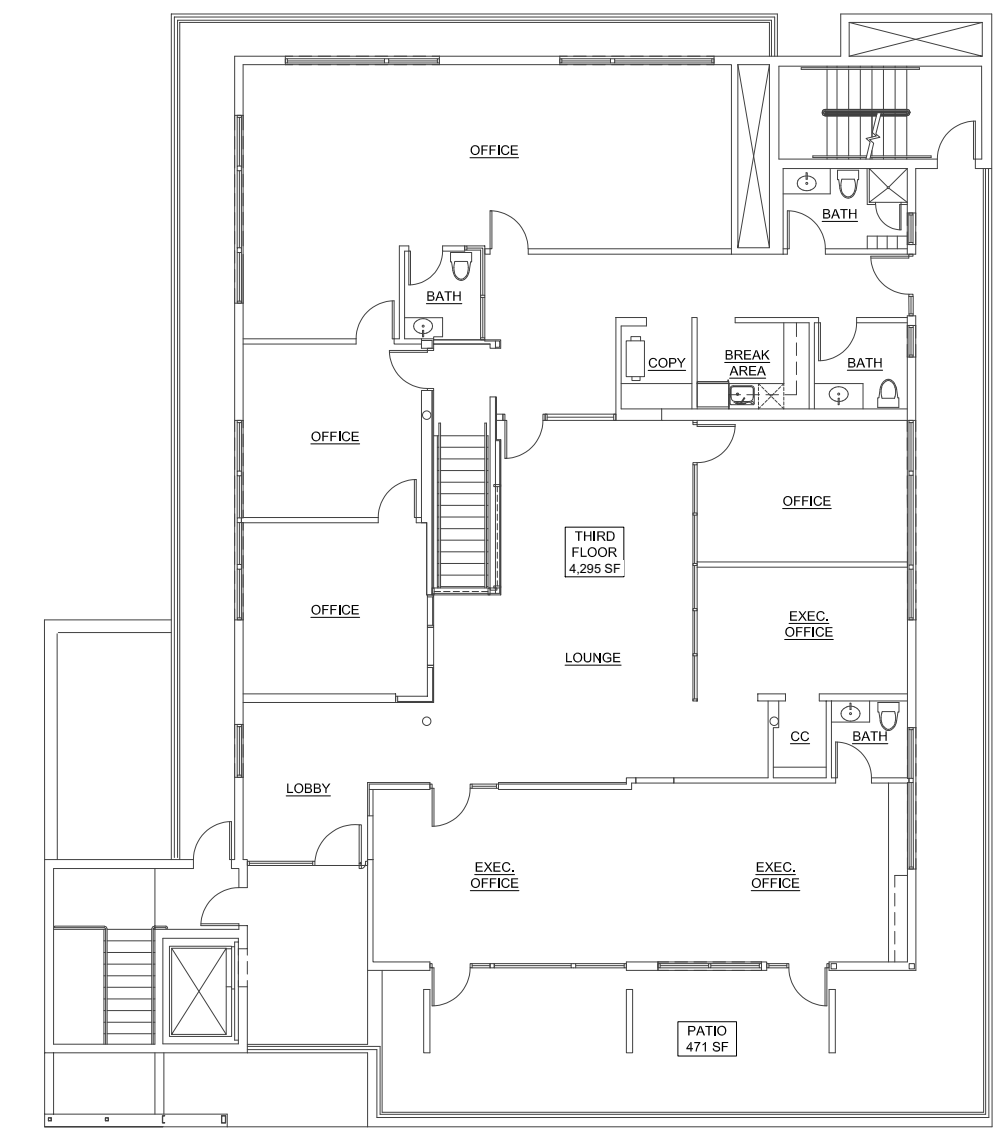
FIRST FLOOR - 2,315 SF



SECOND FLOOR - 5,902 SF



THIRD FLOOR - 4,295 SF









# PROPERTY HIGHLIGHTS

SOPHISTICATED & FUNCTIONAL DESIGN.

AREA WITH LIMITED OWNERSHIP OPPORTUNITIES AND UNMATCHED LIFESTYLE AMENITIES.

IDEAL BALANCE BETWEEN CORPORATE PRESENCE AND BOUTIQUE SCALE.

SURROUNDED BY RESTAURANTS, CAFÉS, AND WELLNESS AMENITIES.

EXPO LINE, I-10 FREEWAY, AND MAJOR ARTERIAL STREETS PROVIDE DIRECT ACCESS TO DTLA, BEVERLY HILLS, AND ALL OF THE WESTSIDE, WHILE LAX IS ONLY 20 MINUTES AWAY.

CLOSE TO THE CORE OF DOWNTOWN SM, YET LOCATED ON A QUIETER THOROUGHFARE.

RARE GENERATIONAL ASSET OWNERSHIP OPPORTUNITY.

PRIVATE SUBTERRANEAN AND GRADE LEVEL PARKING.





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