

FOR SALE

1752-1756 CLOVERFIELD BLVD

Significant Price Reduction!

Single Tenant Net Lease with Future Development Potential in Santa Monica





NNN investment/development opportunity in Santa Monica with a significant price reduction

ADDRESS	1752-1756 Cloverfield Blvd, Santa Monica, CA
REDUCED ASKING PRICE	\$14,500,000 \$13,800,000
BUILDING SIZE	±15,770 SF
LAND SIZE	±32,630 SF
LAND PSF	\$444 \$423
CURRENT RENT	\$803,058 - 3% annual increase - 5.82% CAP
NNN LEASE THROUGH	6/30/2028 - no options to renew
TENANT	TAE Life Sciences / US, LLC
YEAR BUILT	1958 / 1970
ZONING	SM LMSD
USE	Light Industrial / LAB

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*Single Tenant Net Lease with
Future Development Potential*

The property is located on one of Santa Monica's main thoroughfares with direct access to the 10 Freeway to the South as well as Olympic Boulevard to the North.

Investment/development opportunity

Rare fully equipped lab space in Santa Monica

Built and owned by the same family since 1958

Never on the market for sale

\$13.8M

NEW ASKING PRICE

\$423

LAND PSF



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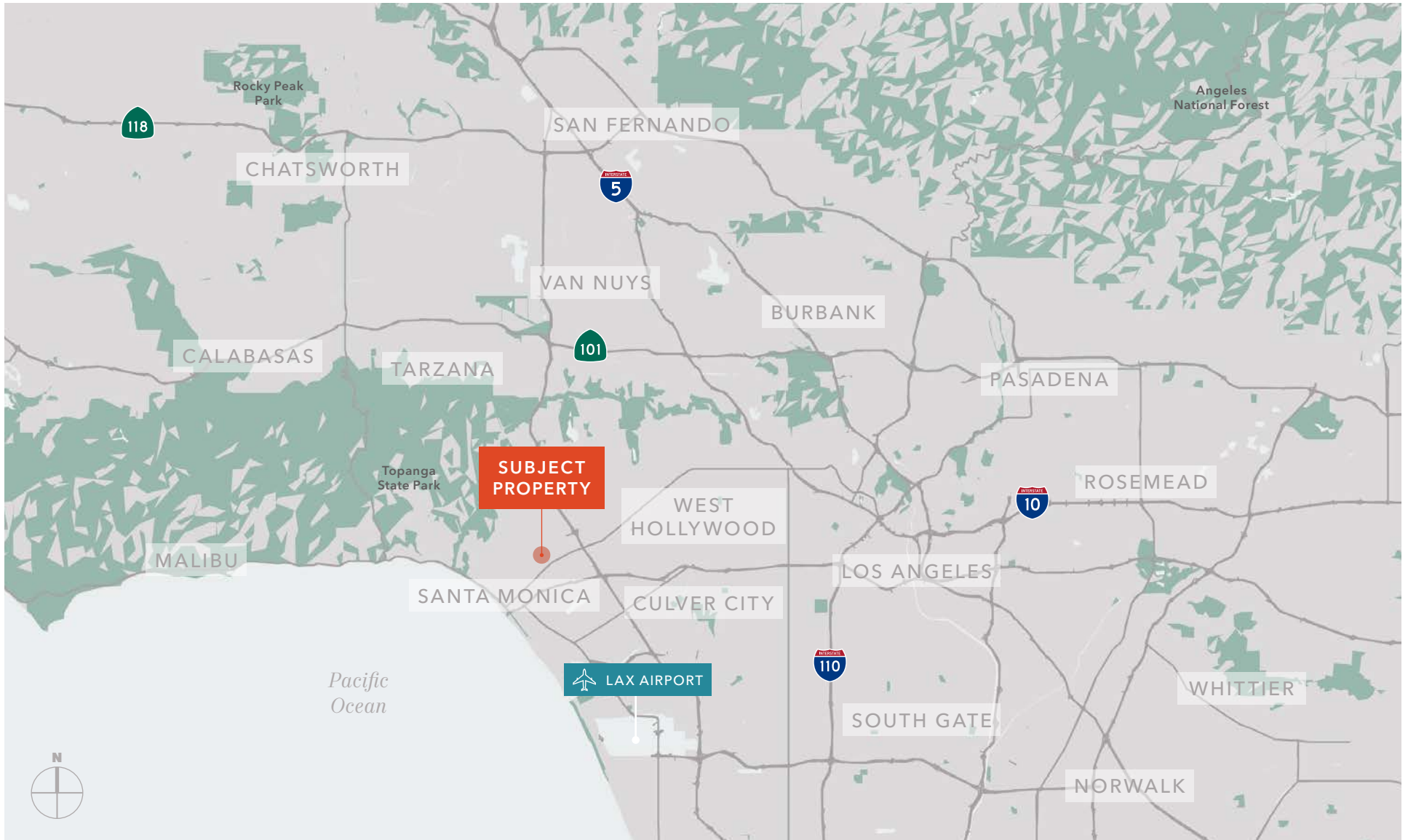
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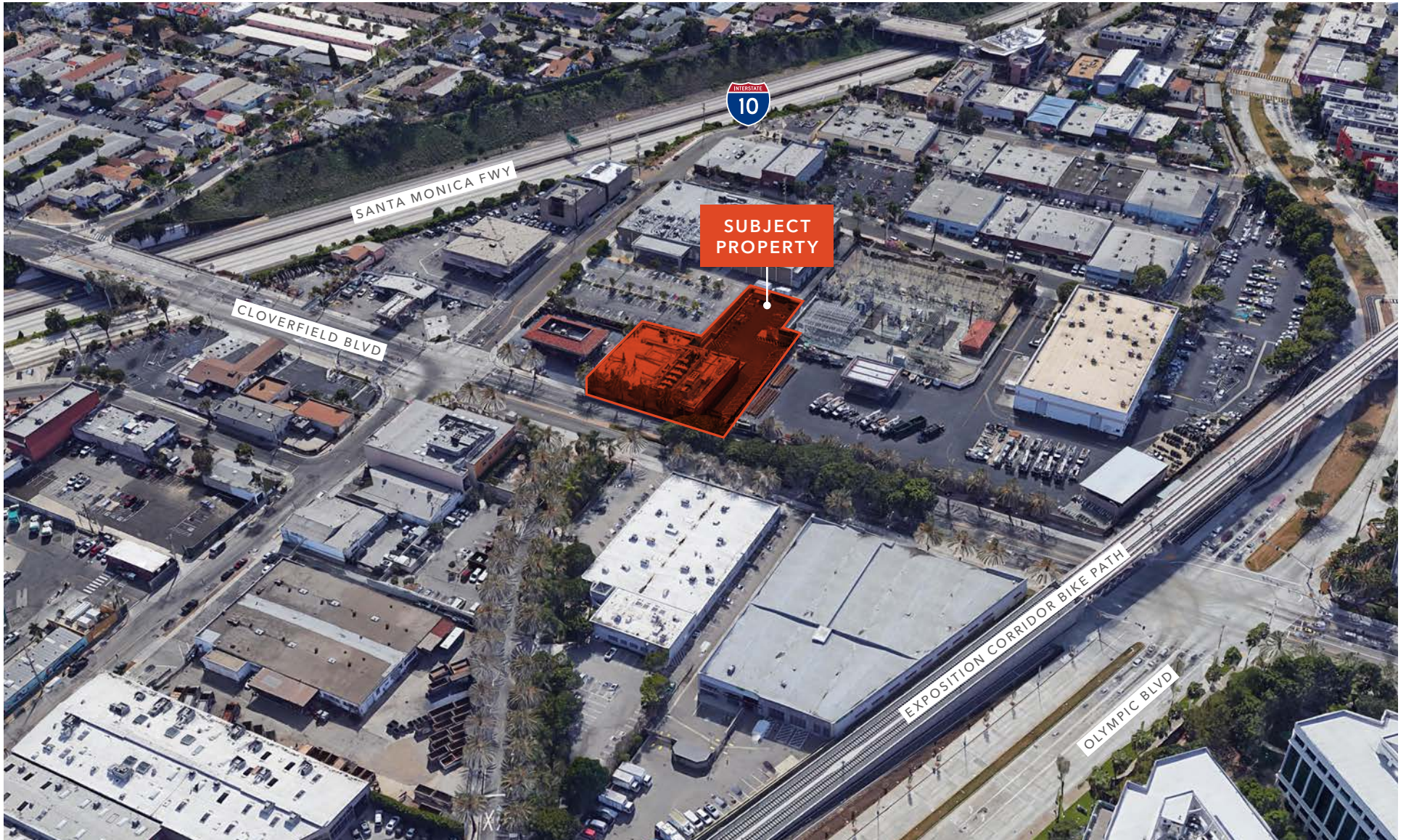


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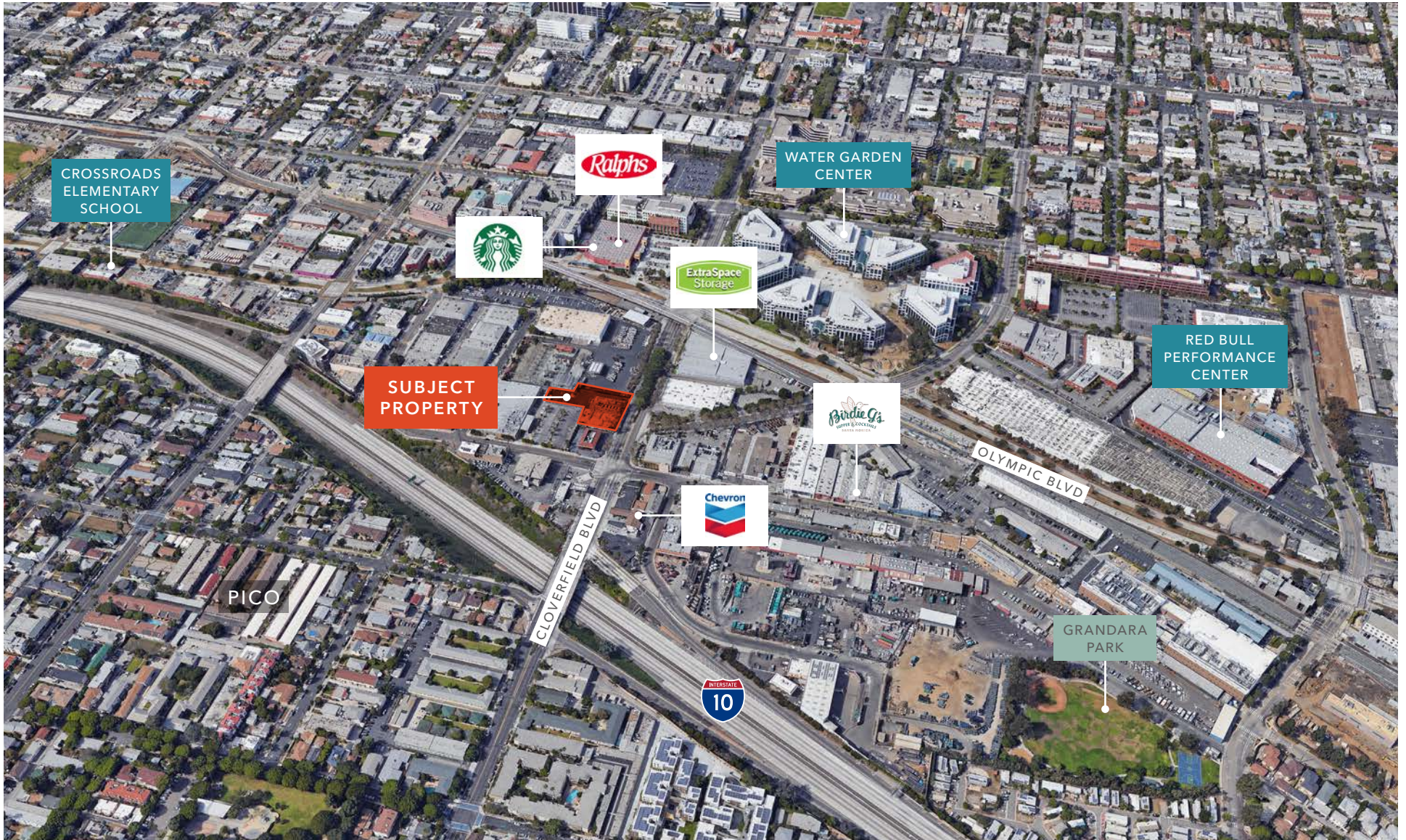
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