

1448
15TH ST
SANTA MONICA

FOR SALE

Building ±23,997 RSF

Land 14,993 SF

OFFICE/MEDICAL
IDEAL OWNER/USER OPPORTUNITY



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CBRE



BUILDING DETAILS

BUILDING AREA	±23,997 RSF
LAND AREA	±14,993 SF

TERMS/DETAILS

PRICE	\$14,995,000
ZONING	(MUBL) Mixed-Use Boulevard Low
APN	4282-021-025

PARKING

72 On-Site Striped Spaces. Secure/Gated

WHAT'S DIFFERENT

Opportunity: Rare owner/user or developer offering with RTI permits for full interior redevelopment. Currently vacant and partially demolished—ready for immediate transformation.

Zoning Flexibility: MUBL (Mixed-Use Boulevard Low) zoning supports a range of creative, commercial, and mixed-use applications. *Buyer to verify

Access: 72 secure gated on-site parking spaces and direct street-level entry—ideal for private users or future tenants.

Potential: ±23,997 RSF of creative office across three levels plus secure P2 garage. Substantial floorplates for modern open-plan layouts. Building may be used for Medical subject to Buyer verification.

Location: Heart of the Santa Monica Media District. Walkable to the Metro Rail, top-tier retail, and major employers.

Character: Victorian-inspired exterior with oversized windows and strong street presence—stands out in a sea of glass boxes.

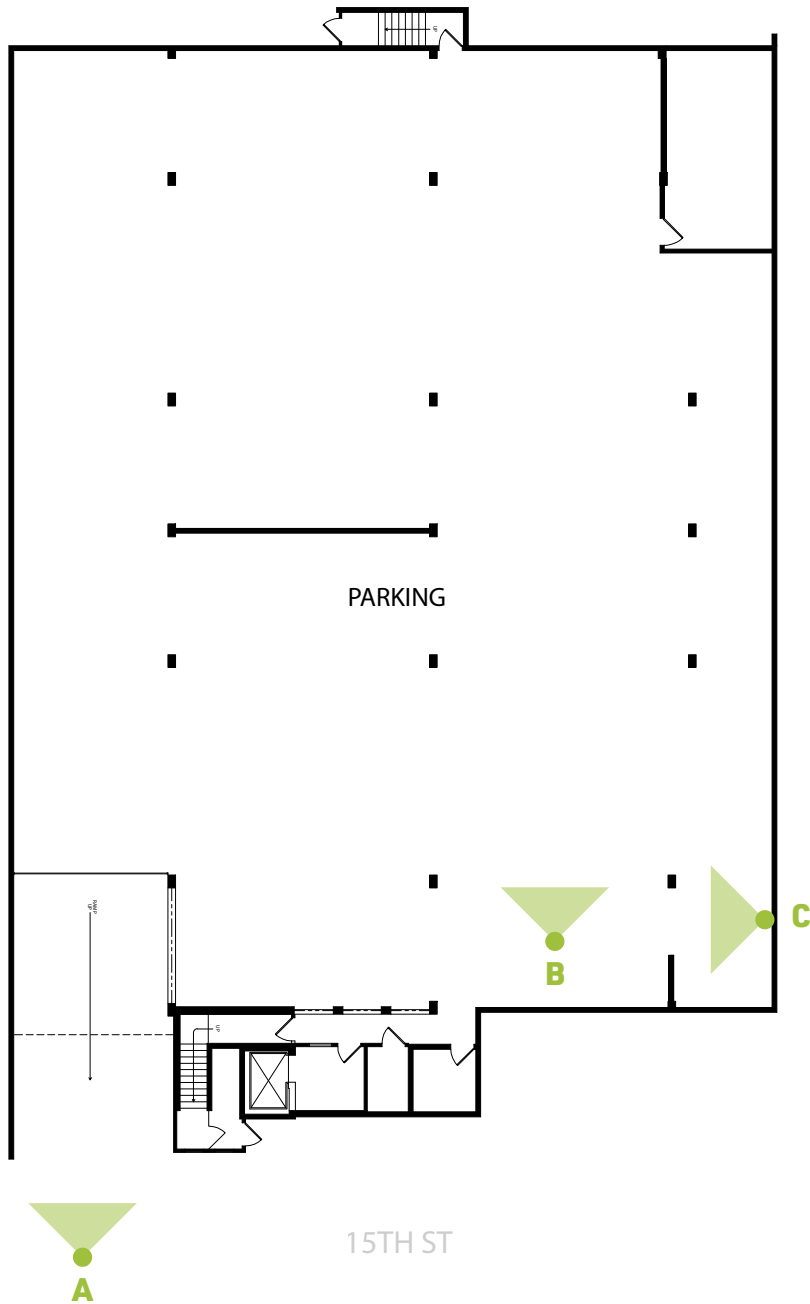
Momentum: Surrounded by media, tech, and design firms in a neighborhood primed for continued creative growth.

CONCEPT RENDERINGS



CONCEPT RENDERINGS

±23,997 RSF



A- PARKING ENTRANCE

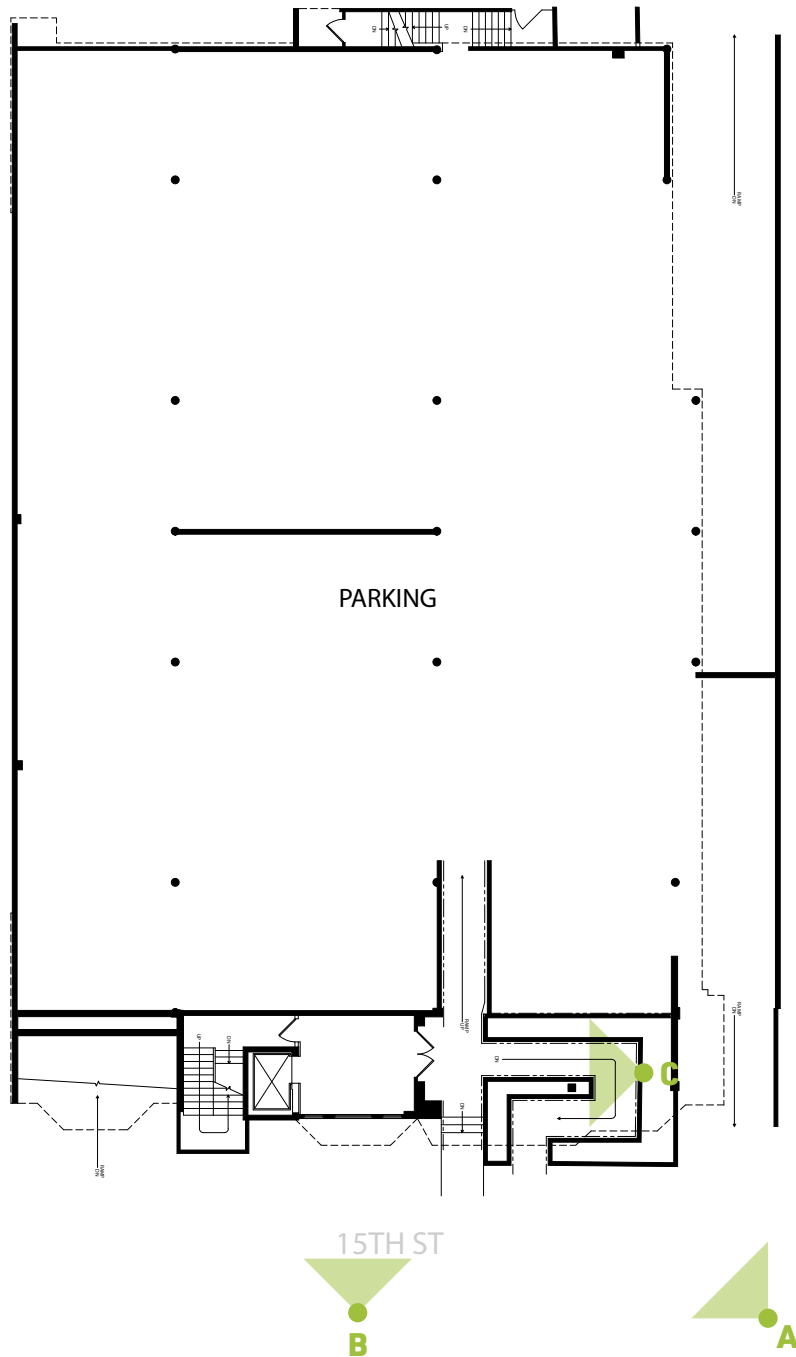


B- P2 PARKING



C- P2 PARKING

FLOOR PLAN | P2 PARKING



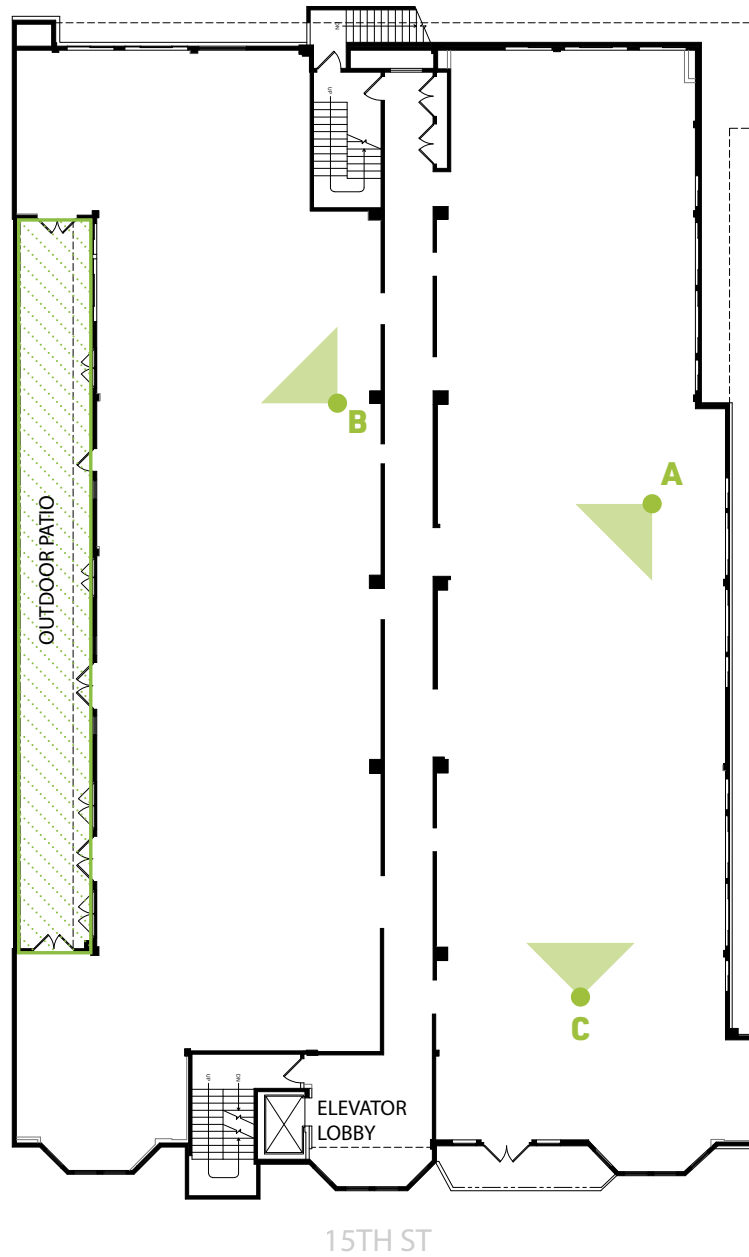
A- BUILDING EXTERIOR



B- ENTRY



C- ENTRY



±23,997 RSF



A- INTERIOR SPACE POST DEMO

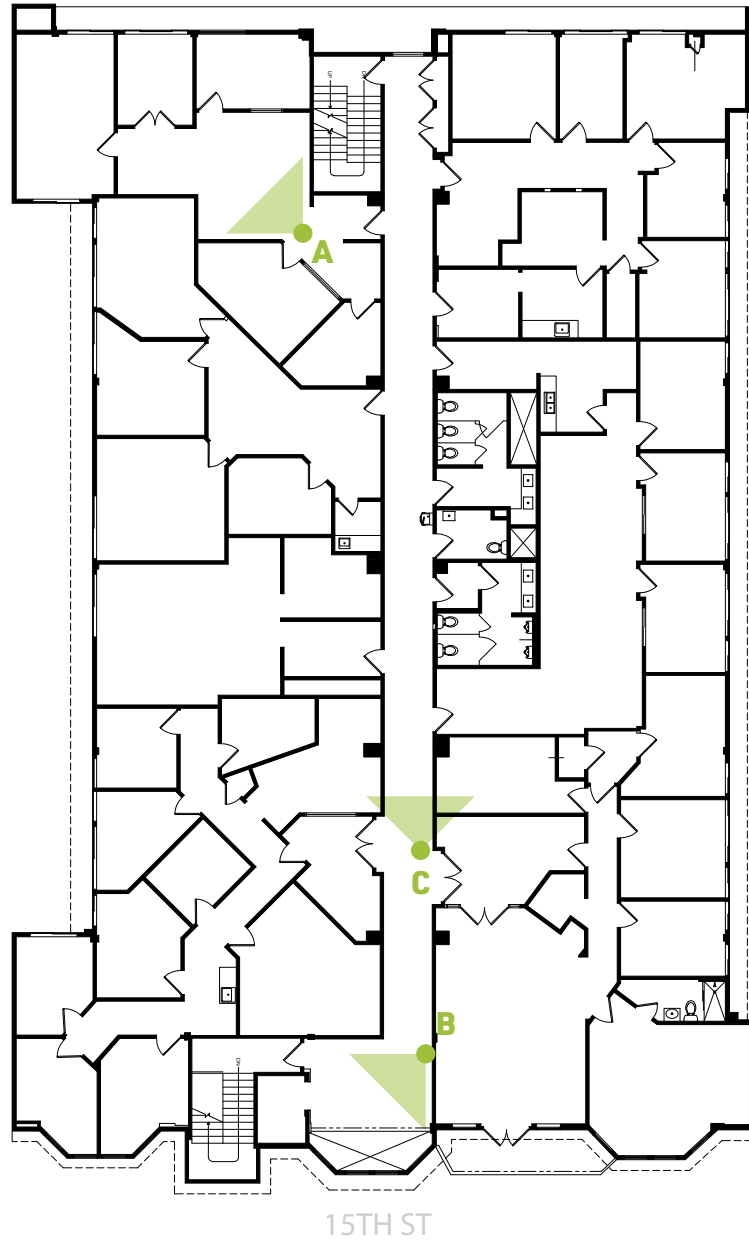


B- INTERIOR SPACE POST DEMO



C- INTERIOR SPACE POST DEMO

FLOOR PLAN | 2ND FLOOR



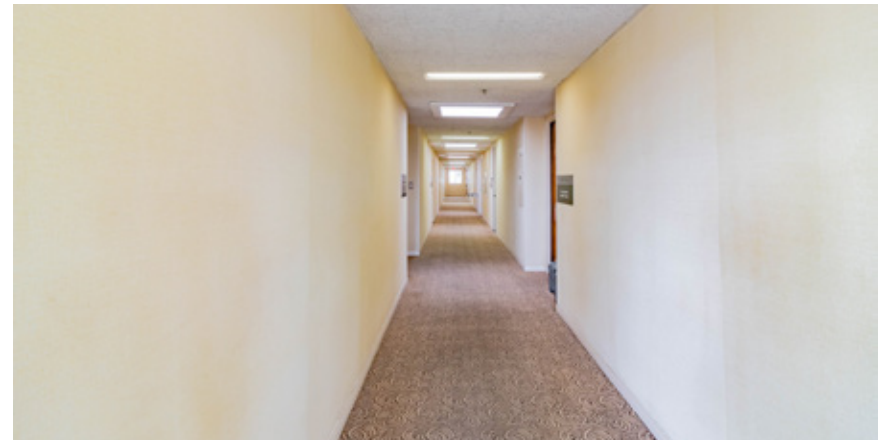
±23,997 RSF



A- INTERIOR SPACE



B- ELEVATOR LOBBY



C- HALLWAY

FLOOR PLAN | 3RD FLOOR







10 WITHIN 10

5 min
DRIVE

Layla's Bagels is a beloved neighborhood spot that captures the essence of East Coast bagel culture with a West Coast twist. Stepping into Layla's, patrons are greeted by the irresistible aroma of freshly baked bagels, crafted with care using traditional techniques and high-quality ingredients.

5 min
DRIVE

Ghisallo offers authentic Italian dining in a cozy, rustic setting. With a menu showcasing traditional dishes like handmade pastas and wood-fired pizzas, the restaurant invites guests to savor the flavors of Italy amidst its charming ambiance of exposed brick walls and flickering candlelight.

2 min
DRIVE

Bay Cities is a legendary Italian deli famous for its mouthwatering sandwiches and gourmet groceries. With imported meats, cheeses, and homemade sauces, it's a must-visit spot for a taste of old-school Italian charm with a California twist.

2 min
DRIVE

Pono Burger serves up gourmet burgers made with locally sourced, sustainable ingredients. With a focus on ethical farming and eco-friendly practices, diners can enjoy juicy, flavorful burgers in a cozy yet modern atmosphere.

2 min
DRIVE

Bodega Wine Bar offers a cozy atmosphere and an extensive selection of wines from around the world. Perfect for unwinding with friends, it also features small plates and charcuterie boards to complement the wine tasting experience.

2 min
DRIVE

The Buffalo Club radiates old Hollywood charm with its chic, historic setting. Its menu blends American and global cuisine with seasonal ingredients, offering a memorable dining experience amidst stylish decor and classic cocktails.

3 min
DRIVE

Santa Monica Brew Works is a popular brewery known for its craft beers and relaxed vibe. With a variety of locally brewed options, it's a favorite among beer enthusiasts. The inviting taproom offers a laid-back atmosphere to enjoy a brew and soak in the Santa Monica scene.

2 min
DRIVE

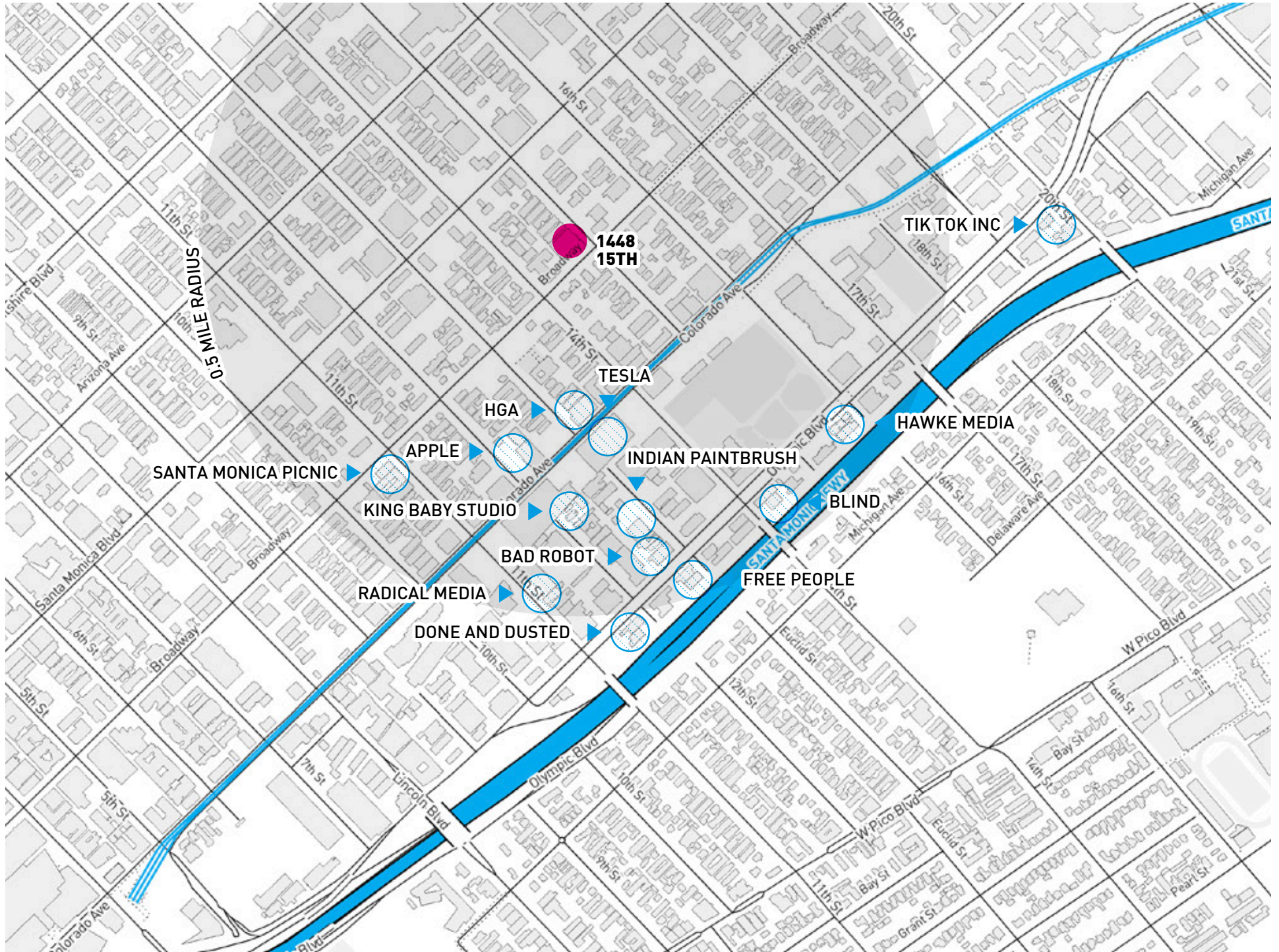
Goodboybob is a trendy coffee shop, beloved for its artisanal coffee and chic ambiance. With a commitment to quality, they source their beans from top roasters and serve up expertly crafted espresso drinks and pour-over coffees.

3 min
DRIVE

Tartine is a renowned bakery and cafe, celebrated for its artisanal breads, pastries, and gourmet sandwiches. With a commitment to quality ingredients and a rustic-chic ambiance, it's the perfect spot for a delicious breakfast, brunch, or lunch.

2 min
DRIVE

LA Puglia serves up authentic Italian cuisine, drawing inspiration from the flavors of the Puglia region. With fresh, locally sourced ingredients, the menu features handmade pastas, wood-fired pizzas, and succulent seafood dishes. The cozy ambiance invites guests to enjoy a taste of Italy at its finest.



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