

# 1448

## 15TH ST

### SANTA MONICA

**FOR SALE**  
**Building ±24,063 RSF**  
**Land 14,993 SF**  
OFFICE/MEDICAL  
IDEAL OWNER/USER OPPORTUNITY



**SCOTT RIGSBY**  
310 395 5151  
sr@industrypartners.com  
CA BRE No. 01252835

**JEFF PION**  
310 550 2537  
jeff.pion@cbre.com  
CA BRE No. 00840278

**DREW PION**  
310 550 2566  
drew.pion@cbre.com  
CA BRE No. 02085229

**CBRE**



CREATIVE OFFICE

DETAILS

**BUILDING DETAILS**

BUILDING AREA	24,063 RSF
1ST FLOOR	12,433 RSF
2ND FLOOR	11,629 RSF
LAND AREA	±14,993 SF

**TERMS/DETAILS**

PRICE	\$9,995,000
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.

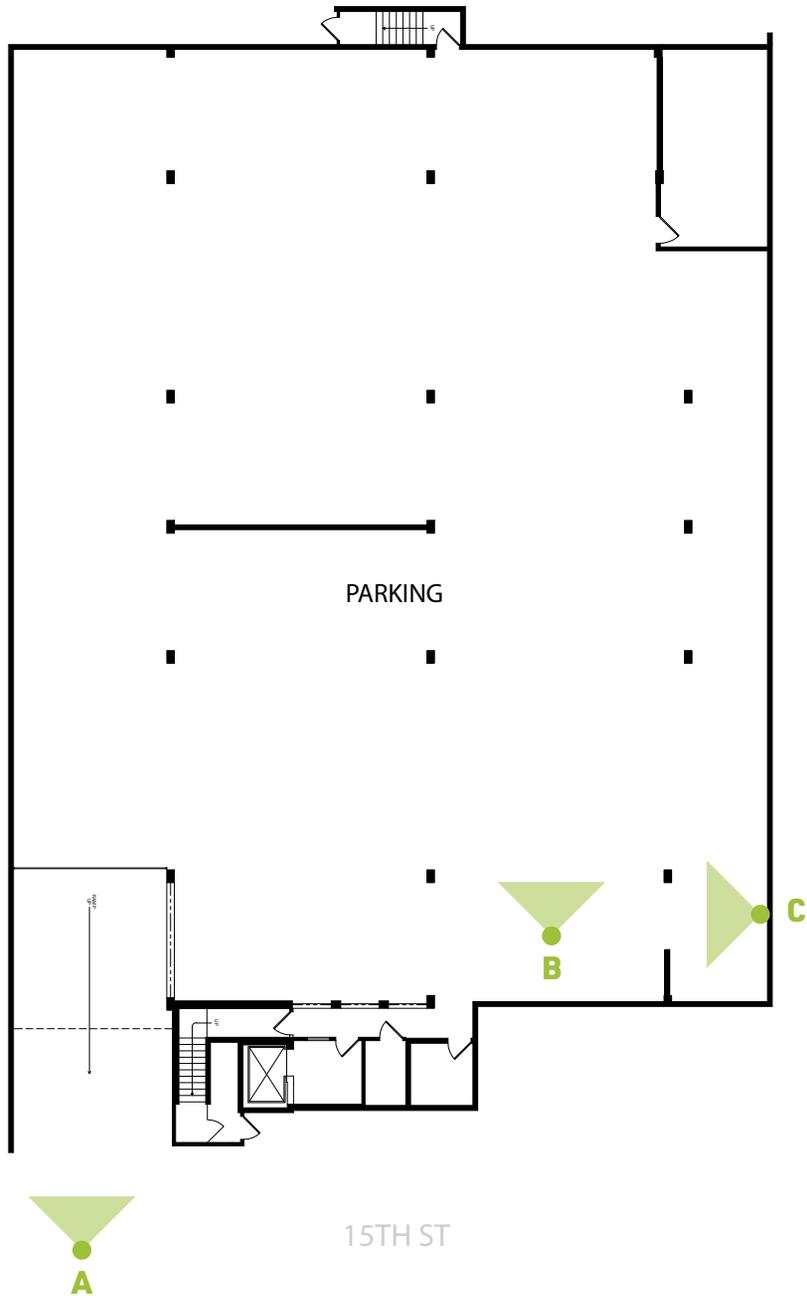
**Character:** Victorian-inspired exterior with oversized windows and strong street presence—stands out in a sea of glass boxes.

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



CONCEPT RENDERINGS

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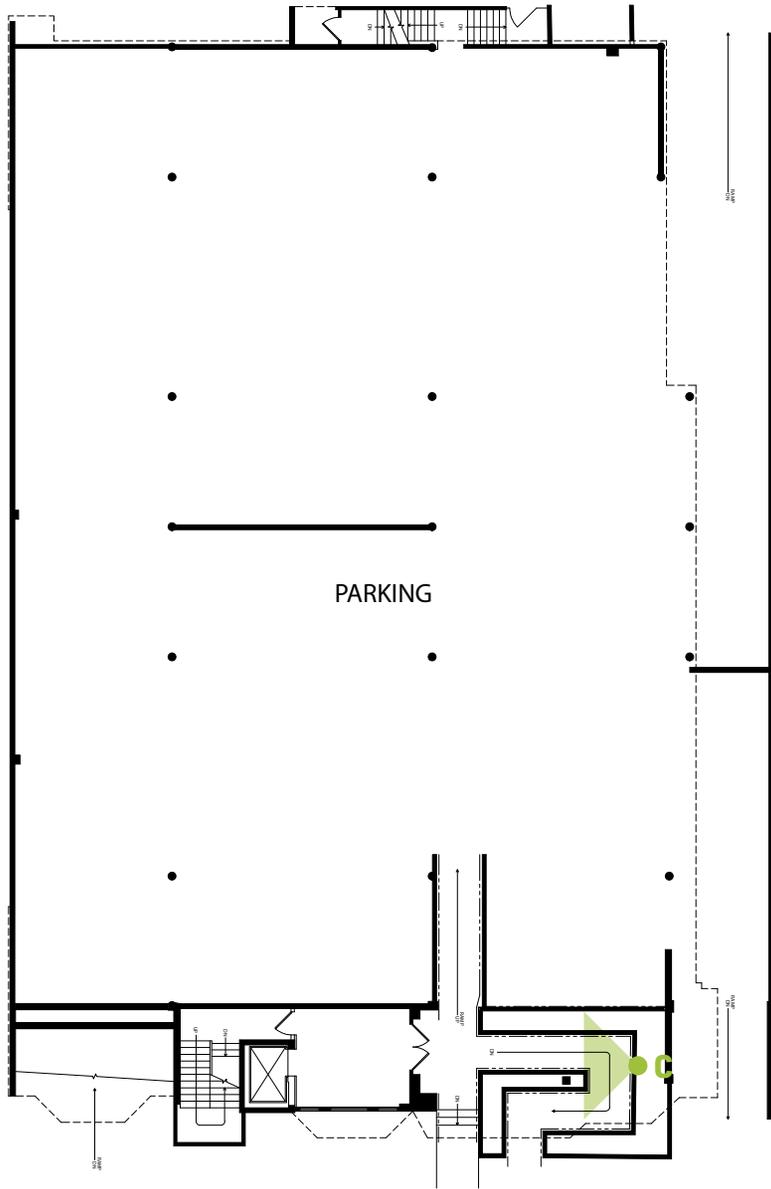
A- PARKING ENTRANCE



B- P2 PARKING



C- P2 PARKING



15TH ST

B

A



A- BUILDING EXTERIOR



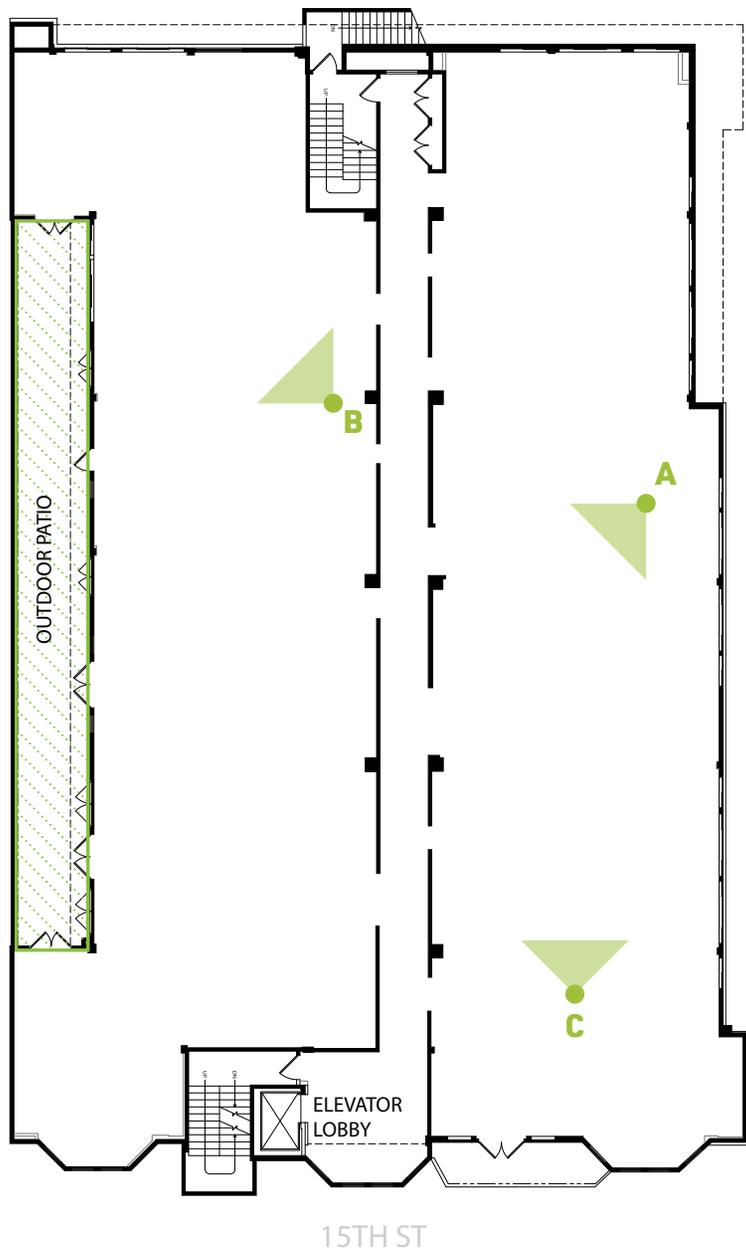
B- ENTRY



C- ENTRY

FLOOR PLAN | 1ST FLOOR

FIRST FLOOR  
12,433 RSF



A- INTERIOR SPACE POST DEMO



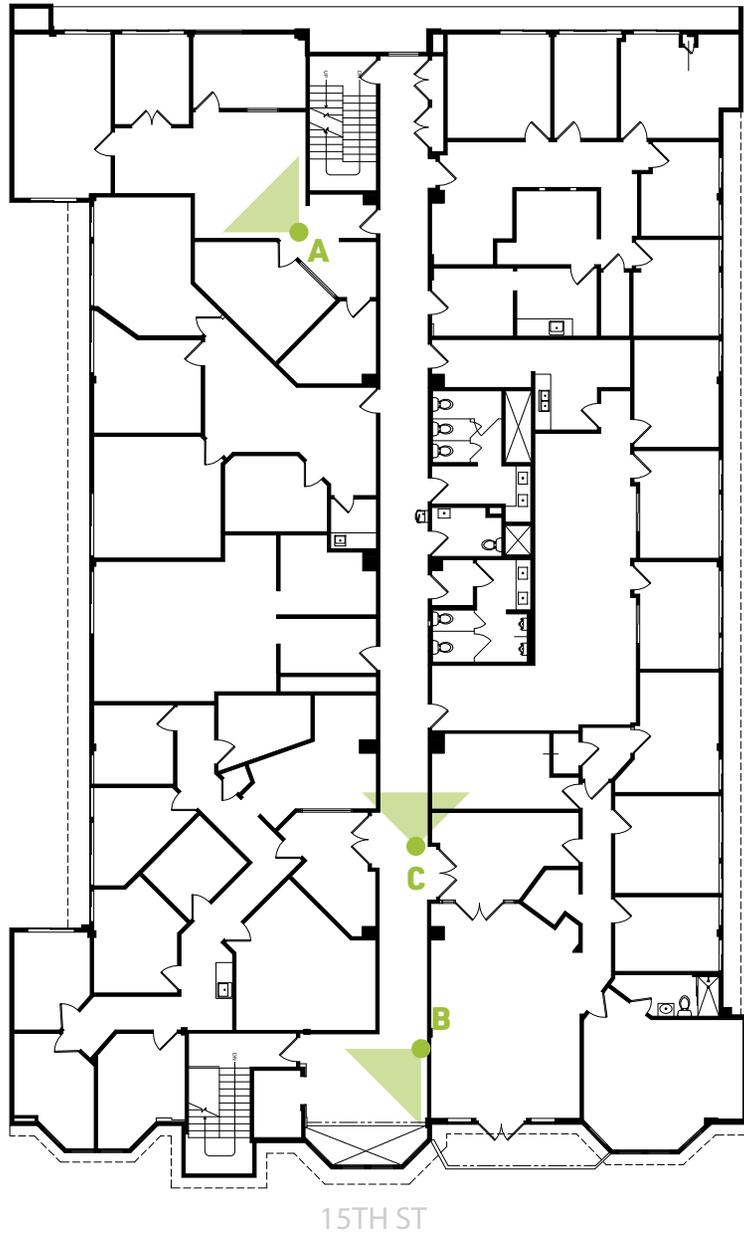
B- INTERIOR SPACE POST DEMO



C- INTERIOR SPACE POST DEMO

FLOOR PLAN | 2ND FLOOR

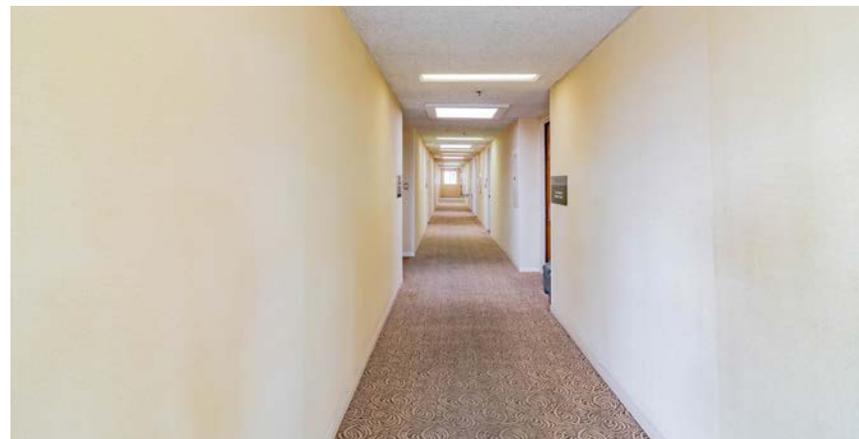
SECOND FLOOR  
11,629 RSF



A- INTERIOR SPACE



B- ELEVATOR LOBBY



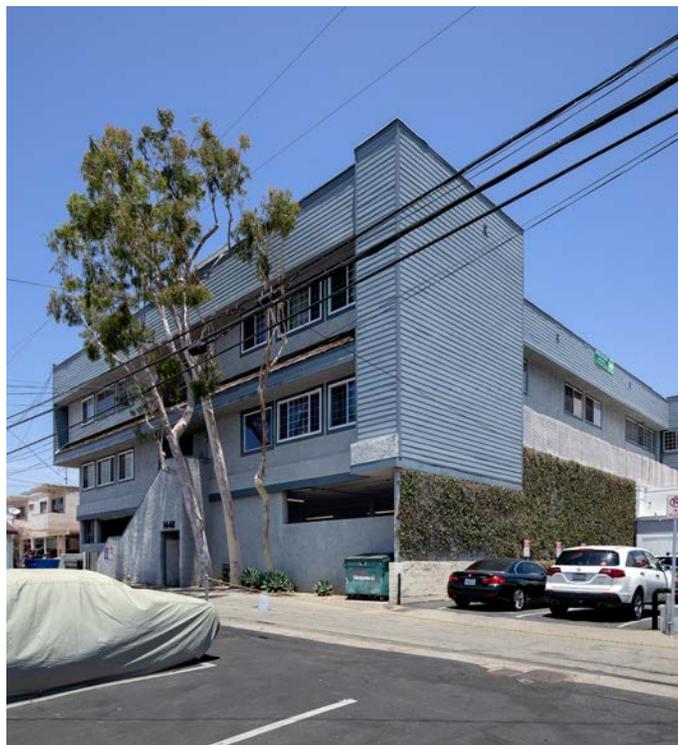
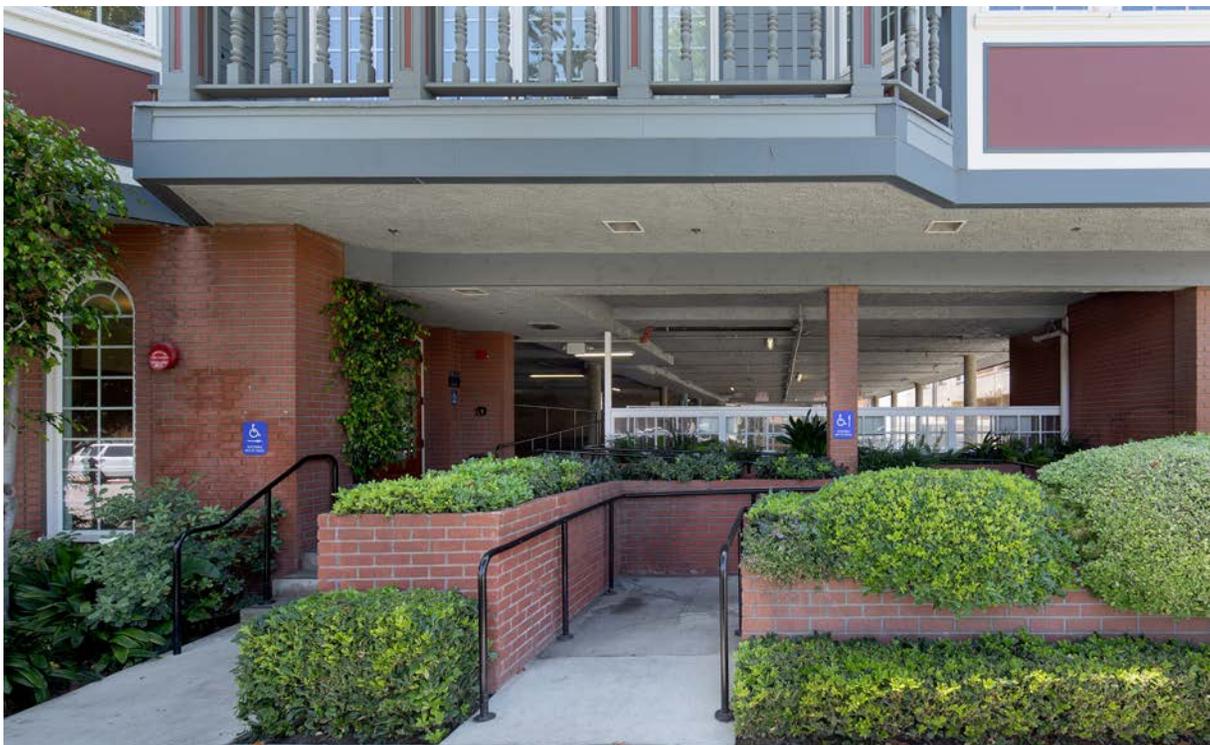
C- HALLWAY

FLOOR PLAN | 3RD FLOOR



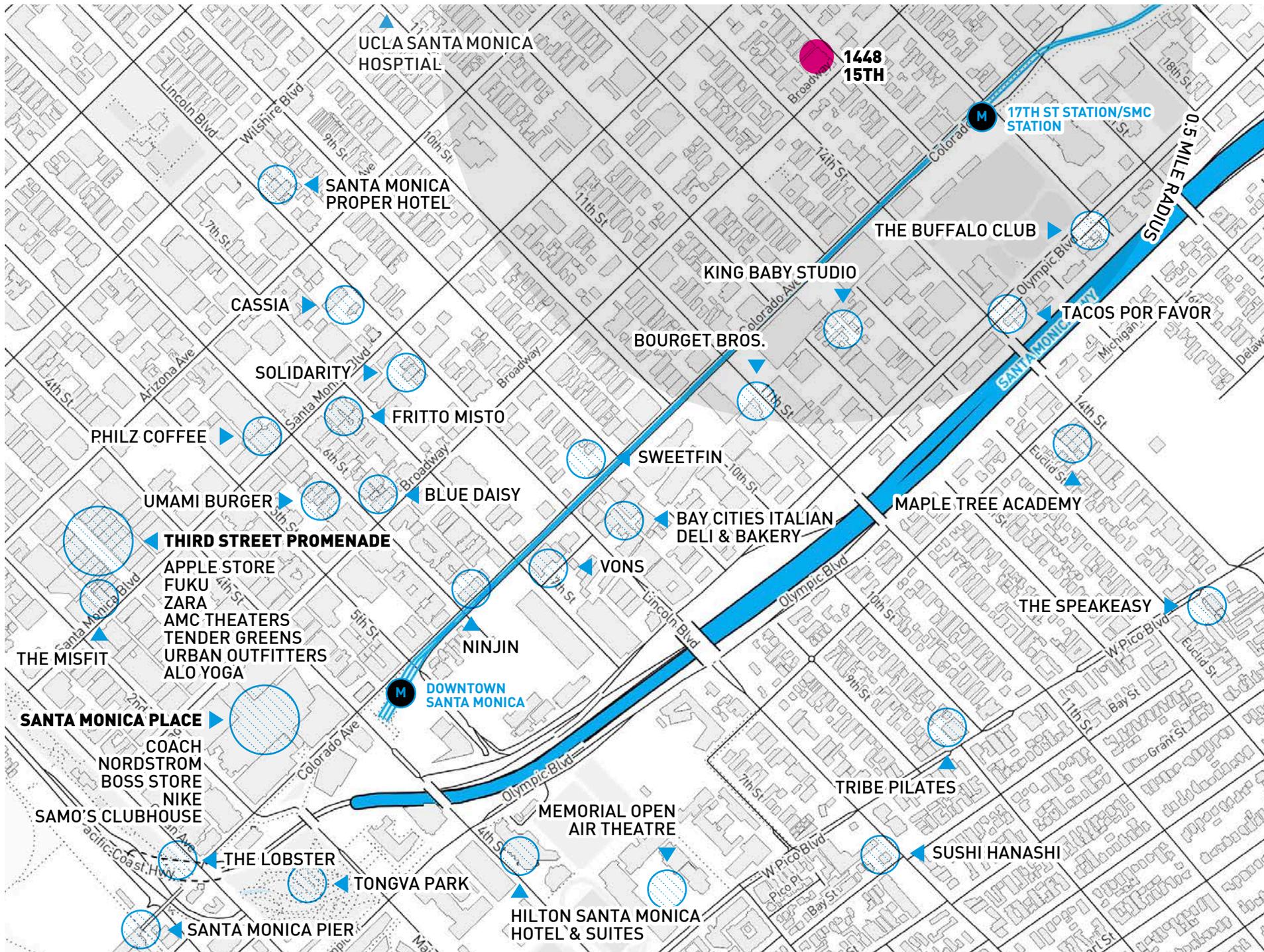
INTERIOR PHOTOS

PHOTOS | INTERIOR



EXTERIOR

PHOTOS | EXTERIOR



UCLA SANTA MONICA HOSPITAL

1448 15TH

17TH ST STATION/SMC STATION

0.5 MILE RADIUS

SANTA MONICA PROPER HOTEL

THE BUFFALO CLUB

KING BABY STUDIO

TACOS POR FAVOR

CASSIA

BOURGET BROS.

SOLIDARITY

FRITTO MISTO

PHILZ COFFEE

SWEETFIN

UMAMI BURGER

BLUE DAISY

THIRD STREET PROMENADE

BAY CITIES ITALIAN DELI & BAKERY

APPLE STORE  
FUKU  
ZARA  
AMC THEATERS  
TENDER GREENS  
URBAN OUTFITTERS  
ALO YOGA

VONS

MAPLE TREE ACADEMY

THE SPEAKEASY

THE MISFIT

NINJIN

DOWNTOWN SANTA MONICA

SANTA MONICA PLACE

COACH  
NORDSTROM  
BOSS STORE  
NIKE  
SAMO'S CLUBHOUSE

MEMORIAL OPEN AIR THEATRE

TRIBE PILATES

THE LOBSTER

TONGVA PARK

HILTON SANTA MONICA HOTEL & SUITES

SUSHI HANASHI

SANTA MONICA PIER

# 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



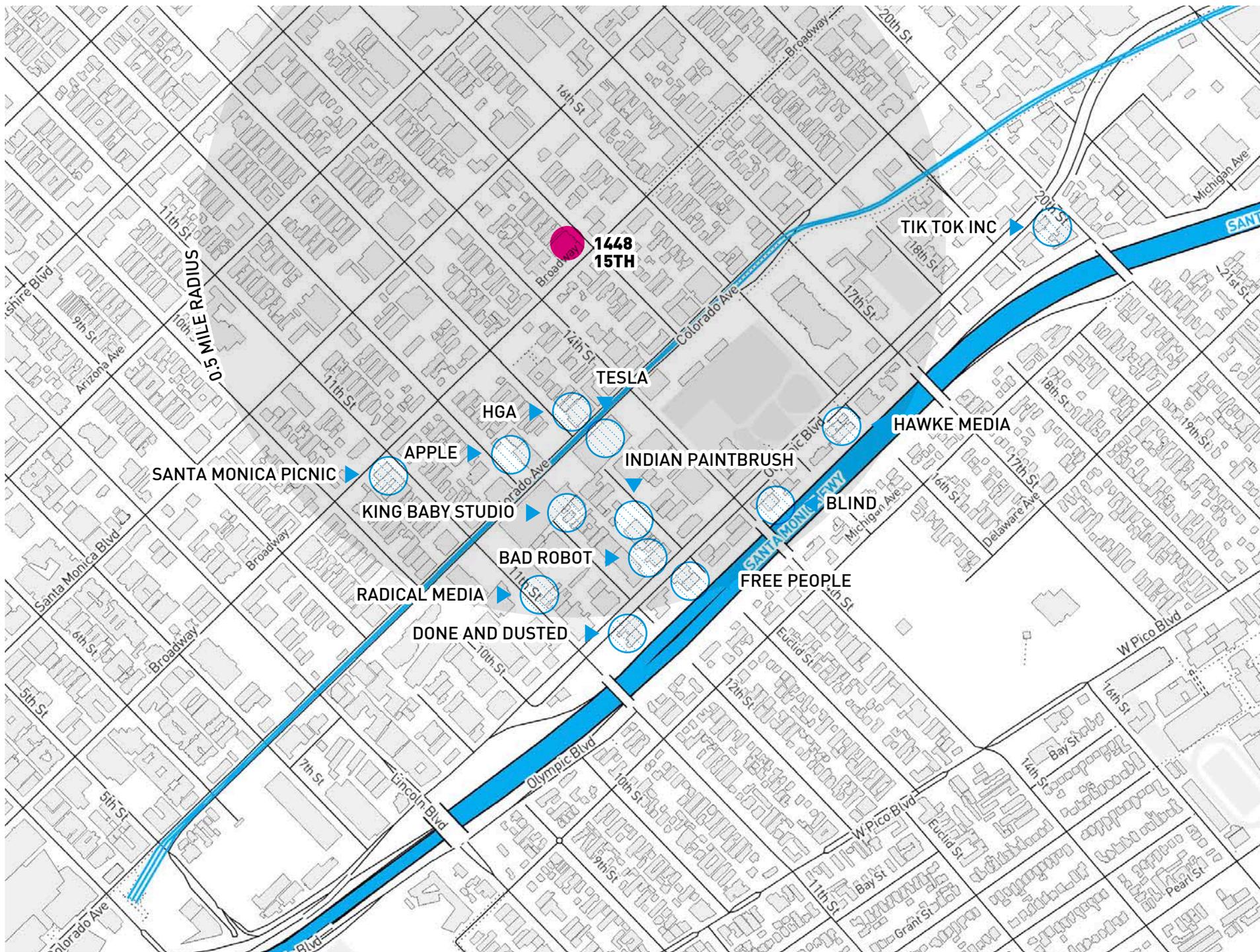
**Tartine** is a renowned bakery and cafe, celebrated for its artisanal breads, pastries, and gourmet sandwiches. With a commitment to quality ingredients and a rustic-chic ambiance, it's the perfect spot for a delicious breakfast, brunch, or lunch.

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.

AMENITIES



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310 395 5151  
sr@industrypartners.com  
CA BRE No. 01252835

**JEFF PION**  
310 550 2537  
jeff.pion@cbre.com  
CA BRE No. 00840278

**DREW PION**  
310 550 2566  
drew.pion@cbre.com  
CA BRE No. 02085229



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