

FOR SALE

2319

MICHIGAN AVE
SANTA MONICA CA 90404

PRIME SANTA MONICA LOCATION

USER/INVESTOR OPPORTUNITY

10,016 SF

2319MichiganAve.com



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CRAFT & BAUER

real



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PRICING

SALE PRICE: \$5,000,000

PROPERTY

PROPERTY TYPE: AUTO BODY/RETAIL
APN: 4268-014-019

SITE INFORMATION

BUILDING SIZE 10,016 SF
PARCEL SIZE: 17,563 SF
LAND ACRES: 0.40 AC
ZONING: M2, SANTA MONICA - HEAVY MANUFACTURING
PARKING: 16 SPACES (1.6 SPACES PER 1,000 SF LEASED)
FRONTAGE 144 FT ON MICHIGAN

CONSTRUCTION

YEAR BUILT: 1953
CONSTRUCTION TYPE: WOOD FRAME/STUCCO
OF FLOORS: ONE
BUILDING CLASS: C
PERCENT LEASED: 100%



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PROPERTY HIGHLIGHTS

Rare Santa Monica Owner-User or Investor Opportunity
Wide Parcel with Excellent Visibility
Pride of Ownership Building
10,016 Square Foot Building on 17,563 Square Feet of Land
16 parking spaces
Large Beamed spaces
Offices/employee area build out
Zoned heavy manufacturing
144 Feet of Frontage on Michigan Ave
Properties presents many possibilities – Convert to Create Office, Designer Showroom, Lodge, Club, Post Production House, etc.

LOCATION INFORMATION

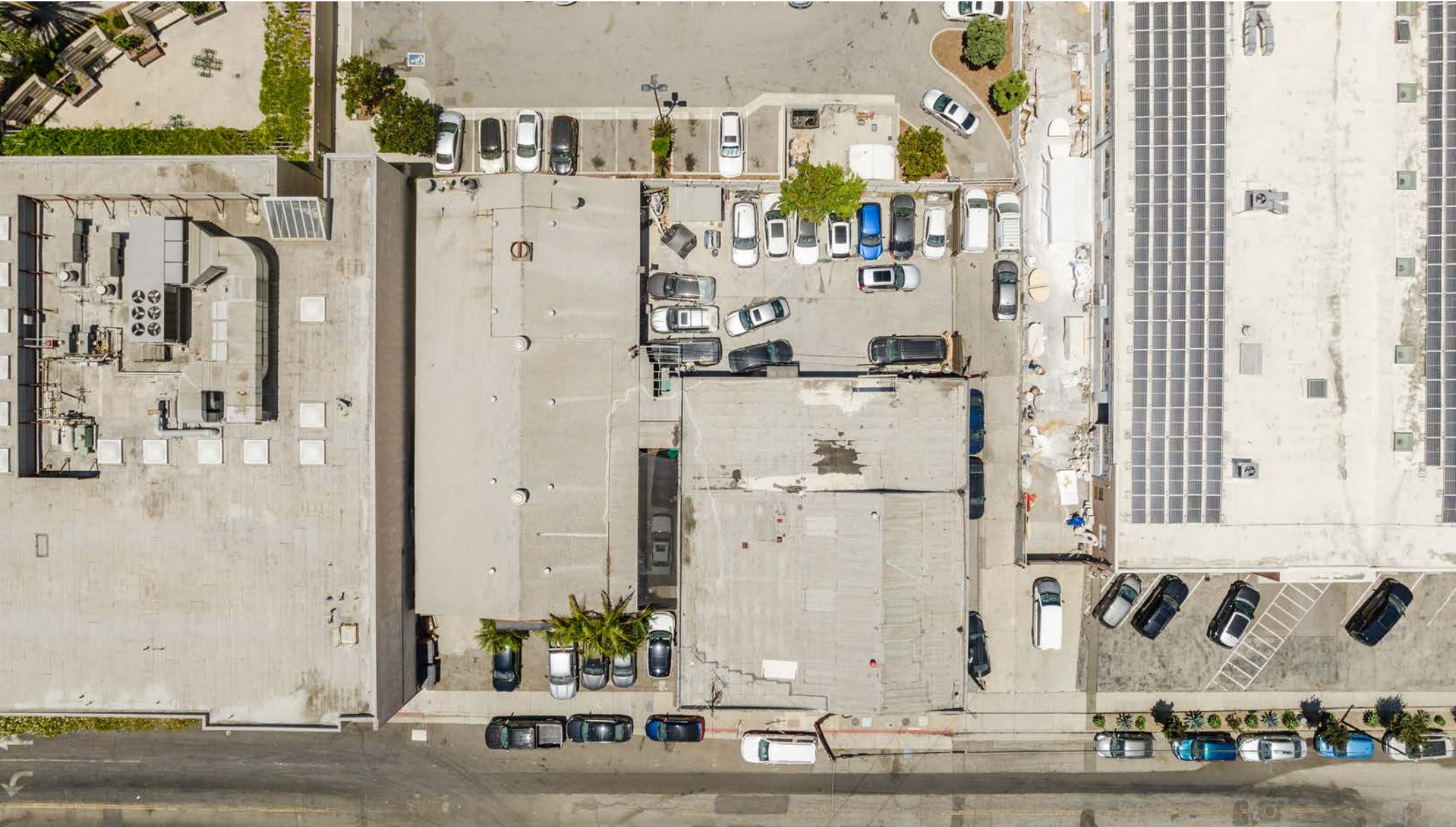
Close proximity to Cloverfield exit of 10 Freeway
Located four blocks South of Santa Monica Blvd
Minutes from downtown Santa Monica
Near to Santa Monica College
Near to shopping and design destinations such as Third Street Promenade, Main Street and Montana Ave, and Bergamot Arts Center and Galleries
Near The Water Garden Office Complex
Close to Phase 2 of the Exposition Transit Corridor/Line
Santa Monica Airport 15 Mins
LAX 35 Mins



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PROPERTY AERIAL



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THE OFFERING

Situated in a prime location, 2319 Michigan consists of a large parcel improved with a single-story two-building mixed-use warehouse/ Light manufacturing building centrally located between West Los Angeles and Santa Monica, one of the world's most famous cities.

Originally built in 1953, the building's footprint now totals 10,016 SF. The site contains a total gross/net land area of 17,563 SF or 0.4± acre, with a total of 16 parking spaces equaling 1.60/1,000 SF; 16 spaces are open surface spaces.

The subject property has approximately 144 feet of highly visible frontage along Michigan Blvd., providing unparalleled street exposure. Daily traffic counts along this stretch of Michigan reach 30,566 cars. 2319 Michigan is M2 zoning 'Limited Commercial'. This property is also sited in close proximity to the much revered Bergamot Arts Center and Galleries, a well traveled destination for tourists and Angeleno's alike.



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PROPERTY AERIAL



NEARBY SALES COMPS

Property Address	Rating	Year Built/ Reno	Type	Size SQ FT	Dist. (mi)	Sale Date	Sale Price	Cap Rate	% Leased	Sub Market
1527-1533 Lincoln Blvd	2	1952	Retail	13,400	1.23	01/21	\$13,200,000			Santa Monica
1703 Ocean Park Blvd	3	1974/2022	Retail	6,650	0.93	02/21	\$5,150,000			Santa Monica
169-175 Pier Ave	3	1925	Retail	16,168	2.02	05/21	\$11,168,000		28%	Santa Monica
4110-4112 Lincoln Blvd	2	1957	Retail	8,000	2.98	04/21	\$3,820,000			Marina Del Rey/Venice
1410 Abbot Kinney Blvd	3	1993	Retail	11,984	2.48	05/21	\$18,000,000		46.6%	Marina Del Rey/Venice
1850 S Sepulveda Blvd	2	1942	Retail	8,954	2.09	06/21	\$5,200,000		100%	Westwood
11968 Wilshire Blvd	2	1947/2007	Retail	5,870	1.35	06/21	\$4,300,000			Brentwood
143 S Barrington Pl	2	1965	Retail	5,424	2.76	11/21	\$5,600,000			Brentwood
13456-13468 Washington Blvd	2	1961	Retail	5,440	2.78	12/21	\$4,800,000	2.6%		Marina Del Rey/Venice
501 Broadway	3	2004	Retail	10,500	1.47	01/22	\$23,113,500		100%	Santa Monica
1354-1358 Abbot Kinney Blvd	2	1910	Retail	5,530	2.47	12/21	\$9,000,000	4.7%	86.4%	Marina Del Rey/Venice
828 Pico Blvd	2	1984	Retail	14,300	1.14	01/22	\$7,001,500		100%	Santa Monica
11201-11223 National Blvd	2	1989	Retail	10,883	2.33	02/22	\$13,100,000	5.0%	90.8%	West Los Angeles
1313 Ocean Front Walk	2	1958	Retail	5,924	2.64	03/22	\$5,660,000		54%	Marina Del Rey/Venice
143 S Barrington Pl	2	1965	Retail	5,424	2.76	04/22	\$6,850,000			Brentwood
12815-12825 Venice Blvd	3	1946	Retail	5,100	2.43	06/22	\$3,443,500		47.1%	Marina Del Rey/Venice

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PROPERTY FRONTAGE



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FORECOURT



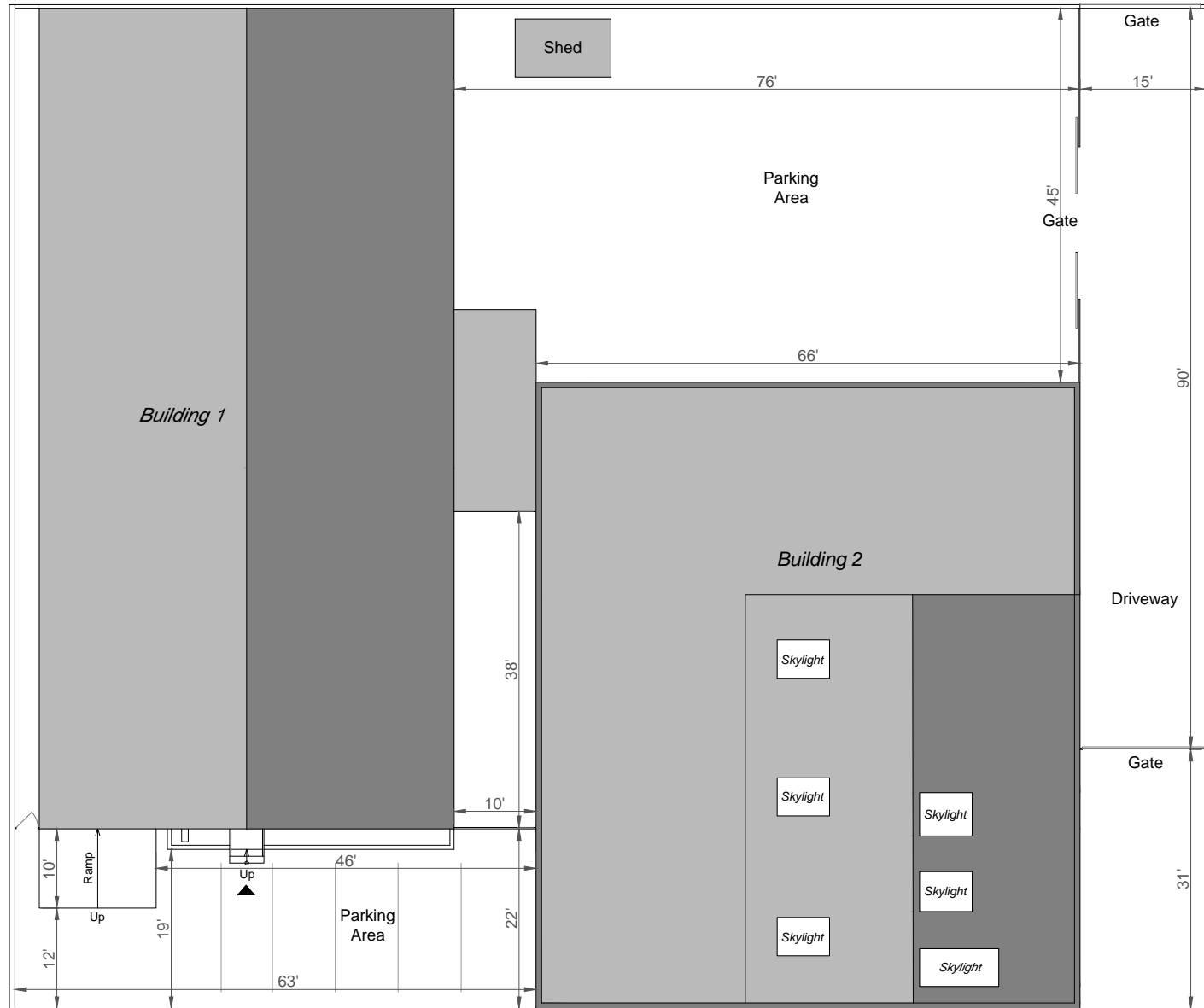
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FORECOURT



SITE PLAN

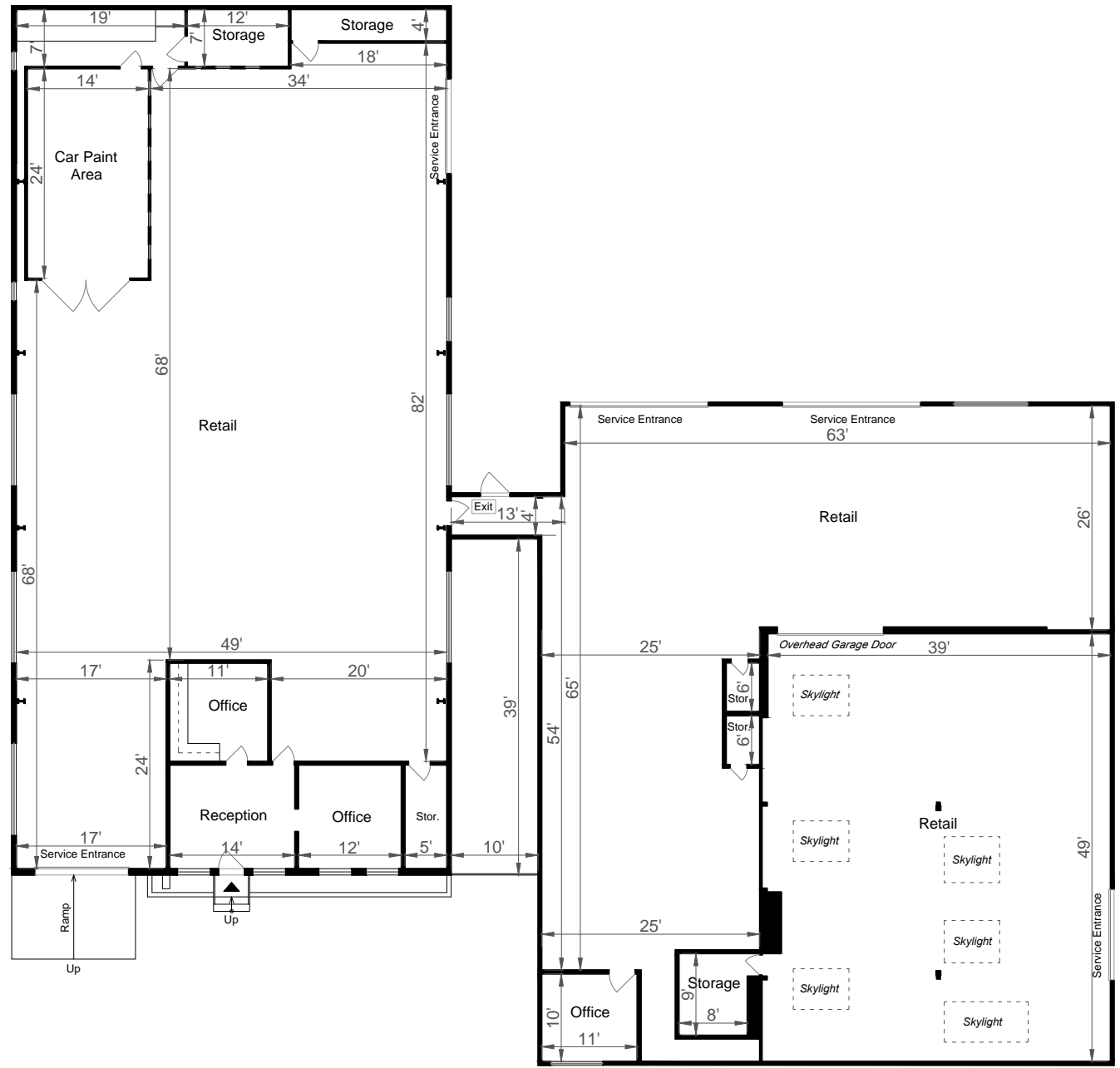


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FLOOR PLAN



FLOOR PLAN

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WORK SPACE



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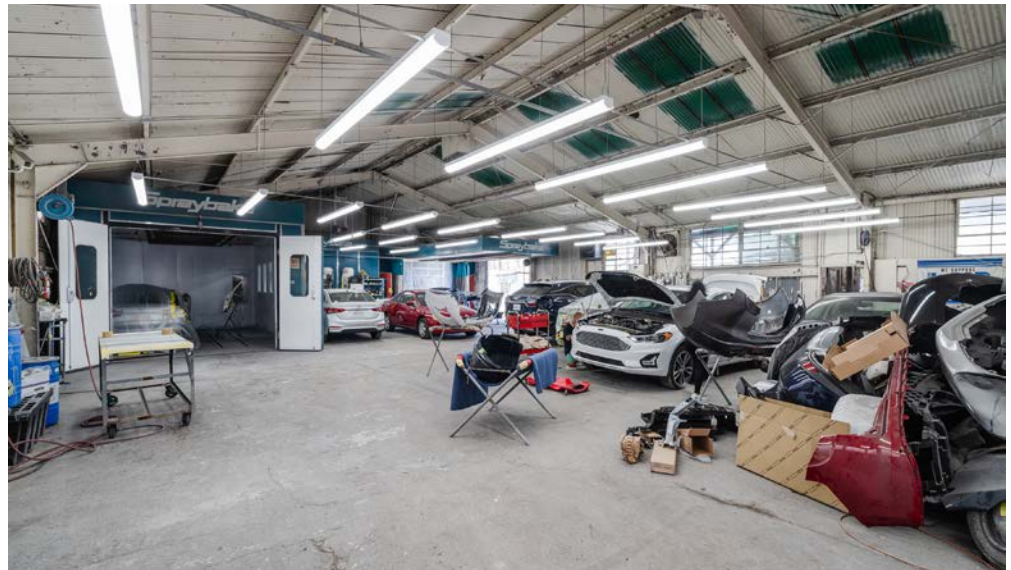
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BODY SHOP



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OFFICE SPACES



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NEIGHBORING SPACES AND FACILITIES



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NEIGHBORING SPACES AND FACILITIES



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INDEX MAP

4268

SCALE 1" = 400'

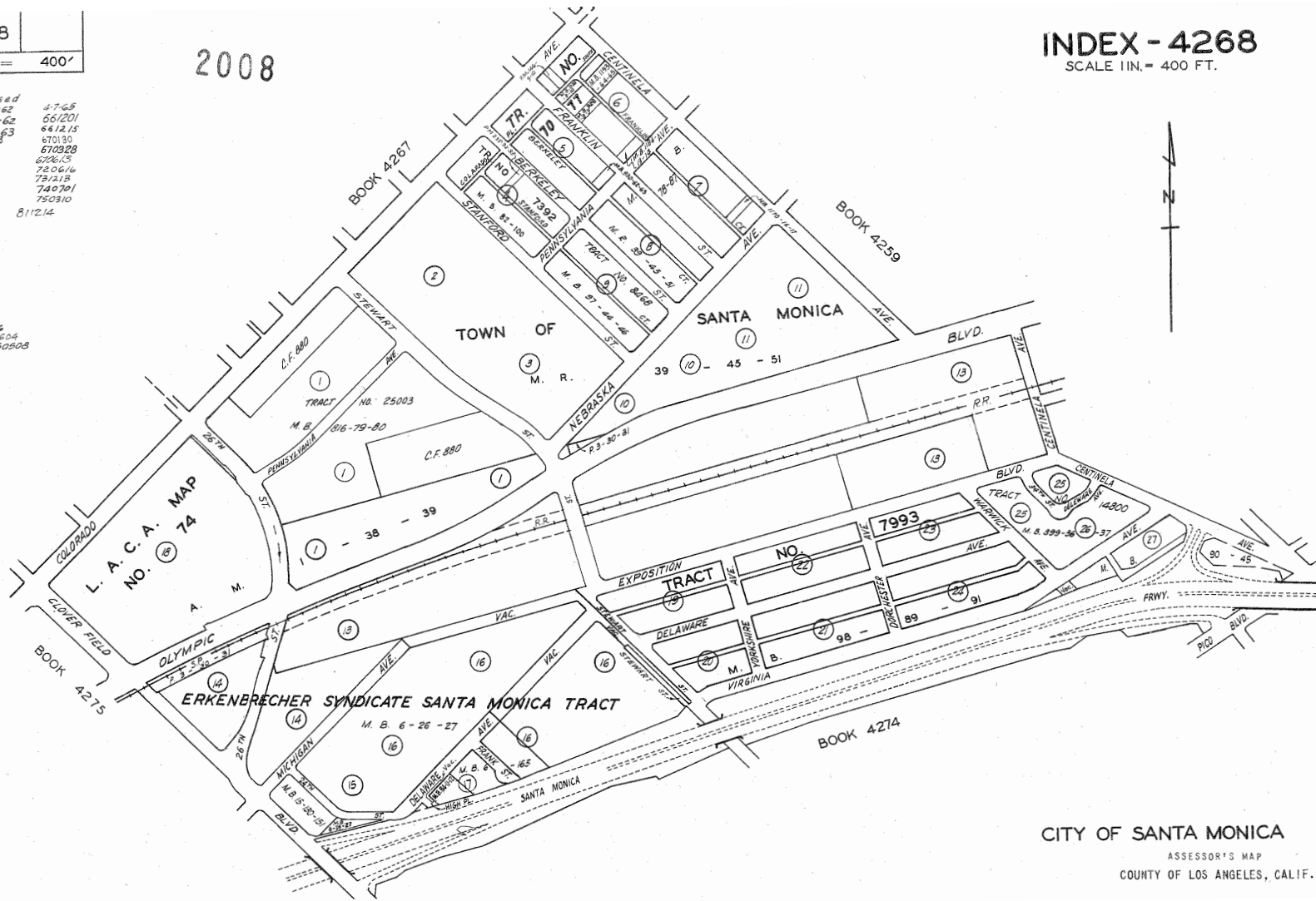
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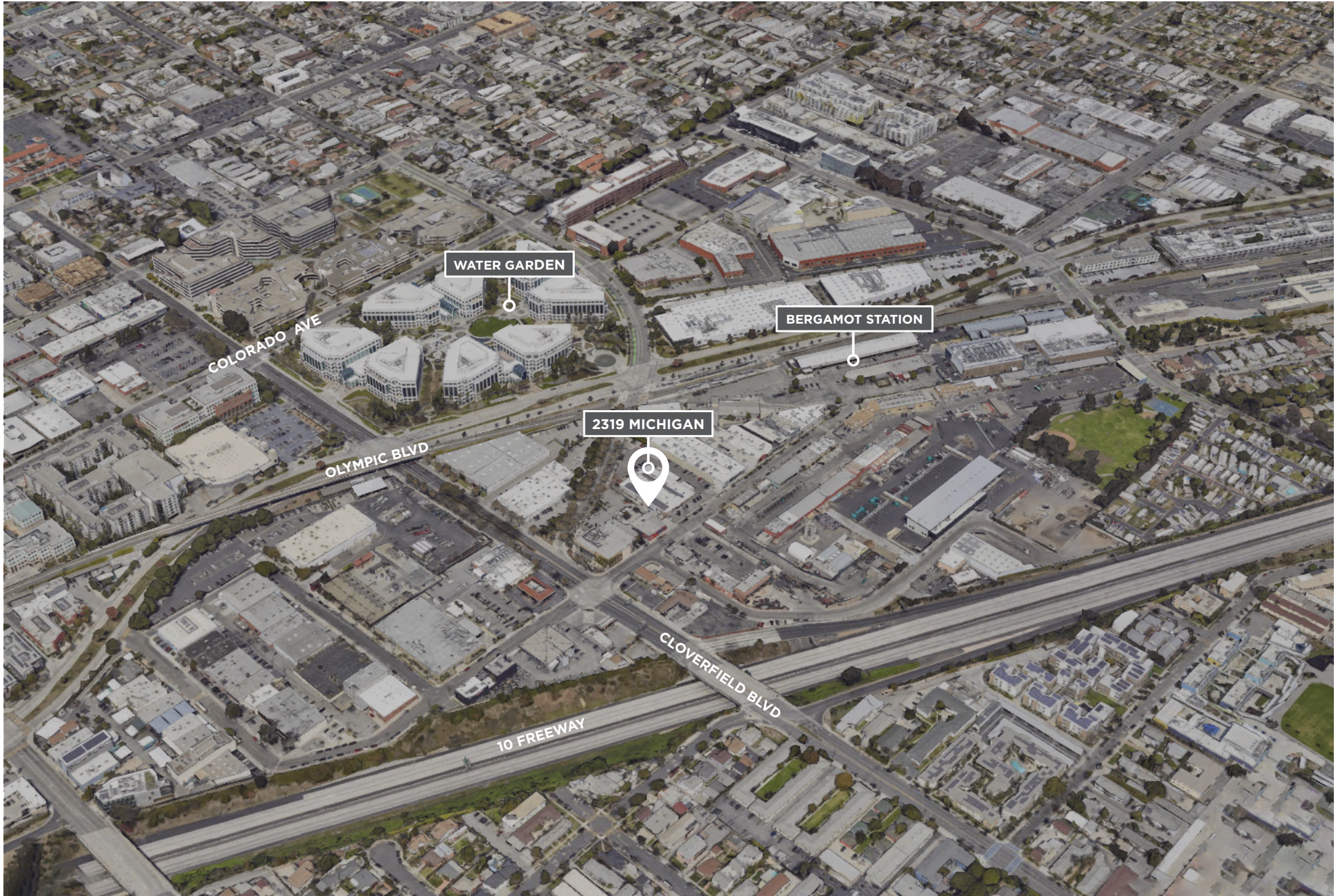
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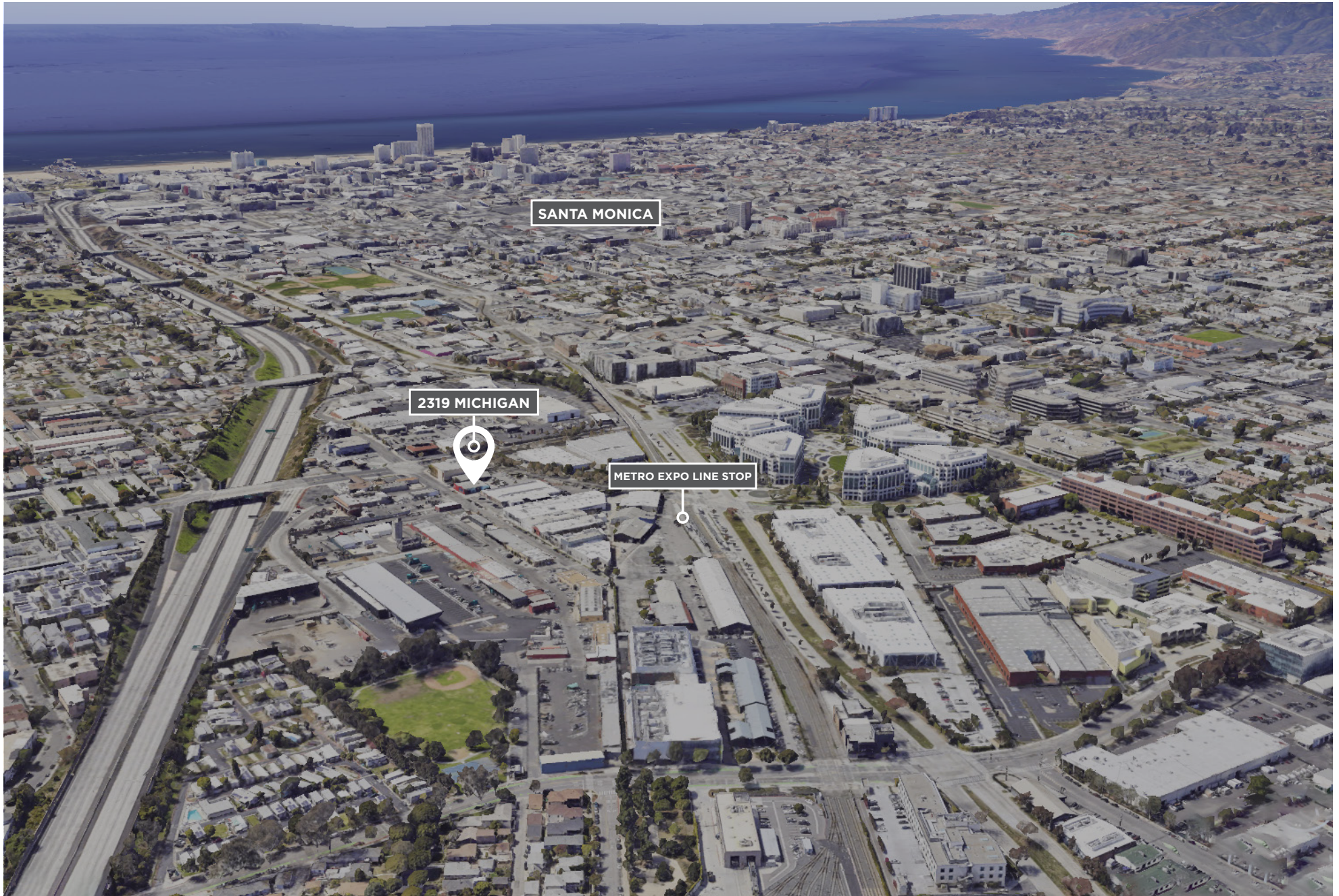
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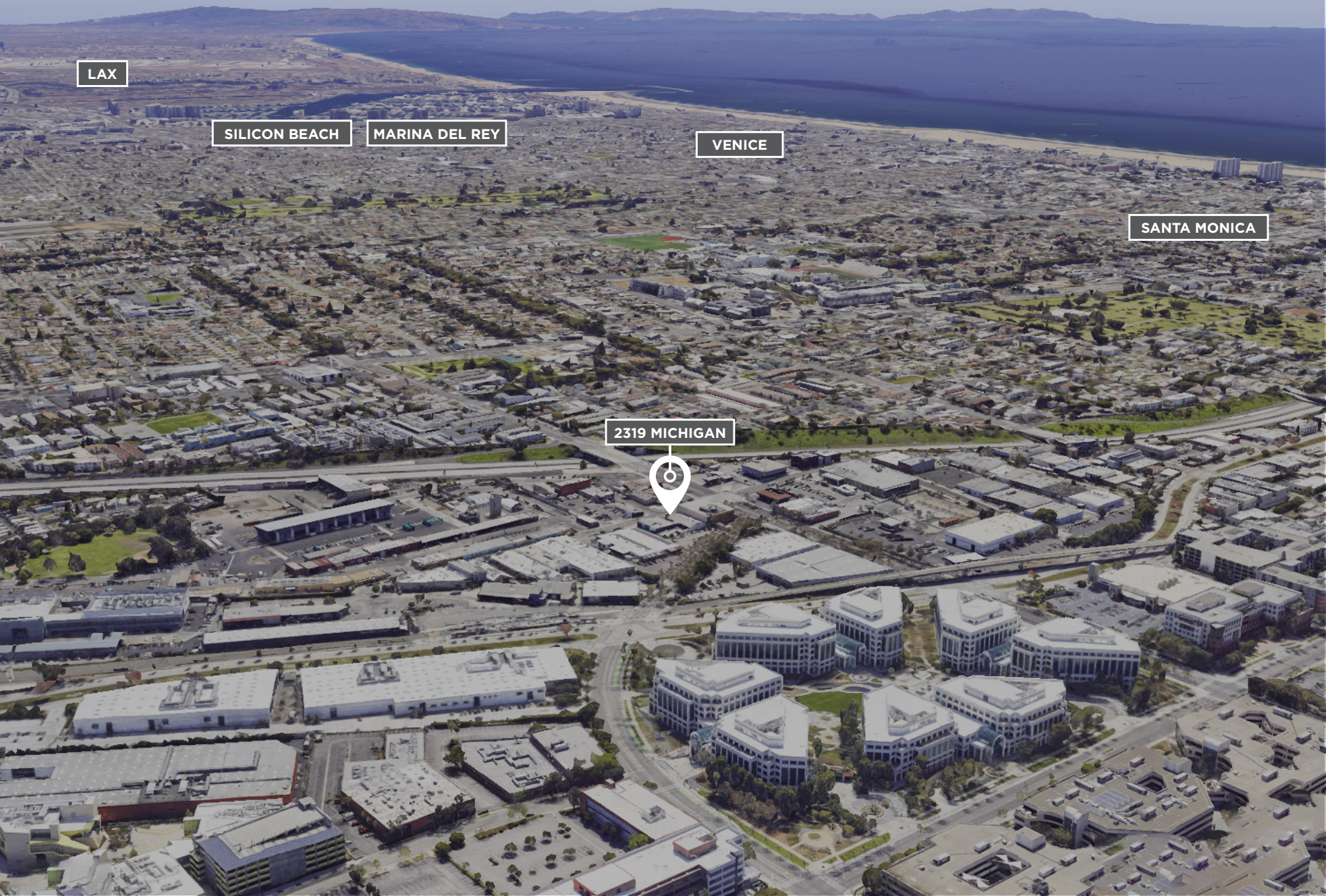
CITY OF SANTA MONICA

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.





2319 MICHIGAN AVE • FACING SOUTH



WALKABILITY - PICO NEIGHBORHOOD IS THE 5TH MOST WALKABLE IN SM



WALK SCORE

Very Walkable
Most errands can be accomplished on foot.



TRANSIT

Good Transit
Many nearby public transportation options.
five minute walk from the Metro E Line (Expo) at the 26th Street / Bergamot Station stop



BIKE SCORE

Biker's Paradise
Daily errands can be accomplished on a bike.

TO DOWNTOWN
SANTA MONICA



34 MINS



5 MINS



8 MINS



18 MINS



35 MINS TO LAX

LOCAL INFLUENCES

SANTA MONICA

Santa Monica is a coastal city west of downtown Los Angeles. Santa Monica Beach is fringed by Palisades Park, with views over the Pacific Ocean. Santa Monica Pier is home to the Pacific Park amusement park, historic Looff Hippodrome Carousel, and Santa Monica Pier Aquarium. Next to the pier is Muscle Beach, an outdoor gym established in the 1930s. In the city center, Bergamot Station houses several art galleries.

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Santa Monica boasts an extraordinarily high quality of life with proximity to upscale neighborhoods, more significant retail, beautiful beaches, the Santa Monica Mountains, top schools, a wealth of dining and entertainment, and a vibrant economy. The city is conveniently located 13 miles from downtown Los Angeles and 8 miles from Los Angeles International Airport. Santa Monica has a thriving, walkable downtown area and 3.5 miles of spectacular coastline. One of California's most densely urbanized cities, Santa Monica has a land area of approximately 8.3 square miles and a population of over 92,000 people.

SILICON BEACH INFLUENCE

As one of the nation's fastest-growing tech hubs, Santa Monica and the surrounding neighborhoods of West LA, Culver City, Venice, Marina Del Rey, Playa Vista, and Palms have earned the title Silicon Beach. The region ranks behind Silicon Valley in tech employment with over 600 tech companies specializing in aerospace, media entertainment, social media, gaming internet, e-commerce, and fashion design. The area has recently witnessed significant investment by some of the major players in the industry, including Google's campus redevelopment of the old Westside Pavilion mall, Riot Game's 200,000 square foot expansion at the West Edge development, Hulu's expansion into 351,000 square feet of office space at the Colorado Center in Santa Monica, and Apple's recently announced 550,000 square foot campus coming to Culver City. The capital investments by these major employers demonstrate a commitment to the area and encourage economic prosperity within Silicon Beach for years to come.



BERGAMOT STATION
2525 Michigan Ave



GOOP HQ
2834 Colorado Blvd



TAR & ROSES
602 Santa Monica Blvd



HULU + HBO
2500 Broadway



FIA
2454 Wilshire Blvd



TARTINE
1925 Arizona Ave



ESTERS WINE SHOP & BAR
1314 7th St



RIOT GAMES INC
12333 W Olympic Blvd

LOCAL BRAND INFLUENCE

- | | | | | | |
|----------------|-----------|---------------|-------------|-----------------|------------|
| APPLE | GOOGLE | EDMUNDS | YOU TUBE | ELECTRONIC ARTS | SONY |
| AMAZON STUDIOS | YAHOO | ZIP RECRUITER | VERIZON | BELKIN | BEATS |
| HULU | TWITTER | SALES FORCE | TMZ | IMAX | HBO |
| ROKU | ORACLE | ACTIVISION | PLAYSTATION | SNAPCHAT | RIOT GAMES |
| SPACE X | MICROSOFT | FACEBOOK | | | |

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