

2325
wilshire boulevard

OWNER-USER OPPORTUNITY
OFFICE + RETAIL BUILDING
IN SANTA MONICA

6,000 SF
FOR SALE



Santa Monica, CA 90403

CBRE

OWNER-USER OPPORTUNITY

OPPORTUNITIES TO OWN A FREESTANDING OFFICE + RETAIL BUILDING IN SANTA MONICA'S WILSHIRE-MONTANA NEIGHBORHOOD DON'T SURFACE OFTEN. THIS IS ONE OF THEM.

2325 Wilshire Boulevard (APN: 4276-004-034) is a two-story, 6,000 SF building on a prominent corner at Wilshire and 24th Street — delivered vacant at close of escrow and ready for immediate owner-user occupancy or repositioning. Built in 1961 and zoned SMC6 — Santa Monica's Neighborhood Commercial designation, which permits professional offices, retail, and personal service uses — the building carries broad operational flexibility while sitting comfortably within one of the most established and desirable commercial pockets on the Westside.

The building sits on one of the highest-visibility commercial corridors in Los Angeles, with excellent street identity and signage exposure along Wilshire Boulevard that few properties at this scale can match. The **corner position at Wilshire and 24th** amplifies that presence, offering dual-street frontage and the kind of brand visibility that a mid-block or upper-floor lease simply cannot replicate.

The interior offers a flexible combination of private offices and open areas across two floors, easily configured for a single user or divided for multiple tenants. Parking is available along 24th Street and in the rear alley, with **seven total spaces on-site** and abundant additional street parking on both Wilshire and 24th — a meaningful advantage in a market where parking is increasingly difficult to come by.



At **\$4,999,000 — \$833/RSF** — the building offers a rare chance to trade a lease obligation for permanent real estate ownership in one of the most supply-constrained office markets on the Westside. Comparable quality office space in Santa Monica leases for \$4.00–\$6.00/SF per month, making ownership a compelling alternative to continued tenancy.

Connectivity is a further asset. The property provides easy access to the Santa Monica (10) Freeway, the Expo Line at 26th/Bergamot Station — within walking distance and meaningfully expanding the employee catchment area — and Pacific Coast Highway, putting the broader Westside within easy reach. The building carries a **Walk Score of 94** and a **Bike Score of 74**, reflecting what is genuinely one of the most walkable locations in Santa Monica.

The immediate amenity base is exceptional. Within a few minutes on foot: **Trader Joe's (3 min)**, **Erewhon (4 min)**, **Whole Foods (5 min)**, **Milo & Olive (4 min)**, and **California Chicken Cafe**. Four blocks north, Montana Avenue adds a full corridor of boutique retail, neighborhood dining, and some of the densest concentrations of boutique fitness on the Westside — SoulCycle, Barry's, and multiple Pilates studios — a genuine recruiting and retention asset for any professional office user. Third Street Promenade, Santa Monica Place, Ocean Avenue, and the beach are all within one to two miles. **LAX is 19 minutes by car.**

Few buildings of this size, in this location, become available. 2325 Wilshire is a chance to own a piece of Santa Monica's commercial fabric at a scale that makes sense for a growing professional firm, a medical or wellness practice, a financial services group, or any organization that has been paying rent on the Westside long enough to know what ownership would mean.



THE OPPORTUNITY



FOR SALE
\$4,999,000



TWO STORIES



6,000 SF
BUILDING



ZONING SMC6



4,413 SF
LAND



WALK SCORE
94
Walker's Paradise



7
PARKING SPACES



BIKE SCORE
74
Very Bikeable



DELIVERED
VACANT AT THE
CLOSE OF ESCROW



INTERIOR



EXTERIOR



THE LOCATION

The property sits in the Wilshire–Montana pocket of Santa Monica — a neighborhood defined by high-end residential streets, one of the Westside's strongest retail and dining corridors along Montana Avenue, and the full commercial depth of Wilshire Boulevard. Third Street Promenade, Santa Monica Place, Ocean Avenue, and the beach are all within one to two miles. The 10 Freeway, the Expo Line at 26th/Bergamot, and Pacific Coast Highway are each minutes away, connecting the building to the broader Westside without sacrificing the walkability and identity that make this one of the most sought-after addresses in Los Angeles.



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