



825 Santa Monica Boulevard

OFFERING MEMORANDUM

825 Santa Monica Boulevard Santa Monica, California



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Investment Summary



Purchase Price
Make Offer

Development Opportunity
Approved - 99 unit MF - Mixed use project

Total Land Area
30,000 SqFt

Current Use
Satellite Lot (for additional vehicle inventory)

Zoning
"R3" Zone Tier 1 and
"General Commercial" Tier 1

Traffic Counts
Intersection has
over 60,000 CPD,
main entrance to
Santa Monica

APNs
4282-010-011
4282-010-012
4282-010-013
4282-010-014

Investment Highlights

Offering Opportunity: 30,000 SqFt at the corner of Santa Monica Blvd and 9th Street in downtown Santa Monica. Fully entitled for 99 apartment units and approximately 3,300 SqFt of ground-floor retail with subterranean parking. Approved plans ready for permits and construction.

Prime Location: Hard corner lot for sale, located at busy intersection of Santa Monica Blvd and 9th Street just off the 405 freeway exit to downtown Santa Monica. High-foot traffic area adjacent to a handful of luxury dealerships and densely populated affluent area with an average annual household income over \$129,395 within 1 mile.

Proposed Project/Development Opportunity: A 7-story multifamily mixed-use, including approximately 3,300 SqFt ground floor commercial, ground floor through 7th floor residential units, over 2 levels of subterranean parking for a total of 7 stories above grade.

Close Proximity To: Adjacent to numerous world-class amenities, shops and dining.

On-Site Tenant

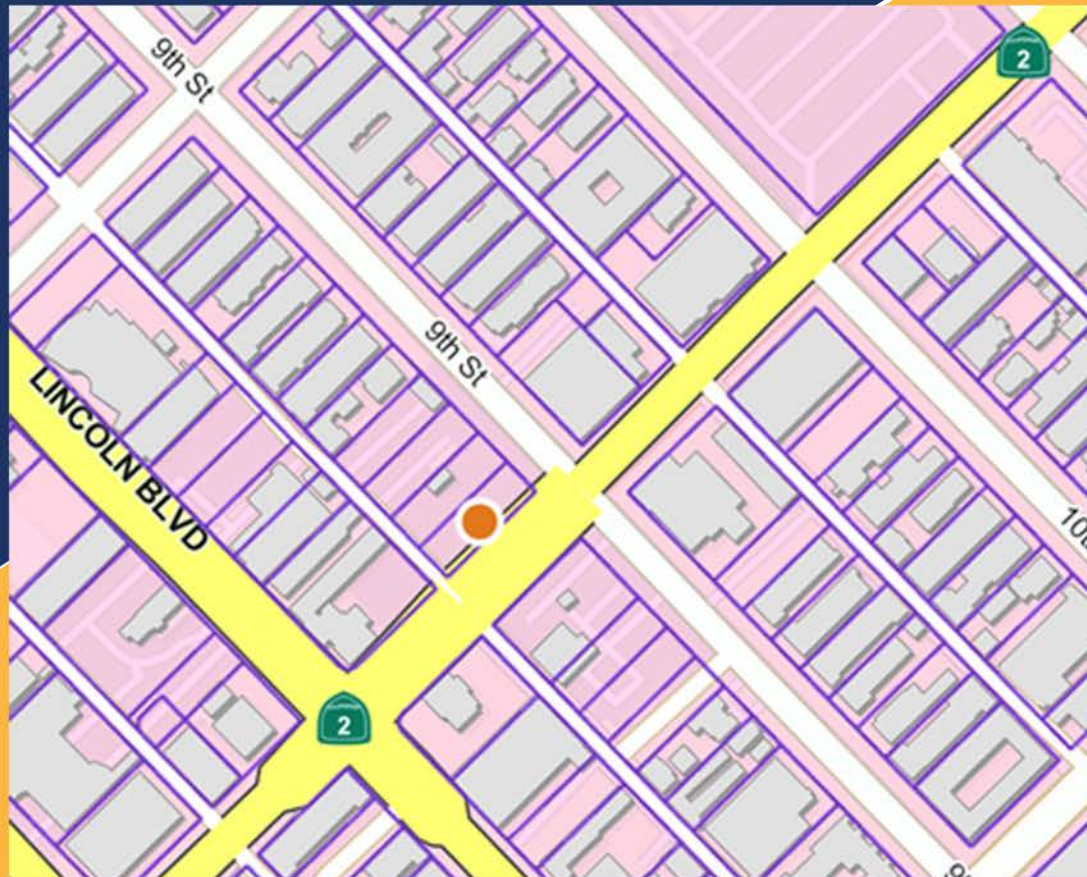
The property is currently occupied as a satellite lot, serving as additional vehicle inventory storage for a nearby car dealership. Please do not disturb, lease is terminable with 6 months' notice.



Proposed Development



This offering represents a premier opportunity to acquire a prime development site in the heart of Santa Monica with plans for a seven-story mixed-use multifamily project. The proposed development comprises approximately 3,300 square feet of ground-floor commercial space, designed to enhance the streetscape along Santa Monica Boulevard. Above the retail component, the project features 99 well-appointed apartment units — with larger floor plans than most new construction in Santa Monica — spanning from the ground floor through the seventh floor. Two levels of subterranean parking will provide secure and convenient access for residents and visitors. The project's design emphasizes a blend of modern architecture, functionality, and coastal urban living. Located within walking distance of major employers, shopping, dining, and the beach, this development offers a rare investment opportunity in one of Southern California's most desirable markets.



Rendered Exterior Image of Proposed Project

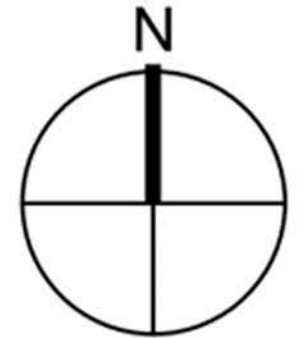
Rendered Exterior Image of Proposed Project



Construction plans are fully prepared and ready for submission to the Department of Building and Safety, streamlining the path to development.



Parcel Map



SSM/T. SEE: 326-17

Area/City Overview

SANTA MONICA, CALIFORNIA:

Santa Monica is one of Southern California's most sought-after coastal markets, offering an unparalleled blend of lifestyle, commerce, and culture. Situated along the Pacific Ocean just west of Los Angeles, the city is a premier destination for residents, businesses, and visitors alike. Santa Monica's strong economic base is anchored by thriving industries such as technology, entertainment, healthcare, tourism, and professional services, earning it a reputation as one of the region's most dynamic urban environments.

The city's exceptional livability and walkability contribute to sustained real estate demand across all sectors. Downtown Santa Monica features a vibrant mix of retail, dining, and hospitality uses centered around the Third Street Promenade and Santa Monica Place, while the nearby Metro E-Line (Expo Line) connects the area directly to Downtown Los Angeles and the greater metropolitan region. The community benefits from world-class amenities, including pristine beaches, scenic parks, and a robust public transportation network that supports a growing trend toward mixed-use and transit-oriented development.

Demographically, Santa Monica boasts a highly educated, affluent population with strong spending power and a lifestyle-oriented consumer base. The city's proactive planning initiatives, sustainability goals, and continued investment in infrastructure have reinforced its long-term growth trajectory. As a result, Santa Monica remains a premier market for institutional investors, developers, and owner-users seeking stability, prestige, and enduring value on Los Angeles' coveted Westside.



Transportation and Mobility

Santa Monica is one of Southern California's most desirable coastal markets, combining lifestyle, commerce, and culture in a premier oceanfront setting just west of Los Angeles. The city's diverse economy is driven by technology, entertainment, healthcare, tourism, and professional services, establishing it as a dynamic and resilient urban hub. Its exceptional livability, walkability, and access to world-class amenities—along with direct Metro E-Line connectivity to Downtown Los Angeles—sustain strong demand across residential, retail, office, and hospitality sectors.

Home to a highly educated and affluent population, Santa Monica benefits from strong consumer spending and forward-thinking city planning focused on sustainability and infrastructure investment. These attributes, paired with the city's enduring appeal and prestige on Los Angeles' Westside, make Santa Monica a premier destination for institutional investors, developers, and owner-users seeking long-term stability and value.



Area Demographics

<i>POPULATION</i>
2024 Population
2029 Population - Projection
2020 Population -Census
2010 Population - Census
2020-2024 Annual Growth Rate

1 Mile	3 Miles	5 Miles
41,469	188,372	422,559
41,114	187,378	420,436
42,024	192,394	429,103
39,840	184,194	405,827
-0.31%	-0.50%	-0.36%

<i>HOUSEHOLDS</i>
2024 Households
2029 Households
2020 Households
2010 Households
2020-2024 Household Growth Rate
2024-2029 Household Growth Rate
2024 Average Household Size

1 Mile	3 Miles	5 Miles
23,139	95,744	198,524
23,575	97,916	202,862
23,045	95,276	196,107
22,468	92,733	191,211
0.10%	0.12%	0.29%
0.37%	0.45%	0.43%
1.72	1.93	1.99

<i>HOUSEHOLD INCOME</i>
2024 Average Household Income
2029 Average Household Income
2024 Median Household Income
2029 Median Household Income
2024 Per Capita Income
2029 Per Capita Income

1 Mile	3 Miles	5 Miles
\$170,595	\$183,841	\$180,010
\$195,818	\$210,409	\$205,780
\$119,567	\$125,901	\$120,656
\$142,438	\$150,454	\$141,863
\$95,255	\$93,620	\$85,230
\$112,343	\$110,150	\$99,950

Exclusively Listed By:



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