

402 Pacific St

Santa Monica, CA 90405



BILL RUANE

📞 310-877-2374

✉️ bill@billruane.net

DRE #00972400

MATT CRABBS

📞 310-864-9034

✉️ mattcrabbs@compass.com

DRE #01120751

ESTATE
PROPERTIES

FOR SALE
\$3,795,000

TABLE OF CONTENTS

Executive Summary	03
Property Details	04
Property Highlights	05
Photos	06
Retail Map	07
Employer Map	08
Demographics	09
Santa Monica Market Overview	10



EXECUTIVE SUMMARY

Southern California lifestyle, This renovated 6 unit residential income property is only steps away from the iconic beaches of Santa Monica. The top floor units, with tree top vistas, new kitchen cabinetry, and stainless-steel appliances. This beautiful complex has the luxury of an in-unit washer & dryers as well as air conditioning. The building has controlled entry, with a video com security system. Ideally located close to the historic Santa Monica pier and Third Street Promenade.

PROPERTY DETAILS

Units	6 unit building
All	1 Bedroom 1.5 bath units
Lot Size	5,355 SF



SPACE

6 parking spots

INCOME / EXPENSES

Purchase Price	\$ 3,795,000	
INCOME	Monthly	Annual
Unit 1	\$ 4,200	\$ 50,400
Unit 2	\$ 4,490	\$ 53,880
Unit 3	\$ 4,300	\$ 51,600
Unit 4	\$ 791	\$ 9,492
Unit 5	\$ 2,430	\$ 29,160
Unit 6	\$ 2,900	\$ 34,800
Total Income	\$ 19,111	\$ 229,332
EXPENSE	Monthly	Annual
Property Tax	\$ 3,953	\$ 47,438
Insurance	\$ 404	\$ 4,847
Utilities	\$ 650	\$ 7,800
Maintenance & Repair	\$ 350	\$ 4,200
Total Expense	\$ 5,357	\$ 64,285
Net Income	\$ 13,754	\$ 165,048
Cap Rate		4.33%
GRM		16.55

PROPERTY HIGHLIGHTS



Santa Monica Highly sought after School District. The city that invests in you!



Close to Bergamot Station, Artsy area with converted warehouses and the Hub of contemporary art

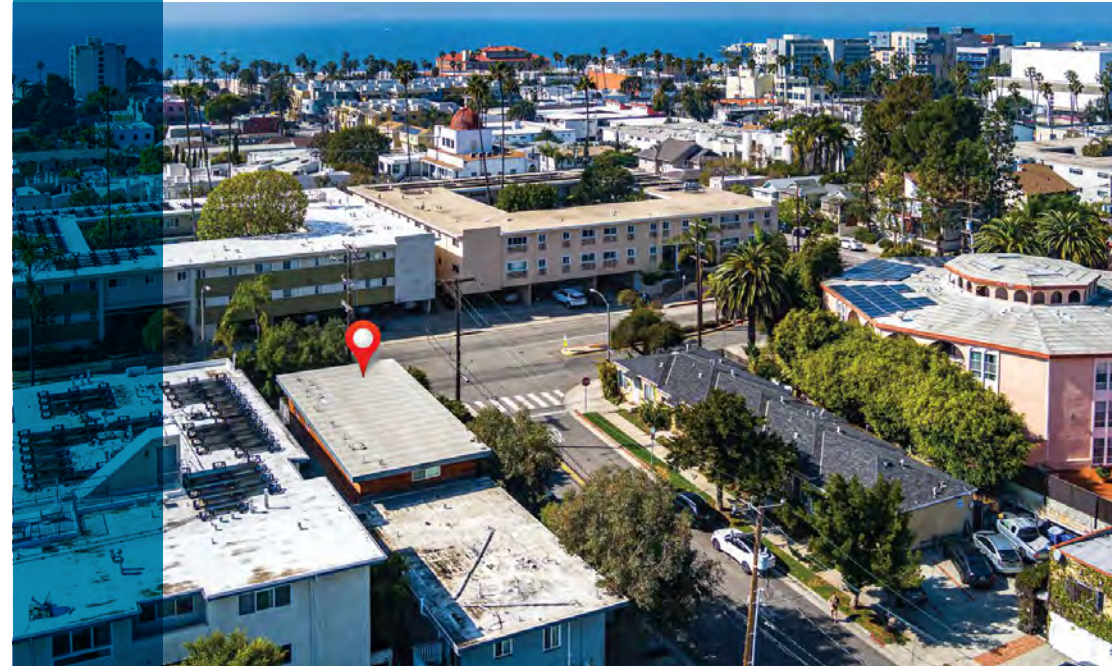


Downtown area, Promenade and the Pier walk to the Beach, restaurants, shops and Bistros



Close to LAX, 405 and 10 freeways

PHOTOS



RETAIL MAP

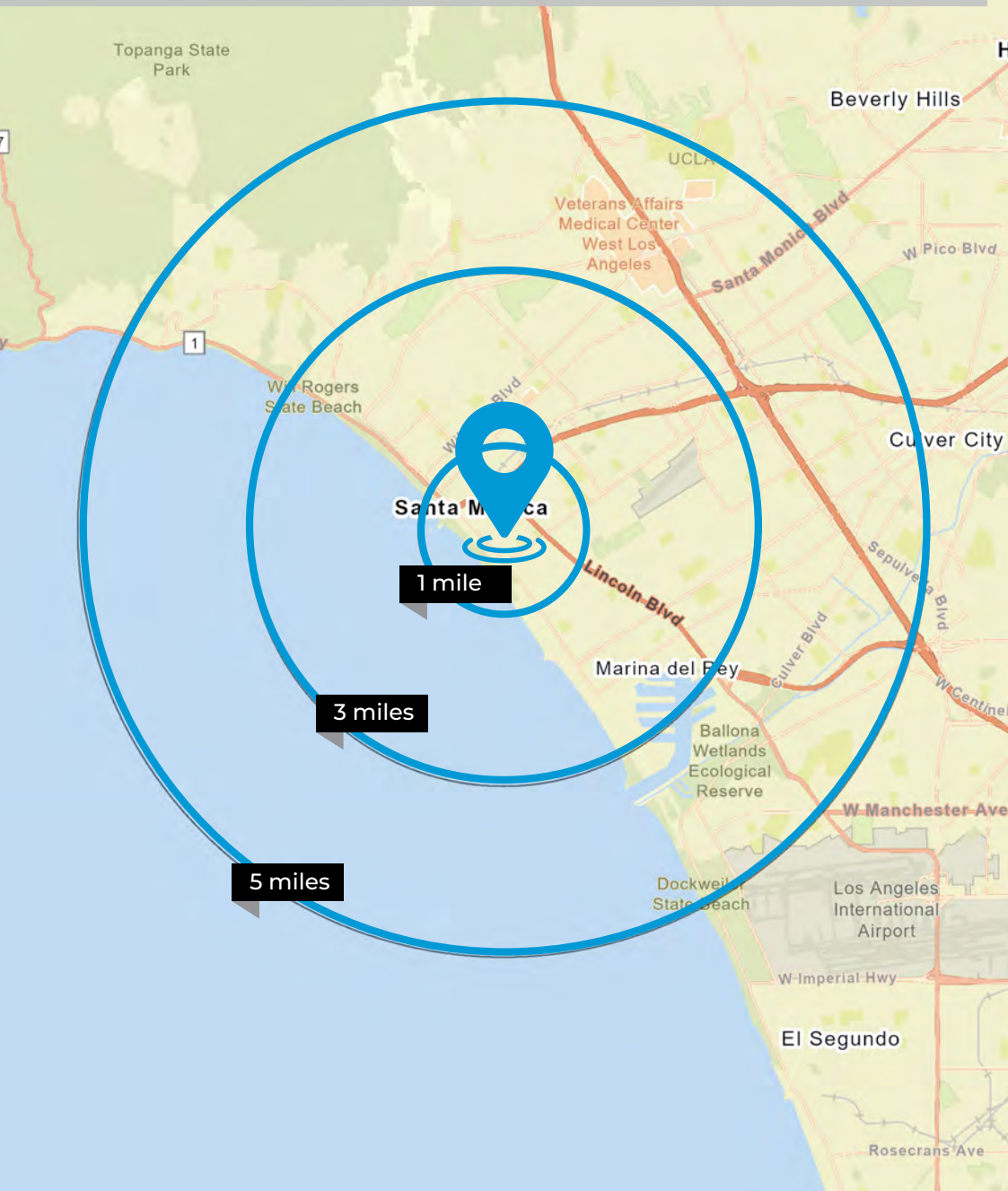


EMPLOYER MAP



402 Pacific Street

DEMOGRAPHICS



2024 Summary	1 MILE	3 MILES	5 MILES
--------------	--------	---------	---------

Population	29,875	189,609	456,114
Households	16,790	97,913	213,090
Families	5,565	39,455	91,677
Average Household Size	1.72	1.90	2.00
Owner Occupied Housing Units	3,307	29,230	70,567
Renter Occupied Housing Units	13,483	68,683	142,523
Median Age	40.6	39.8	37.1
Median Household Income	\$107,839	\$125,531	\$121,206
Average Household Income	\$155,319	\$183,647	\$179,643

2029 Summary	1 MILE	3 MILES	5 MILES
--------------	--------	---------	---------

Population	29,888	188,665	453,812
Households	17,244	100,080	217,755
Families	5,717	40,485	93,980
Average Household Size	1.68	1.85	1.94
Owner Occupied Housing Units	3,448	30,126	72,593
Renter Occupied Housing Units	13,796	69,954	145,162
Median Age	42.7	41.9	39.0
Median Household Income	\$125,403	\$150,311	\$142,177
Average Household Income	\$179,712	\$210,418	\$205,250

SANTA MONICA MARKET OVERVIEW

Santa Monica, a beautiful and vibrant coastal city located in California, is renowned for its stunning beaches, iconic pier, and lively atmosphere, which collectively make it a sought-after destination for both residents and visitors. The city seamlessly blends the relaxation and natural beauty of its oceanfront with an urban environment full of upscale living options, luxury shopping, world-class dining, and a wide range of entertainment choices, providing something for everyone, whether they are looking to unwind by the beach or explore the bustling local culture.

As a key part of the "Silicon Beach" tech hub, Santa Monica has become a major center for innovation and creativity, attracting a growing number of tech companies, startups, and entrepreneurs who appreciate the city's unique mix of coastal charm and cutting-edge industry. At the same time, the city also preserves its rich history, with architectural landmarks, cultural institutions, and art galleries that offer a glimpse into its past while contributing to its vibrant cultural scene.

Santa Monica is known for its commitment to sustainability, with efforts such as eco-friendly buildings, widespread bike lanes, and green initiatives designed to preserve its natural environment, making it an ideal place for those who value both modern conveniences and environmental consciousness. With its combination of laid-back beach living, high-end amenities, a thriving creative economy, and an emphasis on green living, Santa Monica stands as one of the most desirable places to live, work, and visit, offering a perfect blend of coastal relaxation and urban sophistication.

402 Pacific Street, Santa Monica, CA



BILL RUANE

📞 310-877-2374

✉️ bill@billruane.net

DRE #00972400



MATT CRABBS

📞 310-864-9034

✉️ mattcrabbs@compass.com

DRE #01120751

ESTATE PROPERTIES

Estate Properties and Compass do not guarantee the accuracy of estimates, square footages, lot size, government approvals, government conditions, government allowances, construction feasibility, construction concepts, construction plans, construction progress, inspections, investigations, reports or other information concerning the condition or features of the property, project or possible projects provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of all information through personal inspection, with appropriately licensed professionals and city officials. All pro-formas, possibilities, projections, assumptions, concepts, construction plans, studies, estimates, etc. are presented as a possible scenarios; buyer, their agents and everyone else associated with the purchase of this property is to rely on their own pro-formas, projections, assumptions, investigations, consultations, estimates, etc. Terms of sale or lease are subject to change or withdrawal without notice. | Estate Properties License 01879720 | Matt Crabbs License 01120751 | Compass Commercial License 01991628.