

3205 OCEAN PARK BOULEVARD

Santa Monica, CA



WESTMAC
Commercial Brokerage Company

For Sale | ± 16,700 SF Multi-Tenant Office with Outstanding Parking | Owner-User, Investor, or Developer Opportunity

FOR MORE INFORMATION

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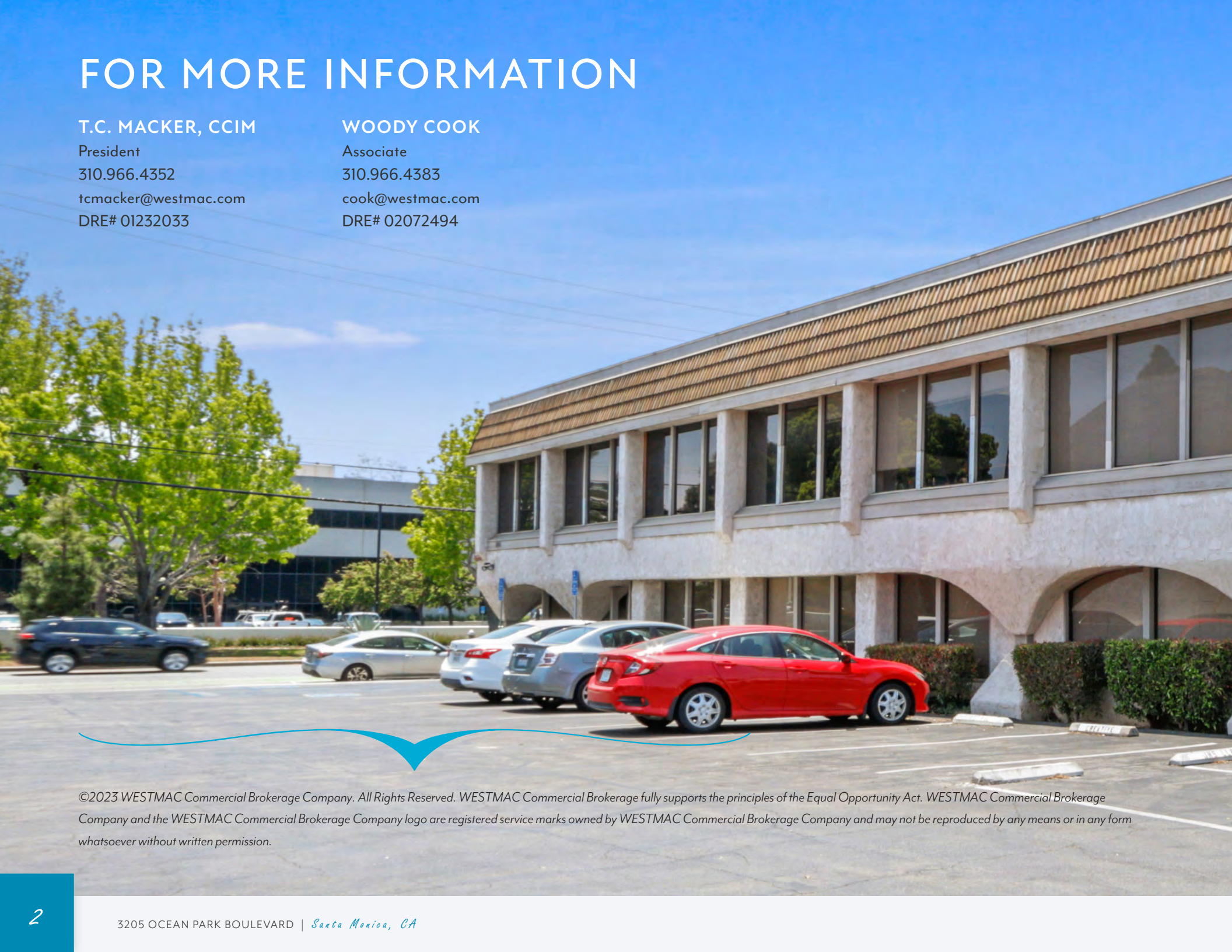
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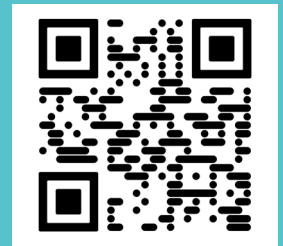
Commercial Brokerage Company

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CLICK OR SCAN
To Watch 360° Aerial Video



EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 3205 Ocean Park Boulevard, Santa Monica, CA, 90405, a well-situated multi-tenant office building located at the corner of Ocean Park Boulevard and 32nd Street ideally suited for an owner-user, investor, or developer.

3205 Ocean Park Boulevard is a two-story, garden-style commercial office building with approximately 16,706 square feet of rentable area on two (2) parcels totaling approximately 25,622 square feet of land. The property boasts thirteen (13) office suites, an open-air courtyard, and an excellent surface parking lot striped for fifty-two (52) parking spaces. The building has an occupancy rate of 40% with most tenant leases being month-to-month or month-to-month with 90-day cancellation notice, and one tenant lease can be terminated on 12/31/2024.

The property's location is along Ocean Park Boulevard, one of Santa Monica's major East-to-West boulevards and business corridors. It sits directly across the street from the Santa Monica Business Park, home to high-profile technology and entertainment company Snap Inc.'s headquarters and retailers, including 24 Hour Fitness, Bank of America, Wells Fargo, and El Torito. The area is part of Silicon Beach, where renowned technology giants like Google, Facebook, Microsoft, Amazon, and YouTube have all decided to establish their presence in this thriving area. The property also offers quick access to the 10 Freeway and 405 Freeway and is surrounded by walkable amenities, including cafes, restaurants, and abundant nearby housing.

3205 Ocean Park Boulevard presents an excellent owner-user opportunity due to its potential for long-term stability, increased control over operational costs, and the ability to customize the space to suit specific business needs or for a potential investor or developer looking to gain a foothold in the Santa Monica market.



PROPERTY PROFILE

Due Diligence documents available, please contact Listing agents. CA is required for access.

Address	3205 Ocean Park Blvd., Santa Monica, CA 90405
APN	4270-019-052 4270-019-020
Bldg Size	± 16,706 SF per rent roll (14,856 SF per tax record)
Land Size	± 25,622 SF (two parcels of land)
Type	Commercial Office Building and Garage/Storage Building
Built	1973
Zoning	NC (Neighborhood Commercial) - Office Building R2 (Low Density Residential) - Garage and Parking
Stories	Two (2)-story office building One (1)-story garage/storage building
Occupancy Rate	40% (most tenants are month-to-month)
Rental Income	\$23,275 per month Gross (as of Aug. 2023)
Frontage	160 ft. along Ocean Park Blvd.; 160 ft. along 32nd St.
Parking	± 52 spaces (plus 2 or 3 more possible in garage/storage area)
Asking Price	\$7,950,000 (\$476/SF)





PROPERTY INFORMATION

The building has charming aesthetic details and features. The front entrance leads to bright, warm, open-air courtyard area that evokes a sense of charm with plenty of greenery to compliment the stucco molding and tile detail in the flooring. The offices are all equipped with large windows that draw in a plethora of natural lighting and fresh air to compliment their own unique build-outs.

Construction:

The property is composed of two separate land parcels. The office building was built in 1973 and features wood frame and stucco construction with trusses and steel composition. A separate building area provides possible additional parking spaces and/or storage.

Air Conditioning:

There are nineteen (19) Trane-brand Air Conditioning Units. Eighteen (18) of the A/C units are two or three ton, and one (1) A/C unit is smaller. All A/C units were manufactured in 2010 and installed between 2010 and 2011.

Elevator:

One (1) elevator on premises. New elevator electronics were replaced and upgraded in 2023. A new fire safety system was also installed for the elevator.

Office Suites:

Currently thirteen (13) office suites in total, but they can be reconfigured if a new owner prefers to for example, combine or enlarge the suites. Six (6) of the current office suites were either partially remodeled or fully remodeled between 2015 and 2021. Suite 120 and Suite 180 were partially remodeled. Suites 220, 240, 250, and 260 were fully remodeled.

Restrooms:

There are a total of six (6) bathrooms. There are five (5) public restrooms that were fully remodeled in 2018-2019. These are shared by all tenants. Suite #120 is the only one that has a restroom inside their unit.

Parking Lot:

The parking lot has a total of fifteen-two (52) parking spaces: fifty (50) reserved parking spaces for tenants/tenant's clients plus two (2) ADA parking spaces. There is a possibility for two (2) or three (3) additional parking spaces inside the enclosed garage/storage building area. The parking lot was resurfaced with a new cap layer in 2019. Six months later, a new slurry coat was laid and the parking lot was re-stripped.



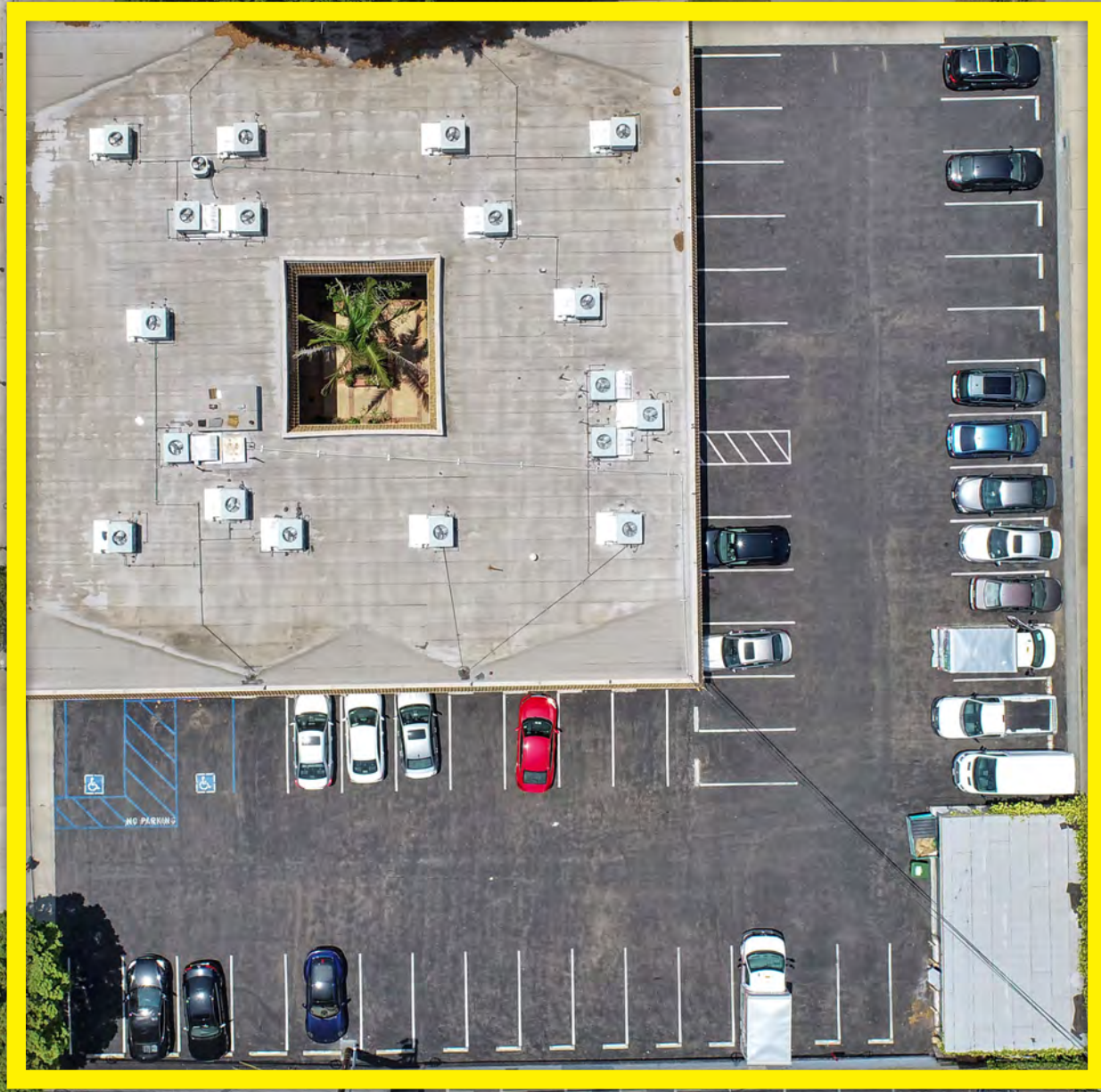


Versatile Office Suites



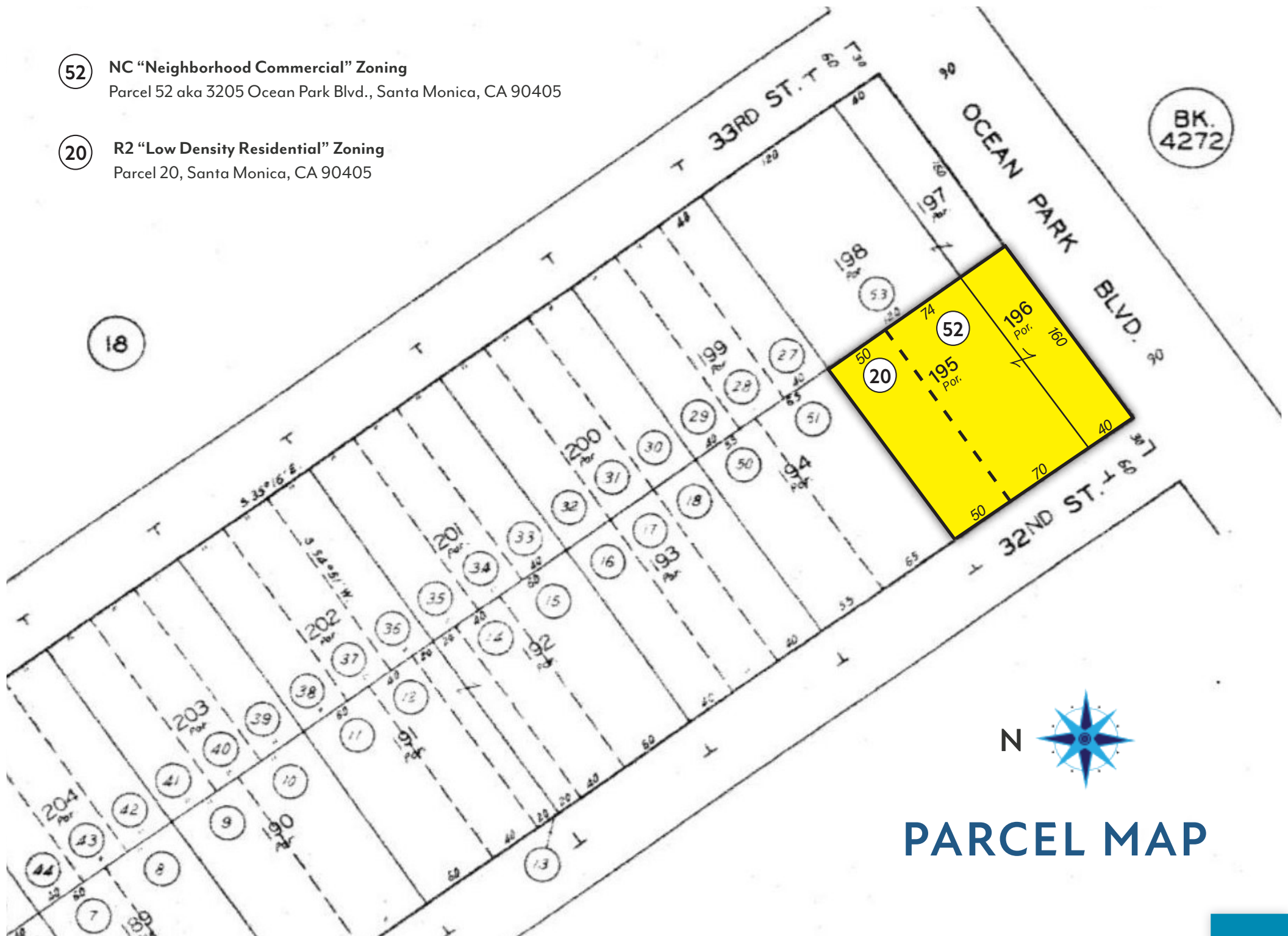
OCEAN PARK BOULEVARD

32ND STREET



52 NC "Neighborhood Commercial" Zoning
Parcel 52 aka 3205 Ocean Park Blvd., Santa Monica, CA 90405

20 R2 "Low Density Residential" Zoning
Parcel 20, Santa Monica, CA 90405



BK.
4272



PARCEL MAP



Southeast Aerial View



Northeast Aerial View



Aerial View



Southwest Aerial View

Walkable Amenities

El Torito, Ocean Park Hotel, 24 Hour Fitness, Il Forno, Society Kitchen, Starbucks, The UPS Store, Juice Crafters, Wells Fargo, Blossom Vietnamese, Mignonne Nail Bar, Estate Coffee, U-Haul, Shunji Japanese Cuisine, Vito, Bank of America, The Counter, Miyako, Crimson, Bark Williams Pet Supply, The Massage Place, Bubble Boba, Hurry Curry of Tokyo, Executive Cleaners, Object Salon, Caruso Enzo Tailor, Thomas Editions Fine Printing, Fast Taco 11, & others

PROPERTY HIGHLIGHTS

- High-visibility two-story office opportunity located in Santa Monica's Sunset Park neighborhood
- Freestanding garden building with an inviting open-air courtyard and recent capital improvements including new elevator electronics, partial and full remodeled office suites, updated restrooms, and repaved parking lot
- Large Parking Lot with two (2) curb cuts with entry from either Ocean Park Blvd or 32nd Street; fifty (50) reserved parking spaces, two (2) ADA spaces, plus the possibility to add two (2) or three (3) more spaces in the garage/storage building
- Directly across Santa Monica Business Park, location of Snap Inc.'s 440,000 square-foot Santa Monica headquarters, The Hearst Corporation, Pandora, El Torito, 24 Hour Fitness, Bank of America, and many others
- Located on Ocean Park Boulevard, a major Santa Monica's West to East thoroughfare (+/- 25,000 VPD) and well established business corridor
- Easily accessible from the 10 Freeway, 405 Freeway, and a short five-minute drive to Santa Monica Airport

13 MILES TO DOWNTOWN L.A.



1.8 MILES TO SANTA MONICA AIRPORT



± 25,000
VEHICLES PER DAY
along Ocean
Park Boulevard

Walk Score
72
VERY WALKABLE

Bike Score
88
VERY BIKEABLE



AREA OVERVIEW

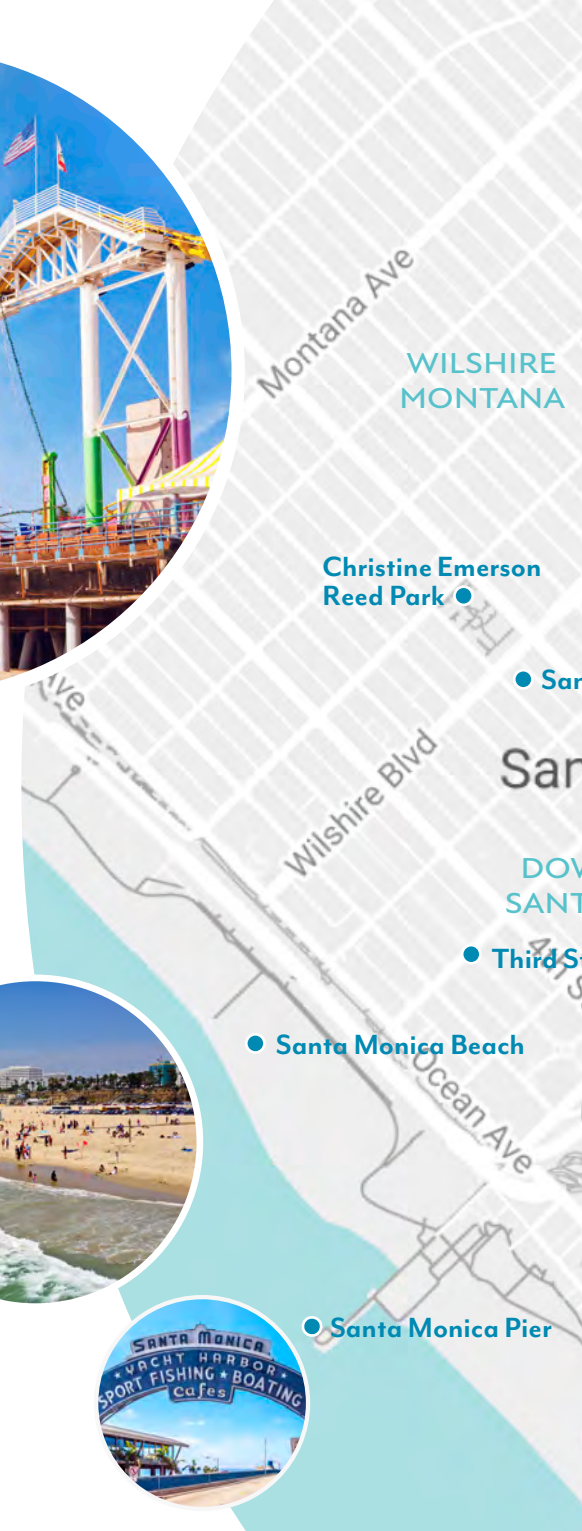
Santa Monica, California is a vibrant coastal city located on the west side of Los Angeles County. Renowned for its stunning beaches, world-class amenities, and lively atmosphere, Santa Monica is a highly desirable location for residents, businesses, and tourists alike.

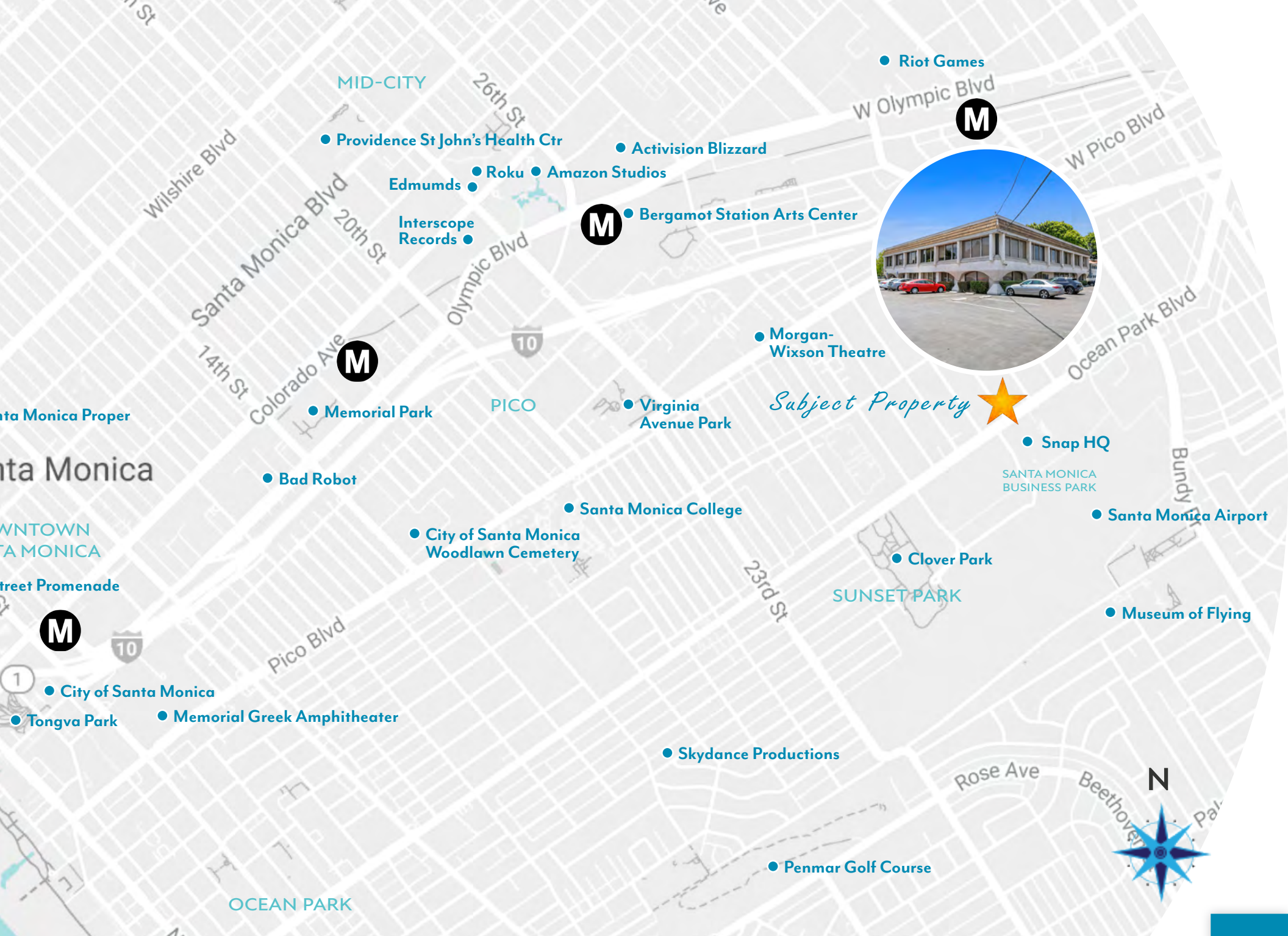
Location and Accessibility:

Santa Monica enjoys an enviable location along the Pacific Ocean, offering picturesque coastal views and a mild Mediterranean climate. The city is conveniently situated just west of Los Angeles, providing easy access to major transportation routes, including Interstate 10 and Pacific Coast Highway (Highway 1). It is approximately 14 miles from downtown Los Angeles and within a short driving distance from Los Angeles International Airport (LAX).

Attractions and Amenities:

Santa Monica offers a wealth of attractions and amenities that contribute to its high quality of life and appeal. The city's most iconic feature is its stunning coastline, encompassing the world-famous Santa Monica Beach and its lively adjacent pier, complete with amusement rides and a Ferris wheel. The bustling Third Street Promenade, a pedestrian-only shopping district, offers an array of retail stores, restaurants, and entertainment options. The city also boasts numerous parks, including Palisades Park and Tongva Park, providing residents and visitors with ample green spaces to relax and enjoy outdoor activities.





Subject Property



Business Environment:

Santa Monica is a thriving commercial hub with a diverse economy. It is particularly known for its robust technology, entertainment, and media sectors. The city houses numerous tech companies, startups, production studios, and creative agencies, making it an attractive destination for businesses in these industries. Additionally, Santa Monica benefits from its proximity to Silicon Beach, a cluster of tech companies and innovative startups located in the neighboring areas of Venice and Playa Vista.

Culture and Lifestyle:

Santa Monica has a vibrant and diverse cultural scene, with a thriving arts community and a multitude of entertainment options. The city is home to numerous art galleries, theaters, and live music venues, offering a rich cultural experience. Residents can also explore the world-renowned Santa Monica Museum of Art and participate in various cultural festivals and events throughout the year. The city promotes an active and healthy lifestyle, with ample opportunities for outdoor recreation, including biking, surfing, and jogging along the beach.





DEMOGRAPHICS

1-3-5 Mile Radius from Subject Property

Population	1-Mile	3-Mile	5-Mile
2023 Population	22,326	333,146	573,183
2028 Projected	21,788	327,623	564,947
Household	1-Mile	3-Mile	5-Mile
2023 Households	9,889	161,191	261,213
Average Household Income	\$139,073	\$130,259	\$136,814
Median Household Income	\$106,054	\$101,251	\$107,203
Business	1-Mile	3-Mile	5-Mile
No. of Businesses	2,381	31,841	59,097
No. of Employees	21,272	250,993	561,066
Total Consumer Spending	\$382.5M	\$5.7B	\$9.7B





DISCLAIMER: This offering has been prepared solely for informational purposes. While the information contained herein is from sources deemed reliable, it has not been independently verified by WESTMAC Commercial Brokerage Company or by the Seller.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Santa Monica, CA



For more information, contact the following listing agents:



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