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ASKING PRICE

**\$17,995,000**

YEAR 1: 6.70% CAP RATE

The Northmarq National Shopping Center Group is pleased to present the exclusive opportunity to acquire 1705 & 1755 Ocean Avenue (the "Property"), an exceptional pair of oceanfront retail assets totaling 19,582 square feet. Situated beneath the prestigious Waverly and Seychelle condominiums, the Property is positioned on an original 99 year prepaid ground lease with 86 years of term remaining and is anchored by luxury condominiums and surrounded by Santa Monica's most vibrant lifestyle amenities.



**1705 & 1755 Ocean Avenue**

Santa Monica, CA 90401



**19,582 SF**  
Total Building



Waverly & Seychelle  
SANTA MONICA | CA



**1.81 AC / 78,843 SF**  
Site Size



**89%**  
Occupancy



**\$1.2M**  
Year One NOI



**SMCC**  
Santa Monica Civic Center  
Specific Plan

Exclusively Offered by The Northmarq National Shopping Center Group

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THE NATIONAL SHOPPING  
CENTER GROUP**

