

*****NEW PRICING FOR A NON-CONTINGENT SALE*****

SANTA MONICA MIXED - USE DEVELOPMENT OPPORTUNITY



LOCATION: **2700-2720 Lincoln Boulevard, Santa Monica, CA 90405**

LAND: approx. 26,951 square feet of SMC4 zoned land (APN'S: 4287-017-041, 042, 043 & 044)

EXISTING AUTOMOTIVE/RETAIL IMPROVEMENTS: approx. 9,828 square feet

MASTER LEASE OPPORTUNITY: \$68,000.00/month/NNN

PRICE: ~~\$19,575,000.00 (approx. \$725/land square foot)~~ ==> **\$17,550,000.00 (approx. \$650/land square foot)**

==> **\$16,750,000.00 (approx. \$620/land square foot) ***** Pricing for a non-contingent sale *******

- **Ideal Electric Vehicle Service Facility and/or EV Charging Site**
- **Irreplaceable Automotive Use** (stand-alone building has three (3) drive-through oil & lube wells)
- **Approx. 2,000 square foot (stand-alone) building** (auto repair / office / retail / showroom)
- **Approx. 8,000 square feet of single & tandem depth auto bays**

- Mixed-Use & Affordable Development Incentives (State & Local – buyer to verify)
- Affordable Housing receives Maximum FAR (City study cited as one of only 70 possible sites ~ less now)
- Development & Sale Flexibility (all or a portion could potentially be delivered vacant)
- Adaptive Re-use opportunity (conversion of auto repair improvements to retail)
- Great opportunity to build a Single-Tenant building (for a large retailer or user)
- Prime Westside Lincoln Boulevard location (flat terrain – no hillside to contend with)
- Rare Full City Block (Hill Street to Raymond Avenue)
- Tremendous Visibility along Lincoln Boulevard (approx. 260 feet of frontage)
- Three (3) curb cuts (Hill, Raymond & Lincoln)

Scott Carr (310) 451-1931 cell
DRE#01246051



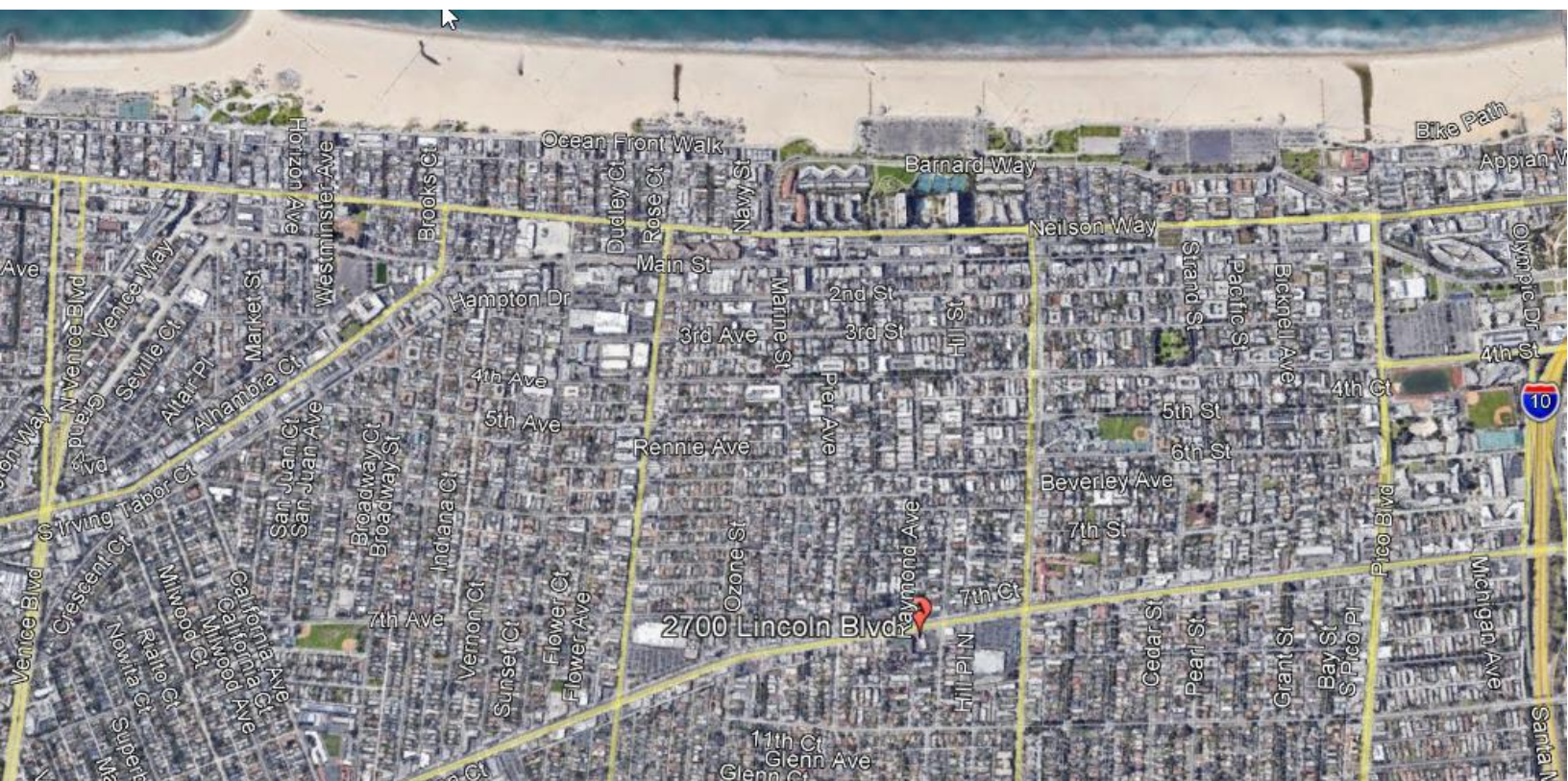


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439 N. CANON DRIVE, PENTHOUSE, BEVERLY HILLS, CA 90210

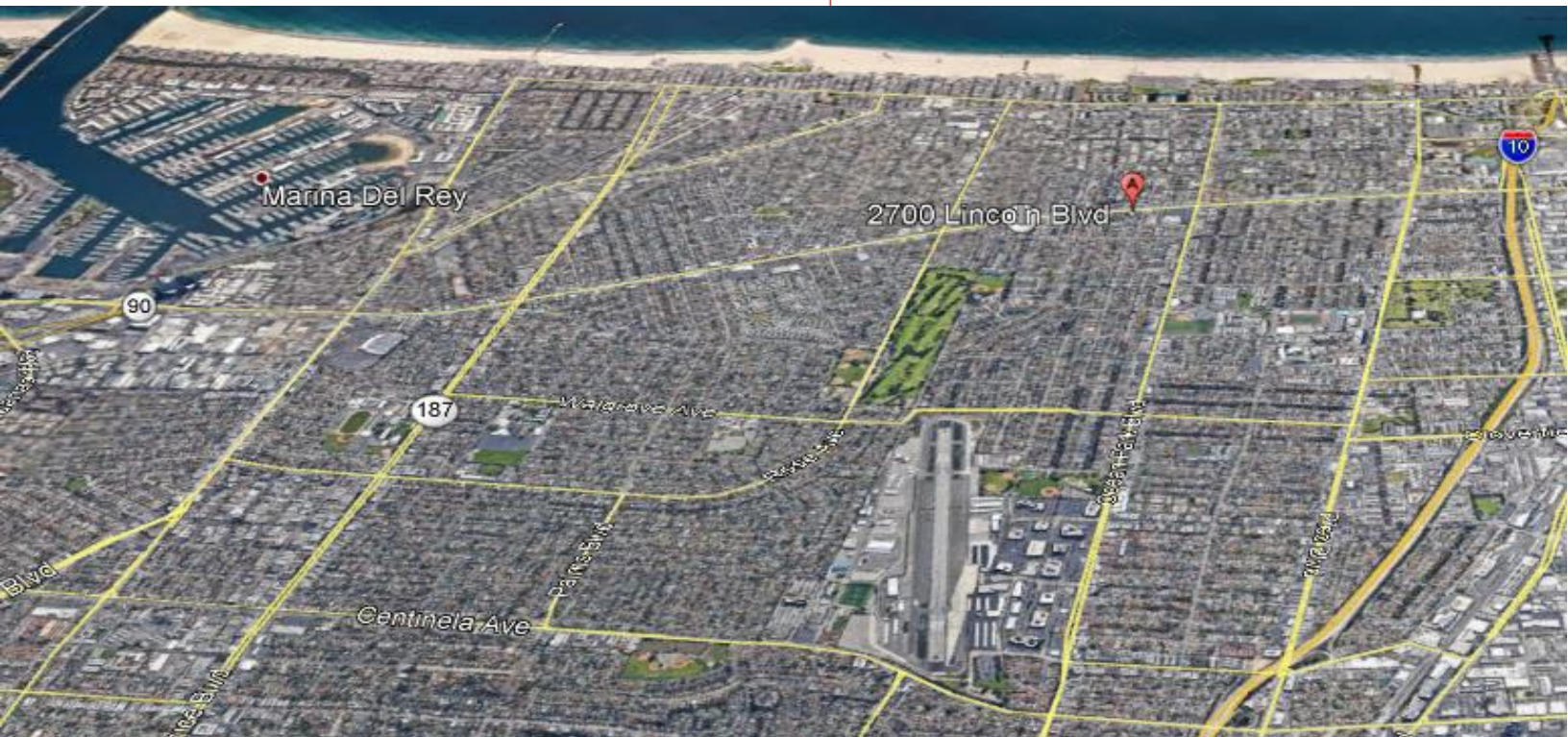


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