# 1411 CLOVERFIELD

## SANTA MONICA, CA 90404

TAKSA
INVESTMENT GROUP

THE CLOVERFIELD CREATIVE RESIDENCES

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1411 CLOVERFIELD BOULEVARD SANTA MONICA, CA 90404

TAKSA INVESTMENT GROUP

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RE/MAX COMMERCIAL

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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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# 01 PROPERTY SUMMARY

1411 CLOVERFIELD BOULEVARD| SANTA MONICA, CA 90404

# PROPERTY
## SUMMARY

| PRICING | | |
|---|---|---|
| **OFFERING PRICE** | | **$2,895,000** |
| PRICE/UNIT | | $965,000 |
| PRICE/SF | | $706.44 |
| GRM | 12.12 | **11.95** |
| CAP RATE | 5.93% | **5.95%** |
| | Current | **Market** |

| THE ASSET | |
|---|---|
| Units | 3 |
| Year Built | 1999 |
| Gross SF | 4,098 |
| Lot SF | 2,000 |
| APN | 4275-004-015 |
| Parking | Secured Garage |


## 1411 CLOVERFIELD BOULEVARD

### WALKSCORE ®

| | | |
|---|---|---|
| **93** | **66** | **97** |
| Walker's Paradise | Good Transit | Biker's Paradise |
| Daily errands do not require a car | Many nearby public transportation options | Daily errands can be accomplished on a bike |

# Property Overview

## PROPERTY OVERVIEW

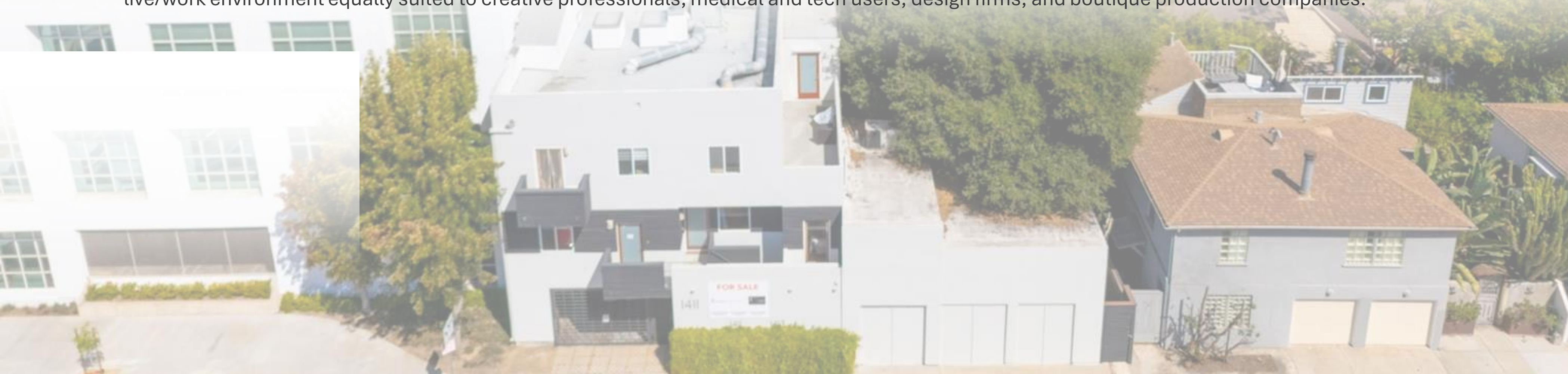
Jonathan Taksa of The Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present The Cloverfield Creative Residences, a boutique collection of three beautifully reimagined live/work units ideally positioned in the heart of Santa Monica’s dynamic Media District. Located at 1411 Cloverfield Boulevard, the property offers an exceptional opportunity for both investors and owner-users seeking a flexible, high-design environment within one of the Westside’s most sought-after creative corridors.

## PRIME LOCATION

Surrounded by leading industry names including Amazon, Oracle, Red Bull, CBS, Sony, and Dick Clark Productions, the property enjoys unparalleled proximity to St. John’s Medical Center, Parkside Medical, and the emerging Bergamot Station Arts Center redevelopment. Tenants and occupants benefit from immediate access to Santa Monica’s premier lifestyle amenities, with Colorado Center Park and Schader Park moments away, and world-class dining, shopping, entertainment venues and the beautiful Santa Monica beach within minutes.

## PROPERTY FEATURES

Each of the three residences has been thoughtfully designed with a focus on flexibility and aesthetic appeal—featuring hardwood floors, soaring ceilings, abundant natural light, exposed brick walls, central HVAC, private outdoor spaces, and secure off-street parking. The result is a rare live/work environment equally suited to creative professionals, medical and tech users, design firms, and boutique production companies.



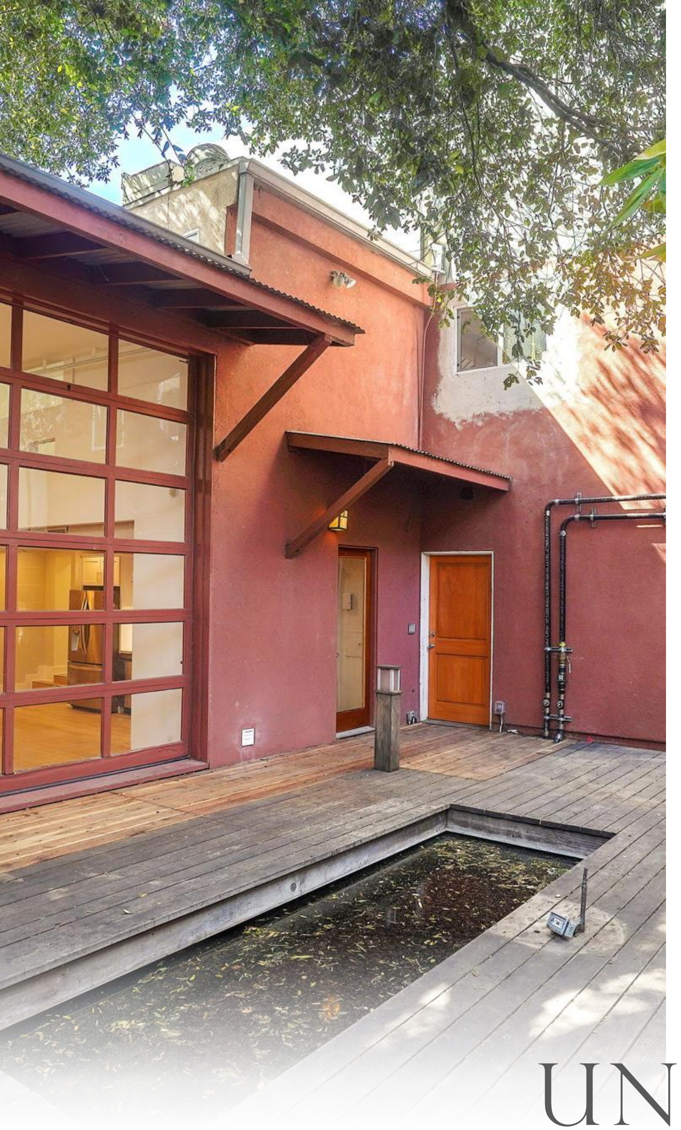
# Property *Highlights*

**1411 CLOVERFIELD BOULEVARD**

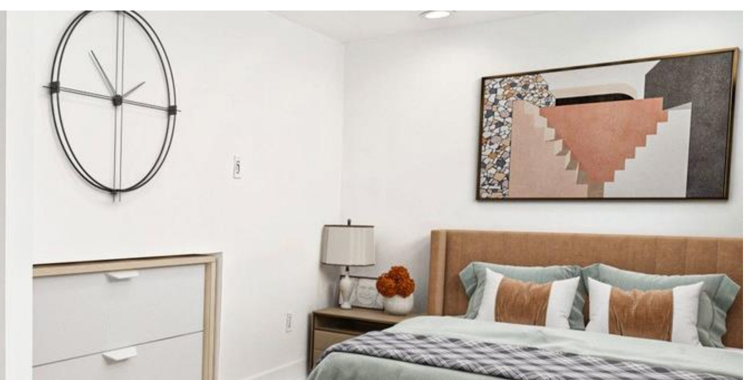
- Boutique three-unit live/work property in Santa Monica's thriving Media District
- Just one mile from the Bergamot Station Arts Center and its major redevelopment project
- Walking distance to Colorado Center Park, Schader Park, and numerous cafés, retail, and lifestyle amenities
- Private outdoor spaces and secure off-street parking for each unit
- Prime location adjacent to Parkside Medical and St. John's Medical Center
- Surrounded by high-profile corporate neighbors including Amazon, Oracle, Red Bull, CBS, Sony & Dick Clark Productions
- Fully remodeled interiors with hardwood flooring, high ceilings, exposed brick, central HVAC, and abundant natural light
- deal for investors or owner-users in the creative, medical, tech, or entertainment sectors

# UNIT A

# UNIT B

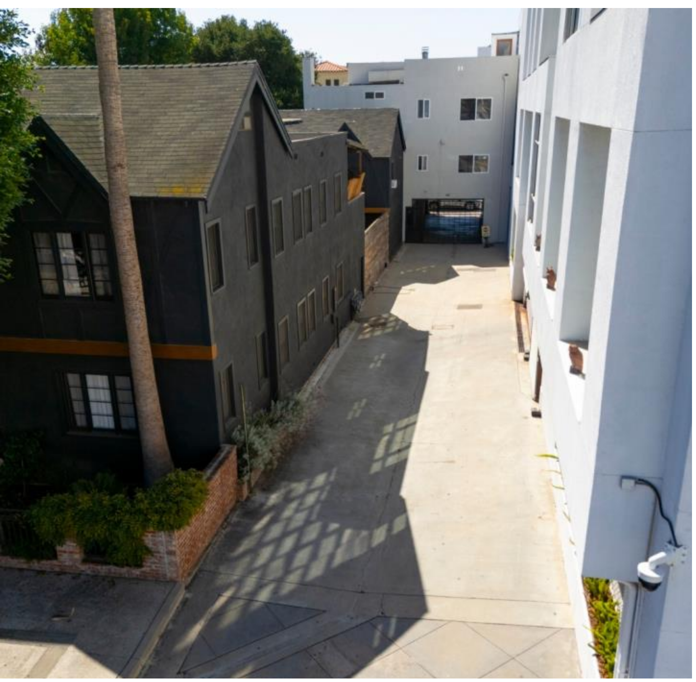


# UNIT C




WESTWOOD VILLAGE
Westfield
CENTURY CITY
CAA
FOX SEARCHLIGHT PICTURES
FOX SPORTS
FOX | STUDIO LOT
SANTA MONICA COLLEGE
LIONSGATE
Red Bull
ENERGY DRINK
amazonstudios
hulu
ACTIVISION BLIZZARD
CBS
GoodRx
UCLA Health
SUBJECT PROPERTY
SANTA MONICA BLVD
CLOVERFIELD BLVD


# PROPERTY LAYOUT



# 1411 CLOVERFIELD BOULEVARD

# 02 LOCATION OVERVIEW

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# Santa Monica

## CALIFORNIA

**92,828**
POPULATION

**$1.48M**
MEDIAN HOME PRICE

**$106,123**
AVG HH INCOME

**Situated in the heart of Santa Monica, 1411 CLOVERFIELD BOULEVARD offers an exceptional location in one of the most desirable coastal markets in the world**. Just minutes from Santa Monica Beach, the 3rd Street Promenade, and the Expo Line Metro station, the Property provides unparalleled access to the vibrant lifestyle, amenities, and workforce that define this premier Westside submarket.  Santa Monica is home to a thriving blend of Fortune 500 companies, leading tech and media firms, creative agencies, and boutique retailers. Often referred to as “Silicon Beach,” the area has rapidly become a hub for innovation, attracting tenants such as Google, Hulu, and Snap, as well as countless startups. The Property benefits from this expanding business ecosystem, offering owner-users and investors alike a prestigious address that resonates with clients, employees, and tenants.

Convenient freeway access to the I-10 and Pacific Coast Highway ensures direct connectivity to neighboring West Los Angeles, Downtown LA, and the greater Southern California region. Additionally, the Property’s pedestrian-friendly setting allows easy access to local cafes, restaurants, and retail shops, enhancing both tenant desirability and long-term value.

1411 CLOVERFIELD BOULEVARDis strategically positioned to capture the ongoing growth of Santa Monica’s commercial core while providing the unique advantage of a fully renovated, modern office environment within a timeless coastal setting.

# Location


UCLA Health
UCLA Bruins
BRENTWOOD HEIGHTS
WESTWOOD
RIDGEVIEW COUNTRY ESTATES
Riviera Country Club
Brentwood Country Club
WLA VA HOSPITAL
WESTWOOD VILLAGE
Westfield CENTURY CITY
CENTURY CITY
RODEO DRIVE
GUCCI
GIORGIO ARMANI
BALENCIAGA
LOUIS VUITTON
Dior
LACOSTE
PALISADES VILLAGE
BRENTWOOD
Red Bull ENERGY DRINK
ring
CENTURY PARK
WATT COMPANIES
CAA
Century City Medical Plaza
FOX SEARCHLIGHT PICTURES
FOX SPORTS
FOX | STUDIO LOT
Tastemade
EREWHON
wework
PACIFIC PALISADES
NORTH OF MONTANA
Wilshire Blvd
26th St
Centinela Ave
W Olympic Blvd
W Pico Blvd
Overland Ave
HBO
amazon studios
headspace
hulu
WITHIN
THE CULVER STEPS
CULVER CITY Downtown BUSINESS ASSOCIATION
Culver City
ZipRecruiter
Seriously
gumgum
TrueCar
SANTA MONICA PIER
Santa Monica
Santa Monica place
Downtown Santa Monica THIRD STREET PROMENADE
SUNSET PARK
Snap Inc.
MAR VISTA
Pico Blvd
Palms Blvd
SONY PICTURES
wework
amazon studios
mediakix
OCEAN PARK
PARACHUTE
MAR VISTA HOUSES
Venice Blvd
S Centinela Ave
Inglewood Blvd
Sepulveda Blvd
Culver Blvd
Jefferson Blvd
City of Santa Monica
THE BLK TUX
DOGTOWN MEDIA
Google
The Bouqs Co.
Westfield CENTURY CITY
BIRD
ZEFR
Facebook
IMAX
Winc
SYSTEM1
VENICE
stackcommerce
GEM
Marina Del Rey
THRIVE MARKET
Microsoft
PLAYA VISTA
THE HONEST CO.
ChowNow
DEL REY
FOX HILLS

# Fortune 500

SANTA MONICA, CA


# Silicon Beach Synergy

| 3,122 | 29,241 | $6.3B |
|---|---|---|
| Area Business | People Employed | Annual Payroll |

**Job Creation:** Silicon Beach has become a major source of job creation in the Los Angeles area. Tech companies, startups, and digital media firms in the region employ thousands of people across various roles, including software development, marketing, design, and business operations.

**Innovation and Entrepreneurship:** The ecosystem fosters innovation and entrepreneurship, leading to the development of new technologies, products, and services. Entrepreneurs and innovators in Silicon Beach work on cutting-edge projects, contributing to the overall technological advancement.

**Real Estate Development:** The growth of Silicon Beach has driven significant real estate development, including the construction of modern office spaces, co-working facilities, and residential complexes. This development helps to draw high profile companies and top talent to the area.

# Vicinity Map

# *Santa Monica Based-Silicon Beach*

**Snap Inc.**

Snap Inc., the company responsible for Snapchat, is straddling multiple California locations at the moment. The social media company once boasted a spread of offices throughout Venice but has since made moves to a space near the Santa Monica airport.

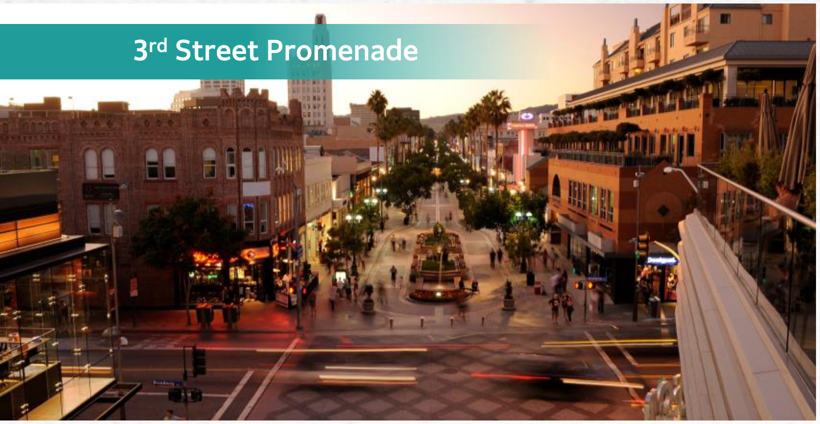
**hulu**

Hulu's streaming platform features a wide array of popular television shows just hours after they air live. The company occupies a 90,000-square-foot, fully customized space in the mid-city neighborhood of Santa Monica.

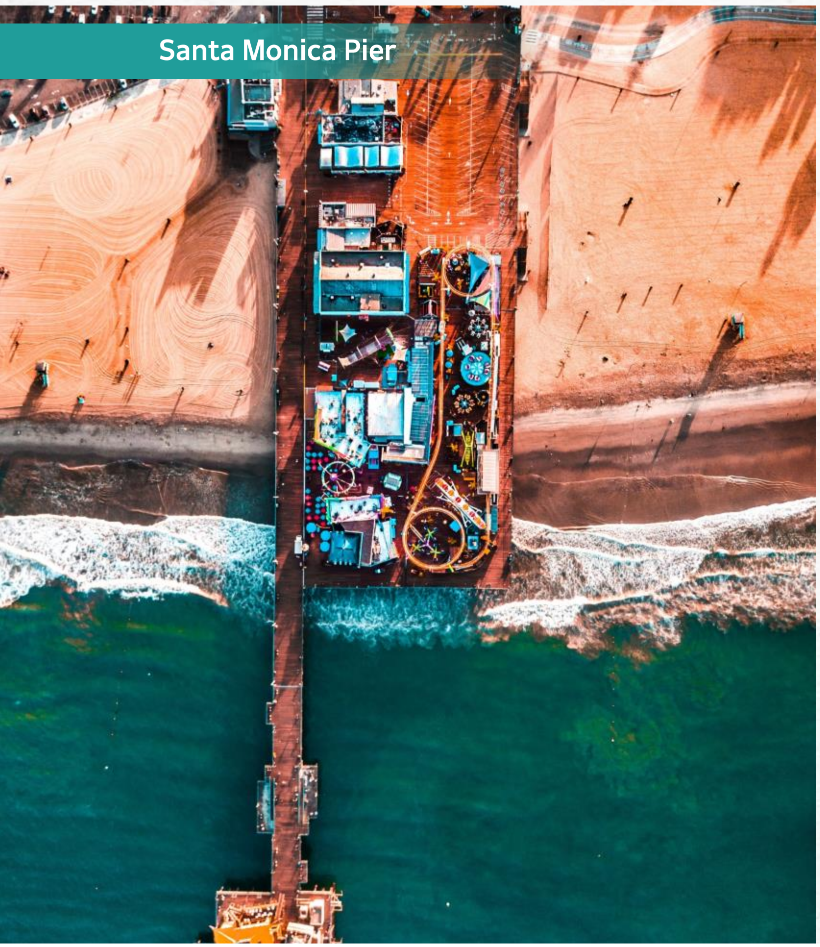
**ACTIVISION BLIZZARD**

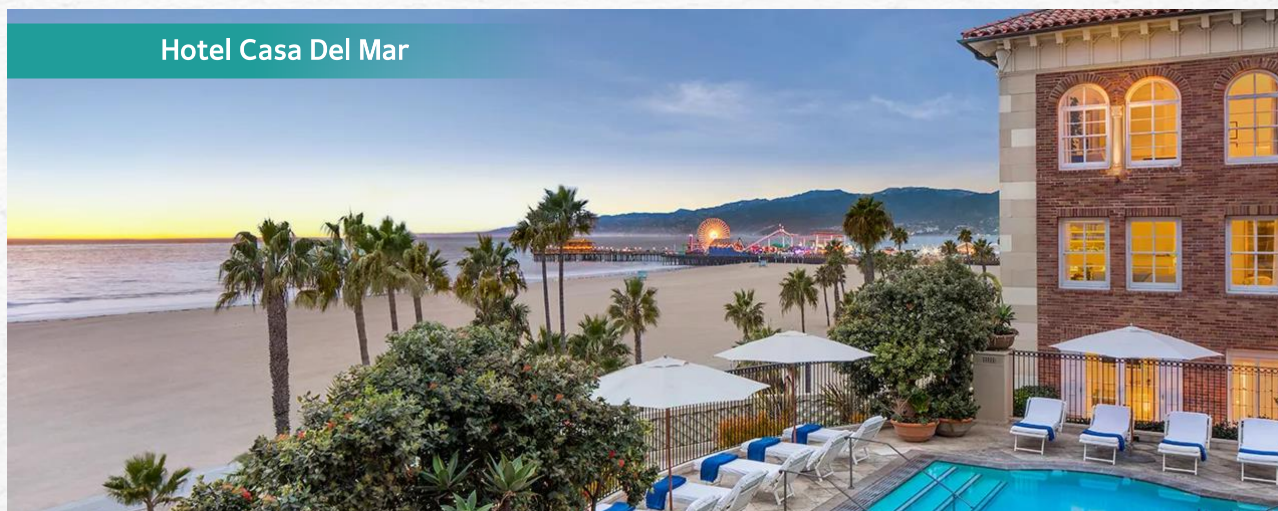
Activision Blizzard is a major video game publisher and developer known for popular franchises such as Call of Duty, World of Warcraft, Overwatch, and more. The company has multiple offices and development studios, and its Santa Monica location was one of its key offices.

# Iconic Landmarks


3rd Street Promenade


Santa Monica State Beach


Santa Monica Pier


Hotel Casa Del Mar

03

# FINANCIAL ANALYSIS

1411 CLOVERFIELD BOULEVARD| SANTA MONICA, CA 90404

# Financial Analysis

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| Lot SF | 2,000 |
| APN | 4275-004-015 |
| Parking | Secured Garage |

MONTHLY RENT SCHEDULE

| # of Units | Type | Avg.Current | Current Total | Market | Market Total |
|---|---|---|---|---|---|
| 1 | 2+1.75 Mixed Use | $9,000 | $9,000 | $9,000 | $9,000 |
| 1 | 1+1.5 Mixed Use | $5,400 | $5,400 | $5,495 | $5,495 |
| 1 | 2+1.75 Mixed Use | $5,512 | $5,512 | $5,695 | $5,695 |
| **Total Scheduled Rent** | | | **$19,912** | | **$20,190** |

| **ANNUALIZED INCOME** | | **Current** | | **Market** |
|---|---|---|---|---|
| Scheduled Rent Income | | $238,944 | | $242,280 |
| Less: Vacancy/Deductions | 3% | ($7,168) | 3% | ($7,268) |
| Effective Gross Income | | $231,776 | | $235,012 |

| **ANNUALIZED EXPENSES** | **Current** | **Market** |
|---|---|---|
| Taxes (1.15655%) | $33,482 | $33,482 |
| Management (3%) | $7,168 | $9,691 |
| Insurance | $4,327 | $4,327 |
| Repairs & Maintenance | $5,731 | $5,731 |
| Utilities | $1,005 | $1,005 |
| Gardening | $1,800 | $1,800 |
| Cleaning | $1,200 | $1,200 |
| Accounting | $3,000 | $3,000 |
| Miscellaneous | $2,500 | $2,500 |
| **ESTIMATED EXPENSES** | **$60,213** | **$62,736** |
| Expenses/Unit | $20,071 | $20,912 |
| Expenses/SF | $14.69 | $15.31 |
| % of GOI | 26.0% | 26.7% |

| **RETURN** | **Current** | **Market** |
|---|---|---|
| NOI | $171,563 | $172,276 |

# Rent Roll

| Unit # | Type | Approx SF | Current Rent | Current Rent/SF | Market Rent | Market Rent/SF | Occupancy | Move-In Date |
|---|---|---|---|---|---|---|---|---|
| **A** | 2+1.75 Mixed Use | 1,502 | $9,000 | $5.99 | $9,000 | $5.99 | Occupied | 7/1/2020 |
| **B** | 1+1.5 Mixed Use | 1,349 | $5,400 | $4.00 | $5,495 | $4.07 | Occupied | 9/1/2026 |
| **C** | 2+1.75 Mixed Use | 1,247 | $5,512 | $4.42 | $5,695 | $4.57 | Occupied | 7/15/2022 |
| **Totals:** | | | **$19,912** | | **$20,190** | | | |

# 1411 CLOVERFIELD BOULEVARD

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