

CREATIVE
BUILDING
FOR
SALE

[VIEW VIRTUAL TOUR](#)

929
COLORADO
AVE
SANTA MONICA



DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and should not be construed as containing all or a portion of the information which prospective buyers may require to evaluate a purchase of the Property. The information contained herein is believed to come from reliable sources, but has not been verified for accuracy, and all buyers are encouraged to verify any information contained herein through their own diligence. No representation or warranty of any kind is being made in this Memorandum, but rather is being presented “as is” without the duty to verify.

Any such estimates based on forward-looking assumptions as they relate to the overall economy, market conditions, competitive properties or any other factors should be considered as being uncertain and may not represent the actual performance of the Property.

All references to land area or building area, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. All prospective buyers are advised to independently investigate and verify the accuracy and completeness of all information contained herein, to consult both their legal counsel and financial advisors, and carefully investigate the economics and financial risks of this transaction as well as the Property’s suitability for Buyer’s needs. **THERE SHOULD BE NO RELIANCE ON THE CONTENT OF THIS MEMORANDUM, AND ANY SUCH RELIANCE IS SOLELY AT BUYERS OWN RISK.**

The Ownership expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property, and may terminate discussions at any time with or without notice to you. No offers, counteroffers, and negotiations shall be binding and neither Lee & Associates, Los Angeles West, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

THE OFFERING



Lee & Associates, Los Angeles West, Inc. is pleased to present the opportunity to acquire the real property and all improvements thereon located at 929 Colorado Ave in Santa Monica, California (the "Property"). This property consist of a multi unit, approximately +/-24,931 SF of creative building on 30,009 SF of land including the surface parking lot. The property, was originally constructed in the early 1940's, and has most recently been occupied as creative office space. The key features of the Property are the combination of bow-string truss ceilings and Lamella roof structures in a large majority of the space, creating a tremendous sense of volume throughout. The configuration creates a multitude of options for a single tenant or multiple tenant configurations for both owner-users and investors alike.

929 Colorado is conveniently located between Santa Monica's Bayside and Santa Monica's Media District minutes from freeway access and walking distance to both the 17th Street/SMC Expo Line and Downtown Santa Monica Stations. The Property creates an opportunity for both owner-users and investors to acquire a premier property for occupancy, partial occupancy or for a straightforward value add investment. The proximity to premier Santa Monica amenities, restaurants and nightlife, and multiple light rail stops, makes this a long-term value add opportunity for an investor or owner-user.



PREMISES ± 24,931 SF Building
± 30,009 SF Land

APN 4282-029-020

PRICE Call Agent

ZONING MUBL/R3

PARKING 27 Spaces

FEATURES

- Ideal Owner/User Multi-Tenant Opportunity
- Perfect for Entertainment, Tech, and Design Companies
- High Exposed Ceiling
- Polished Concrete Floors
- Private Offices and Open Work Space
- Full Modern Kitchen
- Abundant Natural Light
- Prime Santa Monica Location within Walking Distance to a Variety of Restaurants and Amenities

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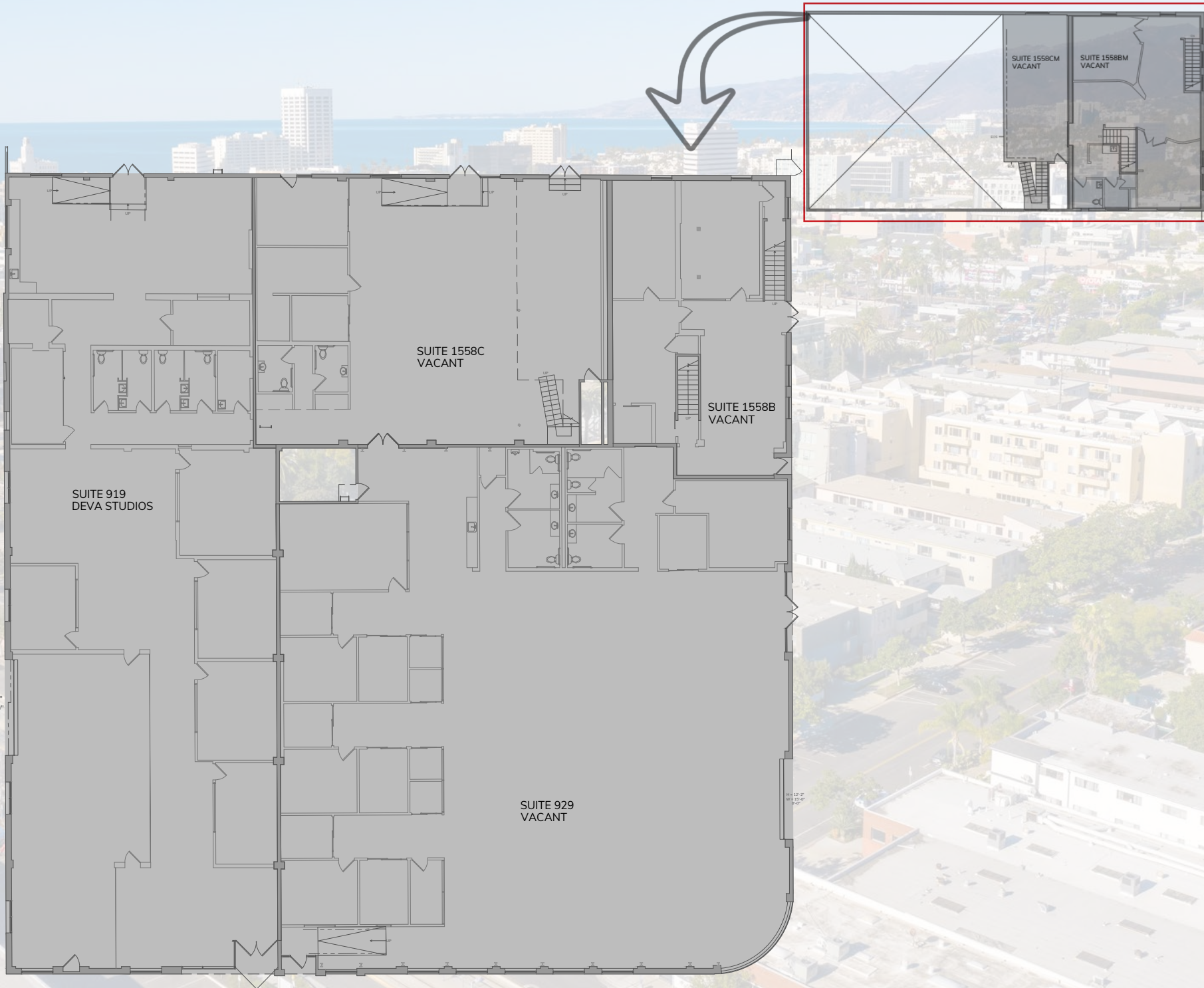


A DIVISION OF
LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA | 310.899.2700
WWW.LEEWESTLA.COM | DRE 01222000

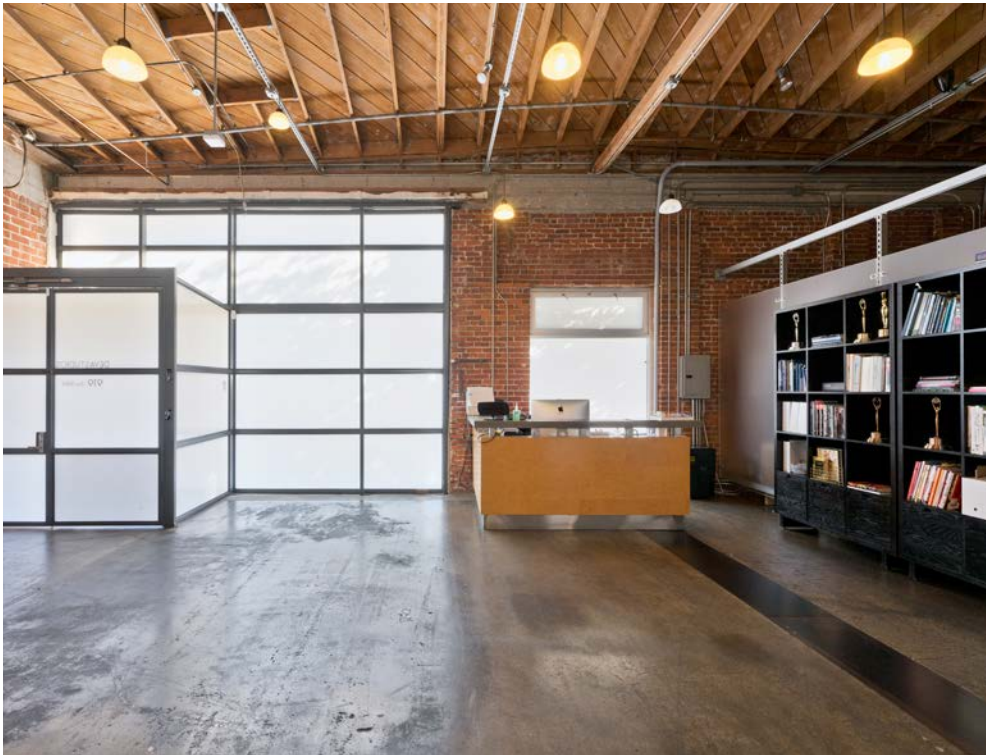
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FLOOR PLAN

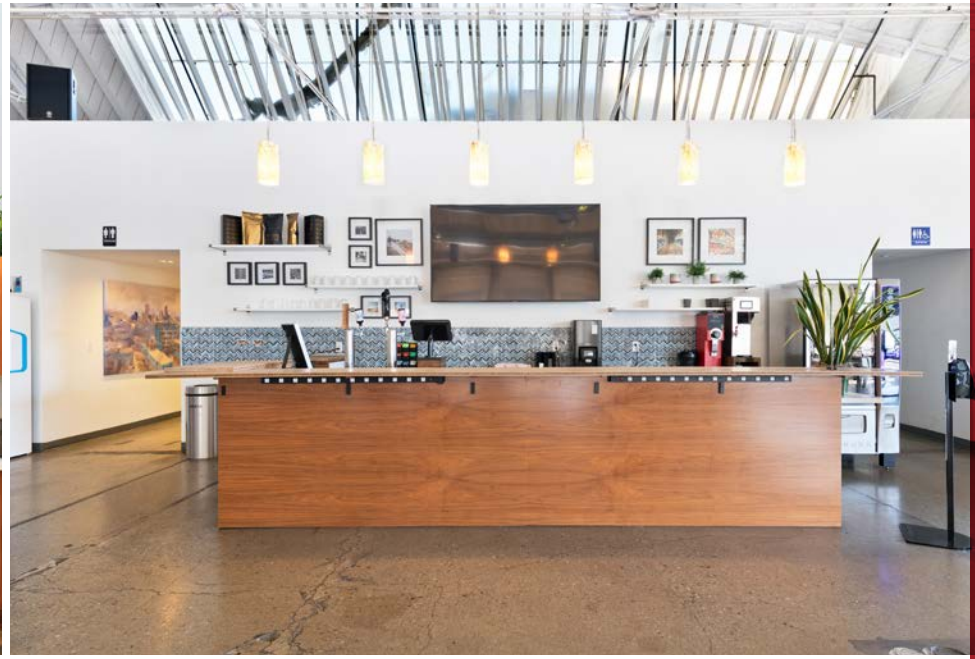




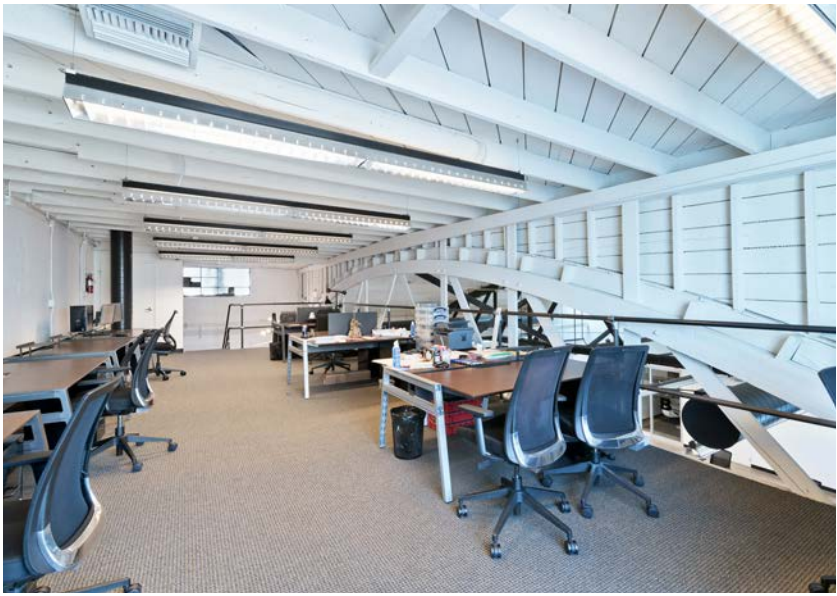
EXTERIOR



919 COLORADO AVE. - INTERIOR



929 COLORADO AVE. - INTERIOR



1558 10TH STREET - INTERIOR



BIRDS EYE



REDBULL

AMAZON STUDIOS

HULU

ACTIVISION

TESLA

INDIAN PAINTBRUSH

PICNIC NEW MEDIA

JERRY BRUCKHEIMER

HGA ARCHITECTS

THRESHOLD ENT.

META

ROUNABOUT WEST

HARVEST FILMS

APPLE

RADICAL MEDIA

BAD ROBOT

SUBJECT PROPERTY

NOTABLE NEIGHBORS



3RD STREET PROMENADE

SUBJECT PROPERTY

Élephante

FLOWER CHILD

BOA
Steakhouse

TUMBI
CRAFT INDIAN KITCHEN

THE
LOBSTER

Shutter's
ON THE BEACH

Capo

DOXTOWN
COFFEE

KAFEK

yogaworks

TIPSYS
CHEF

BLUE BOTTLE
COFFEE

THE GALLEY
RESTAURANT

alfalfa

pressed

SHOOP'S

THE BEACH CLUB
VICTORIAN SANFAMONICA

KAZU
NORI

SANTA MONICA
PIER

CASA DEL MAR
HOTEL BY THE SEA

Cha
Cha Chicken

STELLA BARRA
PIZZERIA & WINE BAR

Urth Caffé
Sustainably Organic Coffee & Fine Food

THAI VEGAN

manchego

gget

CHINORS
ON MAIN

NEARBY AMENITIES



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