

3017 SANTA
MONICA
BLVD



FOR SALE

CONTACT:

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**AVISON
YOUNG**

Avison Young is pleased to present 3107 Santa Monica Boulevard, a premier opportunity for an owner-user or value-add investor to acquire a well-located office property at an attractive price per square foot. This distinctive building offers two floors of office space and a penthouse above ground-level tuck-under parking, featuring a unique architectural design with exterior hallways that provide abundant natural light. The third floor has been largely gutted, creating a blank canvas for customization, while the second-floor tenants are on month-to-month or short-term leases, allowing for immediate repositioning. The current owner has secured design renderings showcasing a modernized interior and exterior concept, complete with a rooftop deck. Ideally situated in Santa Monica, this property presents an exceptional opportunity to create a bespoke business environment with significant potential for added value and long-term appreciation.

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ADDRESS	3017 Santa Monica Blvd. Santa Monica, CA 90404
TYPE	Mixed-Use / Office
NUMBER OF FLOORS	3
LOT SIZE	± 7,200 SF
BUILDING SIZE	TOTAL: ± 10,659 SF FLOOR 1: ± 378 SF FLOOR 2: ± 4,796 SF FLOOR 3: ± 4,766 SF PENTHOUSE: ± 719 SF
YEAR BUILT	1972
ZONING	MUBL
OCCUPANCY	Majority of Tenants are MTM
ASKING PRICE	\$3,995,000
PARKING	30 Total Spaces; 26 tandem / 4 individual spaces



POTENTIAL BUILDING RENOVATION

[RENDERINGS]

3017

SANTA MONICA BLVD



SANTA MONICA

Santa Monica is one of Southern California's most desirable coastal cities, offering a dynamic blend of business opportunity, lifestyle, and long-term value. Known for its thriving economy, world-class amenities, and unparalleled quality of life, Santa Monica

attracts innovative companies, creative professionals, and investors seeking stability and growth. Santa Monica offers the prestige of a prime address and the ability to create a customized headquarters in a thriving market. For investors, the city's strong demand and limited inventory present an exceptional

LOCATION HIGHLIGHTS

- **Strategic Location:** Situated on the Westside of Los Angeles with easy access to major freeways, public transit, and Los Angeles International Airport (LAX).
- **Vibrant Business Community:** Home to leading tech firms, media companies, and professional services, creating a strong ecosystem for collaboration and growth.
- **Lifestyle & Amenities:** Renowned beaches, upscale dining, boutique shopping, and cultural attractions make Santa Monica a magnet for talent and clients alike.
- **High Demand Market:** Limited supply of office properties and strong fundamentals drive long-term appreciation and value-add potential



58K
TOTAL POPULATION



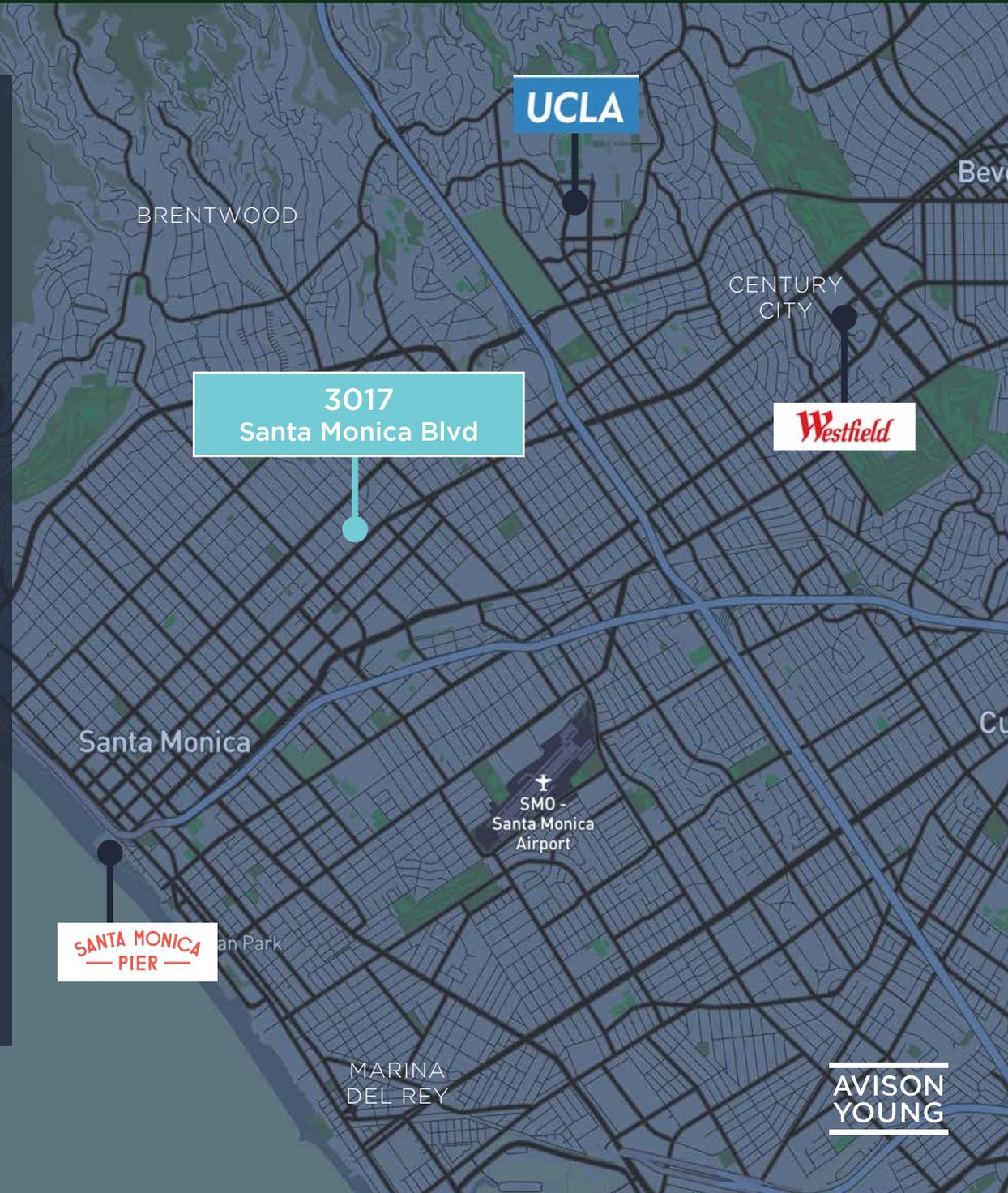
\$104K
AVG. HH INCOME



\$1.01M
MEDIAN HOME VALUE



255K
DAILY TRAFFIC



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