

OWNER/USER OR INVESTMENT OPPORTUNITY

1441-1445 4TH STREET

SANTA MONICA, CA



PRIVATE CAPITAL GROUP

NEWMARK

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Property Overview



\$8,950,000 (\$663.70/SF)

PURCHASE PRICE

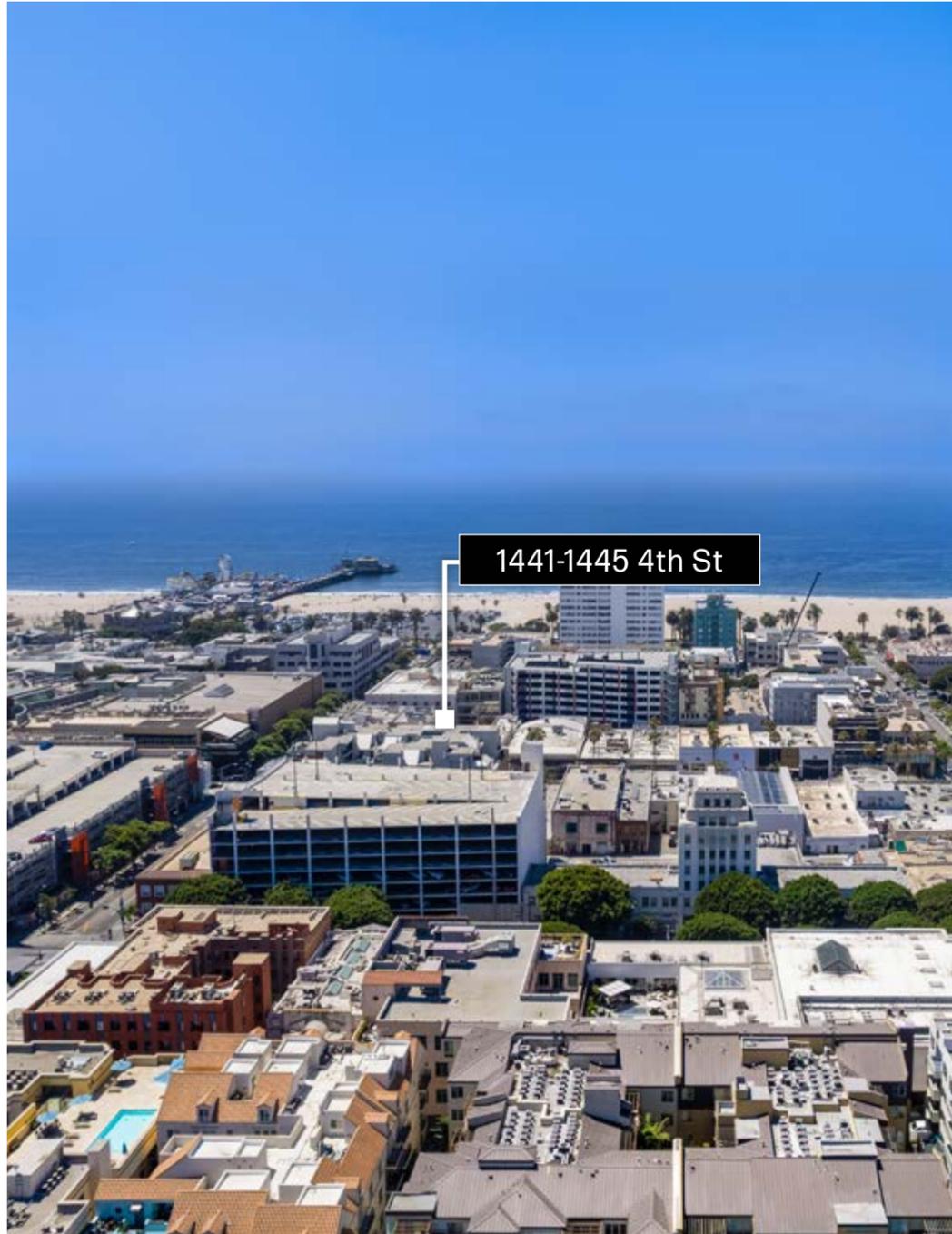
Address	1441-1445 4th Street, Santa Monica, CA 90401
APN	4291-018-015
Building Area	±13,485 SF
Site Area	7,405 SF (0.17 Acres)
Year Built	1929
Floors	Two 1st Floor - Restaurant 2nd Floor - Office
Current Availability	6,000 SF office on the 2nd floor. Ideal for owner-user
Parking	3-4 spaces behind the building (City of SM across the street)
Zoning	SMBSC3
Restaurant Tenant	Le Zinc Bar LLC (Massilia) personally guaranteed lease
Current Annual Rent	\$442,754.64
Lease	Lease until December 1, 2026



Located at 1441-1445 4th Street, this property is nestled in the vibrant heart of Santa Monica, a city renowned for its lively atmosphere and close proximity to the beach. The area offers an extensive range of amenities, making it a desirable place for both businesses and visitors.

This mixed-use property features the popular Massilia restaurant on the ground floor, attracting a steady stream of patrons. Above, the vacant office space provides an ideal opportunity for a business or owner-user seeking a strategic location. The property offers a variety of uses, such as office, medical, and personal service. The office area boasts modern architecture and contemporary finishes, offering a high-quality space. Its versatile nature makes it suitable for a range of business needs, appealing to those looking to establish themselves in one of California's most coveted neighborhoods.





1441-1445 4th St





Entrance to 2nd floor



High 20' ceiling with skylights offering abundant natural light





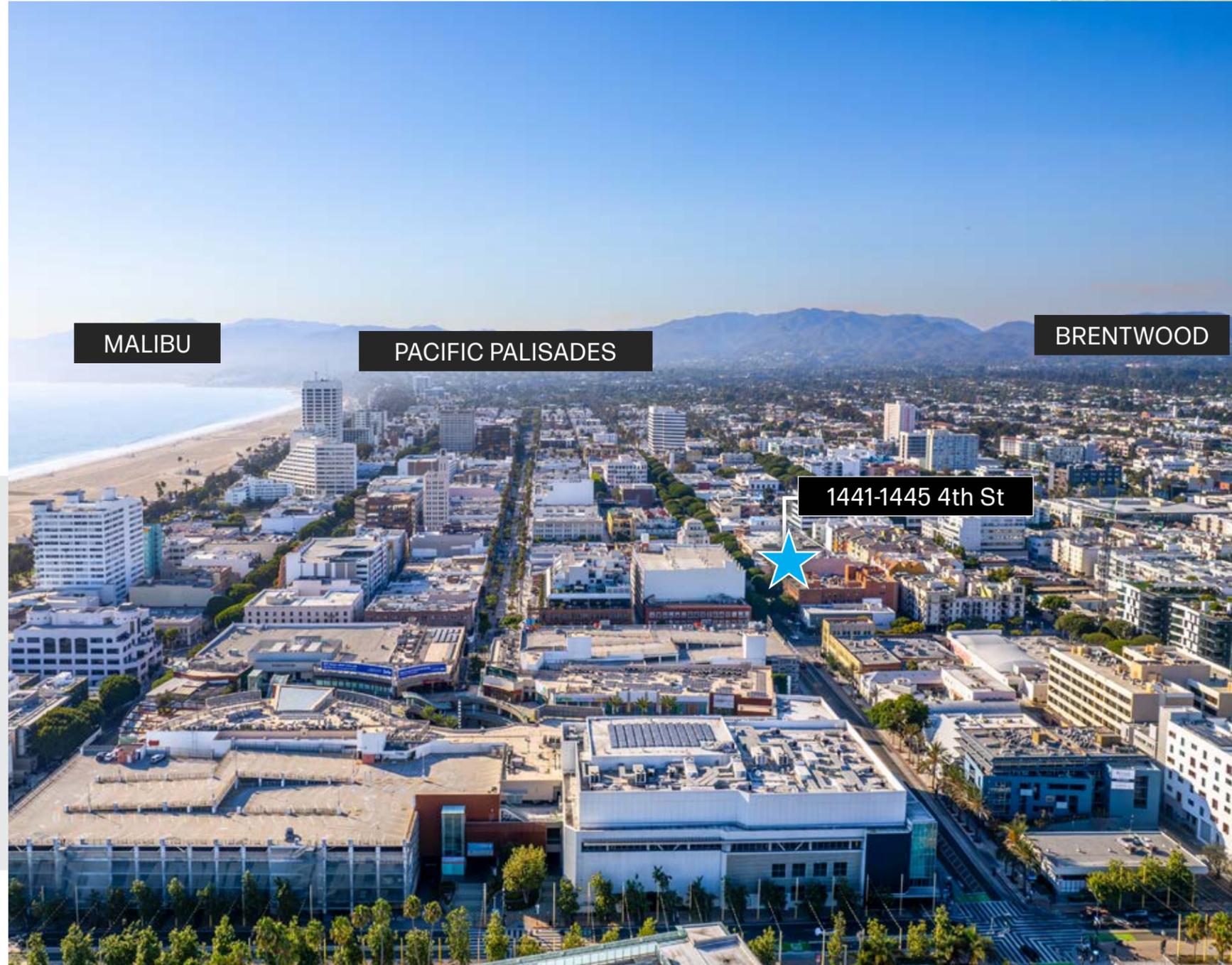
Neighborhood Amenities



93
Walk Score

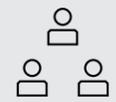


Surrounding Neighborhoods



Trade Area

POPULATION



35,377
1-Mile

168,946
3-Miles

407,239
5-Miles

EMPLOYEES



47,880
1-Mile

148,206
3-Miles

337,940
5-Miles

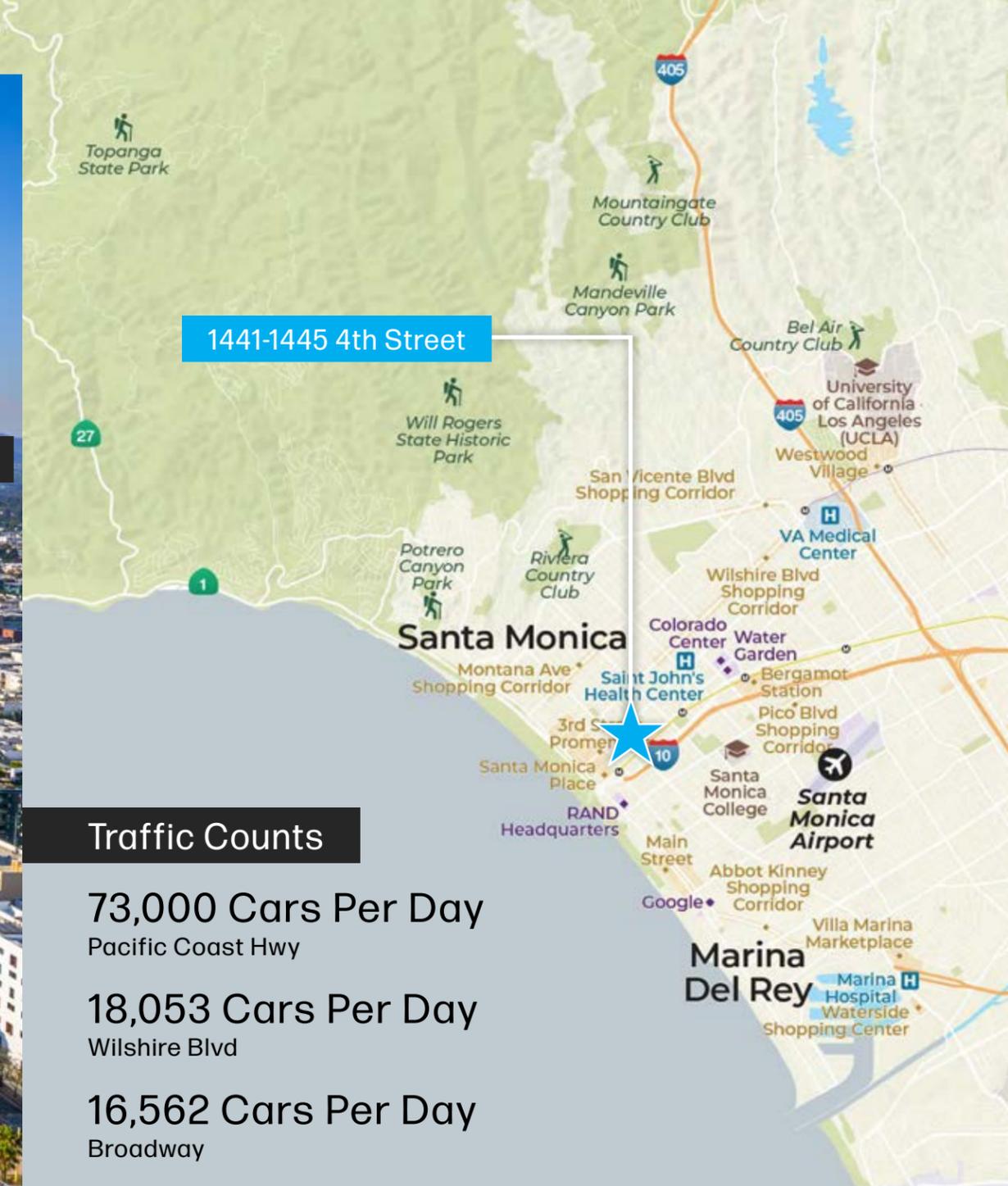
HH INCOME



\$114,543
1-Mile

\$125,609
3-Miles

\$121,547
5-Miles



Santa Monica Overview

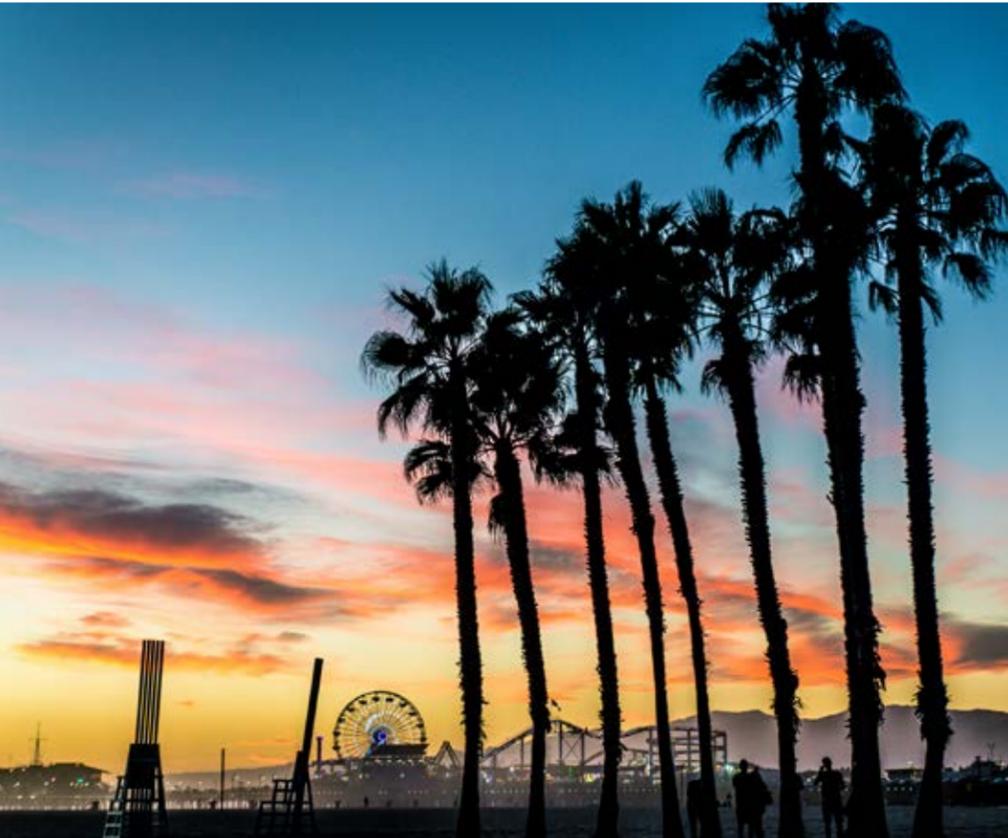
SANTA MONICA is renowned for its diversity and affluence, establishing itself as a top destination for business, entertainment, shopping, and luxury living.

Spanning 8.3 square miles, Santa Monica is bordered by the Pacific Ocean to the west, the upscale neighborhoods of Pacific Palisades to the north, Brentwood and West Los Angeles to the east, and Venice Beach to the south. It is celebrated globally as Southern California's premier beach community, known for its expansive, picturesque beaches and its proximity to the vibrant entertainment and recreational options. Its oceanfront location and limited real estate supply have made it extremely desirable for work, shopping, and high-end residential living, as well as a sought-after area for dining and entertainment.

With a resident population of approximately 93,000, Santa Monica experiences a dramatic increase in daytime population to over 250,000, thanks to shoppers, visitors, and employees. The city attracts more than five million tourists annually, contributing nearly \$1 billion to the local economy and supporting over 8,000 jobs. Santa Monica features more than 4,000 high-end hotel rooms, primarily located along the coast and near the Third Street Promenade. The city's residents are highly educated, with over 67% holding a bachelor's degree or higher. The average household income is nearly \$157,000, and more than 53% of households earn \$100,000 or more per year. Santa Monica's diverse and evolving economy is supported by a blend of retail, office space, and residential housing. Everything is within walking distance, from award-winning oceanfront dining and world-class entertainment to a range of unique and luxury retail options, including those along Third Street Promenade and in Santa Monica Place.

 **76**
Excellent Transit

 **92**
Very Bikeable





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