

2948 Colorado Avenue

SANTA MONICA | CALIFORNIA



± 16,272 SF FREE-STANDING BUILDING FOR SALE

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ZAMEL & ASSOCIATES
COMMERCIAL & INDUSTRIAL REAL ESTATE

DAUM
COMMERCIAL REAL ESTATE SERVICES

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ABOUT THE PROPERTY



Located in the Bergamot Area Plan



MUC (Mixed Use Creative)



Corner Stand-Alone Building



Multiple Points of Entry



Bow-Truss Ceiling



No Posts



Concrete Floors



Natural Light

2948 Colorado Avenue

PROPERTY HIGHLIGHTS



±16,272 Available SF



±22,216 Land SF



±10,000 Office SF



1950 Year Built



2 Loading Doors



12' Clear Height



28 Parking Spaces



APN 4268-002-010



Zoning: SMLMSD

OFFERING PRICE

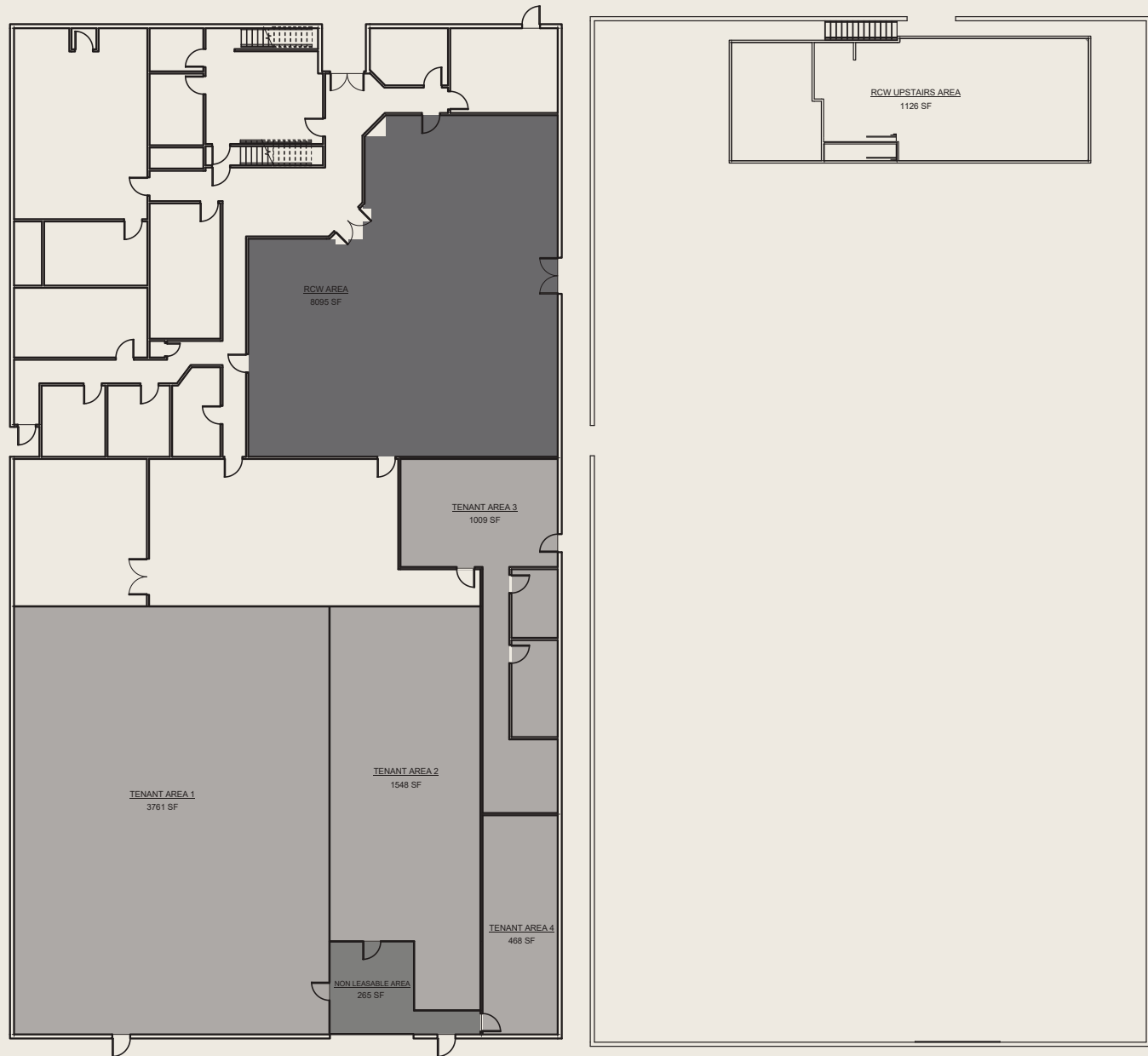
Sale Price: \$12,610,800.00

Price Per SF: \$ 775.00





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LOCATION



**ADJACENT
TO THE 10
FWY**



**7 MINUTES
FROM
DOWNTOWN
SANTA MONICA**



LOS ANGELES
INTERNATIONAL AIRPORT
18 MIN | 10 MI

BURBANK AIRPORT
30 MIN | 19.3 MI

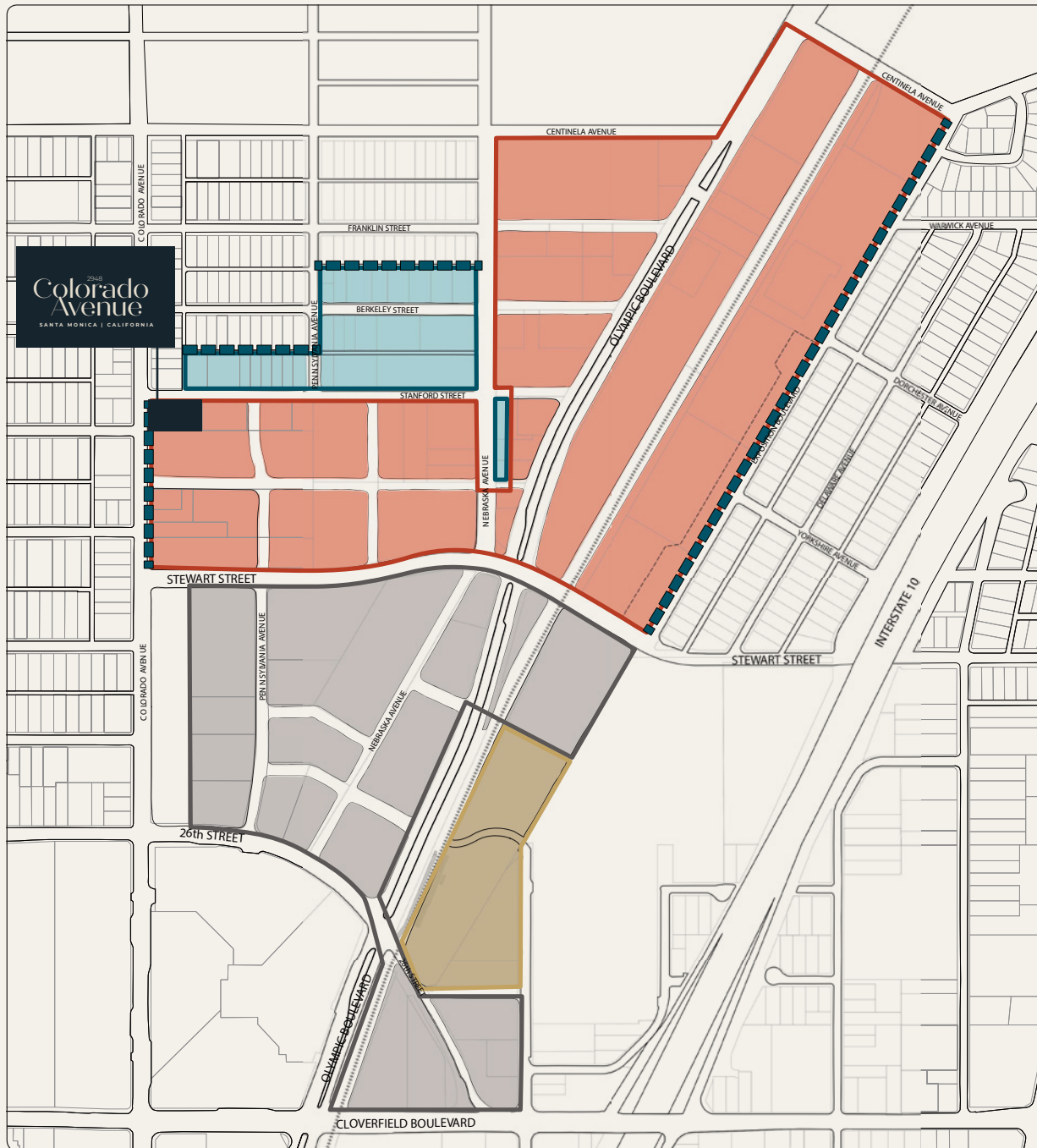
LONG BEACH-DAUGHERTY
FIELD AIRPORT
36 MIN | 27.4 MI



26TH ST/BERGAMONT (EXPO
LINE - LOS ANGELES COUNTY
METROPOLITAN TRANSPORTATION
AUTHORITY (METRO))
3 MIN / 11 MIN / 0.6 MI

EXPO/BUNDDY (EXPO LINE - LOS
ANGELES COUNTY METROPOLITAN
TRANSPORTATION AUTHORITY
(METRO))
3 MIN / 18 MIN / 0.9 MI



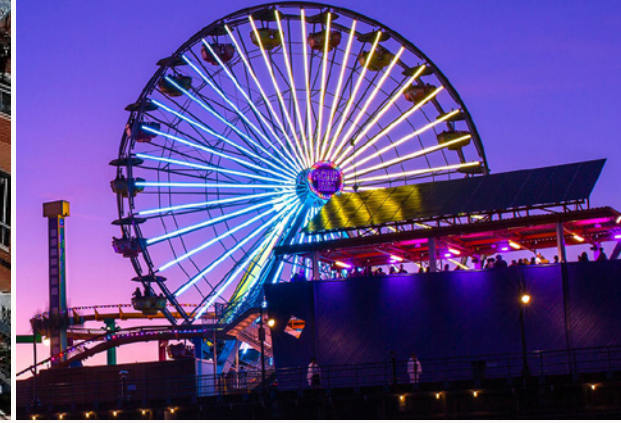
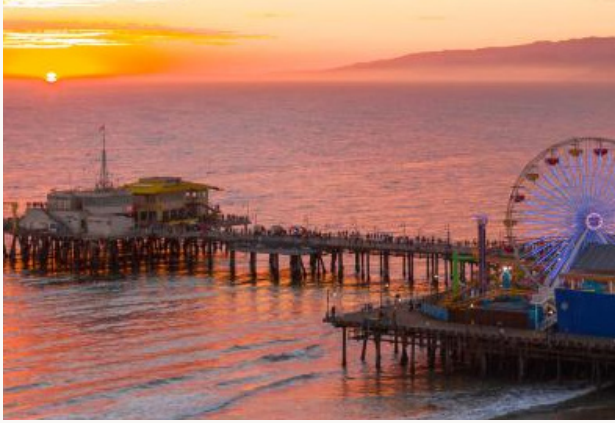


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- Bergamot Transit Village (BTv)
FAR: 1.75, 2.2, 2.5
- Mixed Use Creative (MUC)
FAR: 1.5, 2.0, 2.2
- Conservation: Art Center (CAC)
FAR: 1.0
- Conservation: Creative Sector (CCS)
FAR: 1.5
- Transitional Zone

0 200 400 600 Feet



Santa Monica, known for its beautiful beaches, vibrant cultural scene, and iconic pier, Santa Monica is a popular destination for both tourists and locals.

Situated along the Pacific Ocean, Santa Monica is bordered by the neighborhoods of Venice to the south and Pacific Palisades to the north. Santa Monica Pier: This iconic pier, opened in 1909, features an amusement park (Pacific Park), an aquarium, and numerous shops and restaurants. It is also home to the historic carousel and is a great spot for fishing and watching sunsets. Third Street Promenade: A pedestrian-friendly shopping and dining district that offers a variety of retail stores, entertainment options, and street performances. Beaches: Santa Monica Beach is a major attraction with its wide sandy shorelines, volleyball courts, and bike paths. The beach is a hub for outdoor activities like surfing, paddleboarding, and sunbathing.

Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

Entertainment Industry: Known as the “Entertainment Capital of the World,” Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

Technology and Innovation: The city has a growing tech sector, often referred to as “Silicon Beach,” with numerous startups and established tech companies.

Trade and Manufacturing: The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

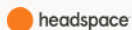
TOP COMPANIES



BUCKLEY



LIONSGATE



SONY



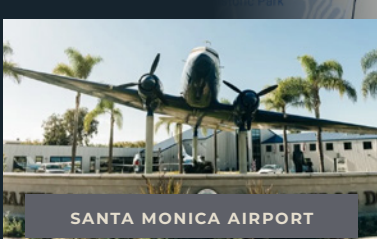
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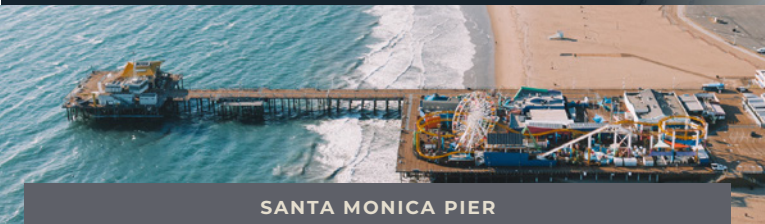




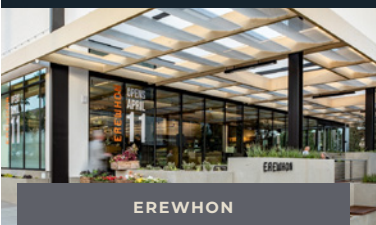
BRENTWOOD COUNTRY CLUB



SANTA MONICA AIRPORT



SANTA MONICA PIER



EREWHON



SANTA MONICA SWIM CENTER

LANDMARKS

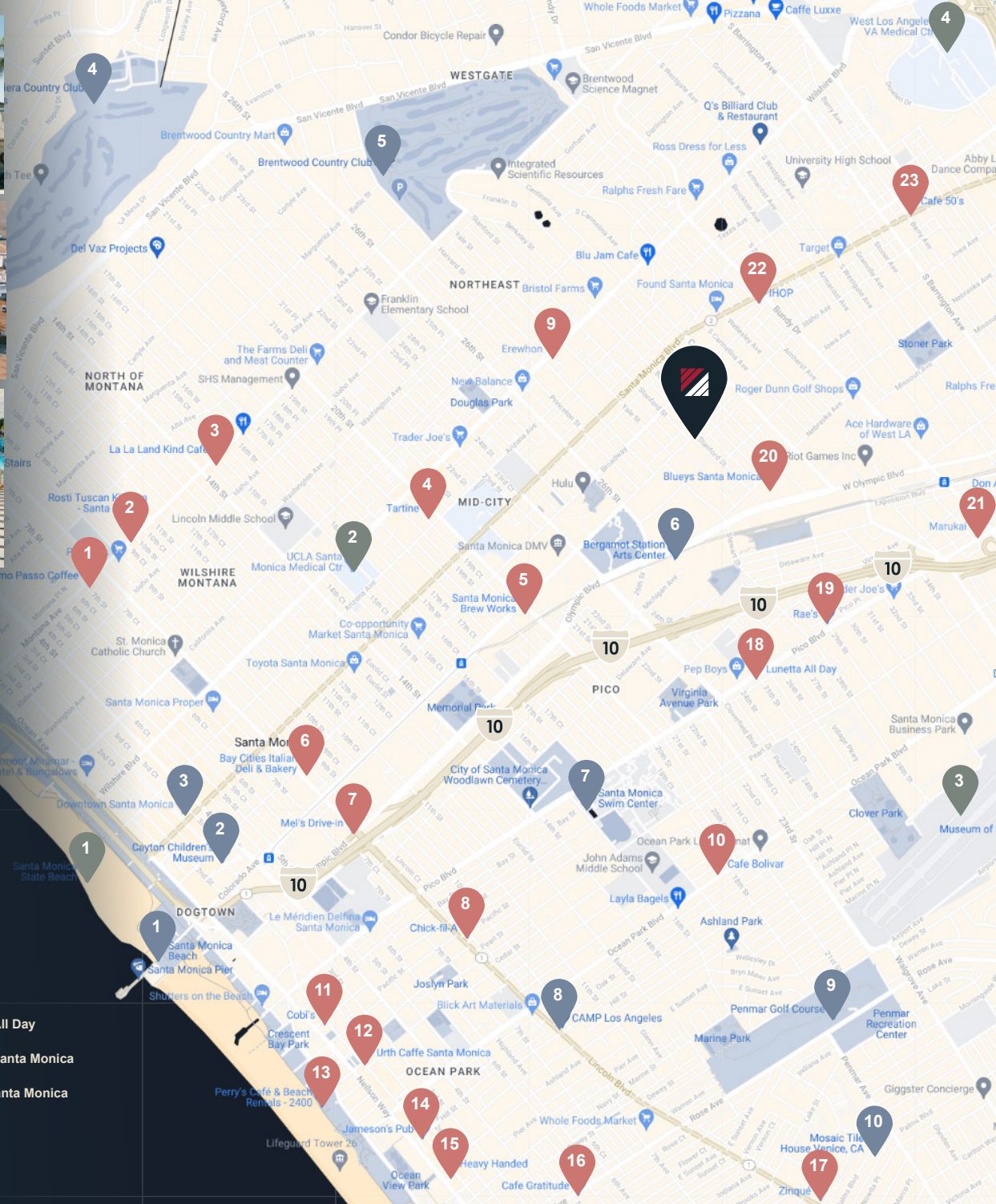
1. Santa Monica Beach
2. UCLA Santa Monica Medical Center
3. Santa Monica Airport /Museum
4. West Los Angeles VA Medical Center

ATTRACTIONS

1. Santa Monica Pier
2. Cayton Children's Museum
3. Downtown Santa Monica
4. Riviera Golf Club
5. Brentwood Country Club
6. Bergamot Station Arts Center
7. Santa Monica Swim Center
8. CAMP LA
9. Penmar Golf Course/ Recreation Center
10. Mosaic Tile House Venice

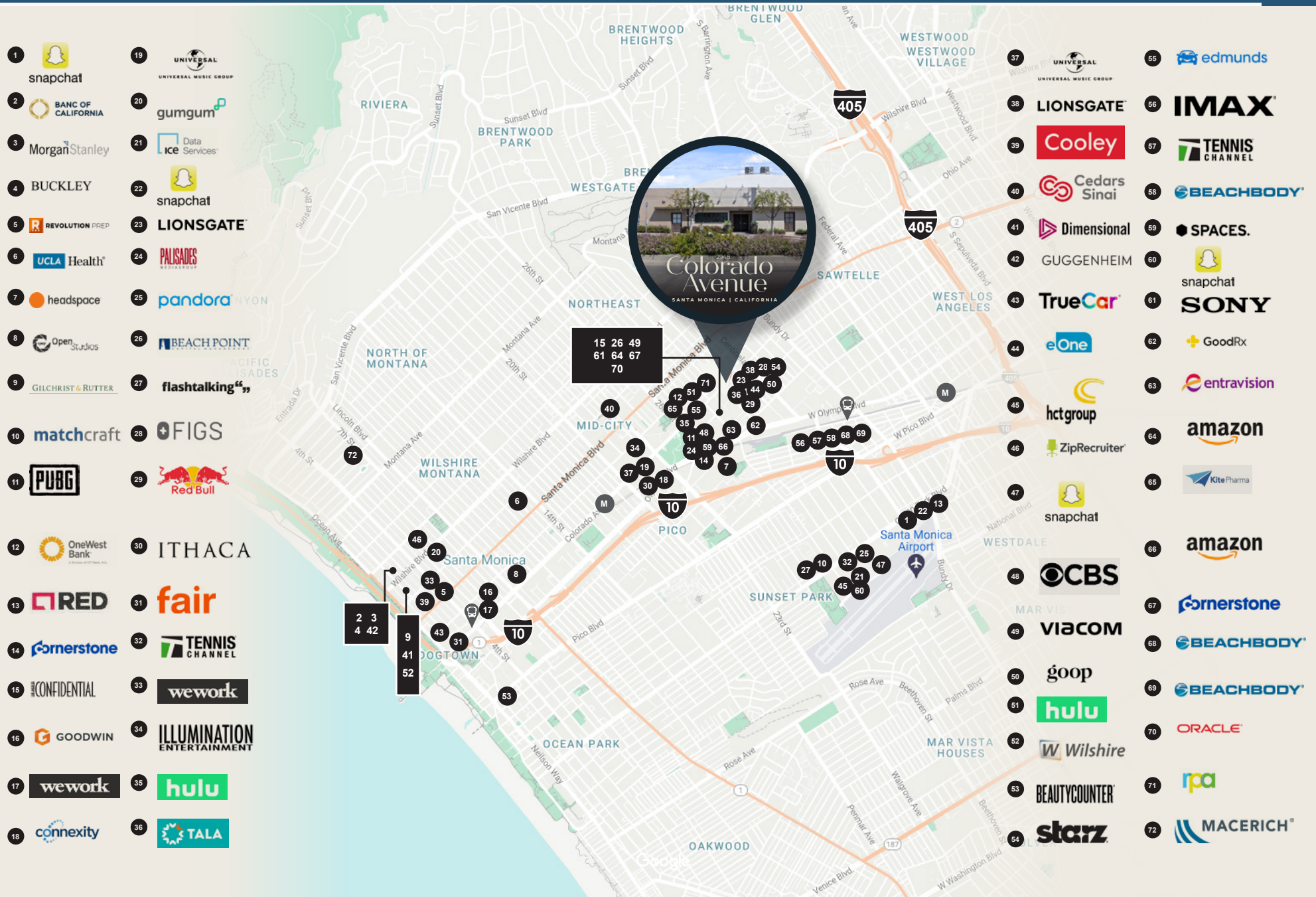
COFFEE/ RESTAURANTS

1. Primo Passo Coffee
2. Rosti Tuscan Kitchen
3. LaLa Land Kind Cafe
4. Tartine
5. Santa Monica Brew Works
6. Bay Cities Italian Deli & Bakery
7. Mel's Drive-In
8. Chick-Fil-A
9. Erewhon
10. Cafe Bolivar
11. Cobi's
12. Urth Caffe Santa Monica
13. Perry's Cafe & Beach Rentals
14. Jameson's Pub
15. Heavy Handed
16. Cafe Gratitude
17. Zinque
18. Lunetta All Day
19. Rae's
20. Bluey's Santa Monica
21. Marukal
22. Found Santa Monica
23. Cafe 50's



AMENITIES MAP

FORMIDABLE COMPANIES IN SANTA MONICA



PUBLIC TRANSPORTATION



Future Developments Metro Purple Line

Phase II of the Metro Expo Line, a \$1.5 billion, 6.6-mile extension from Culver City to Santa Monica has seven stations serving West Los Angeles/Santa Monica and was completed in 2015. By 2030, an estimated 64,000 passengers are expected to ride the Expo Line each day making it one of the most heavily used light rail lines in the country. The Purple Line is

currently undergoing construction to extend the line by 2026 with new stations servicing Beverly Hills, Westwood and Brentwood. With a central location, tenants will have high speed and traffic-free access to major employment centers including the Westside, Mid-Wilshire, Hollywood, and Downtown Los Angeles. Eventually, the line is expected to connect with a planned rail route between the Westside and the San Fernando Valley, as well as a proposed northern extension of the under-construction Crenshaw/LAX Line. This high level of accessibility appeals to the target renter looking to have easy access to all that Los Angeles has to offer, whether it be for work or play.

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