

2948 Colorado Avenue

SANTA MONICA | CALIFORNIA



± 6,125 SF FOR LEASE | SHORT TERM LEASE OPPORTUNITY

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ZAMEL & ASSOCIATES
COMMERCIAL & INDUSTRIAL REAL ESTATE

DAUM
COMMERCIAL REAL ESTATE SERVICES

2948 Colorado Avenue

ASKING RATE: \$1.95 PSF GROSS

PROPERTY HIGHLIGHTS



±6,125 Total SF



1,125 Mezzanine SF

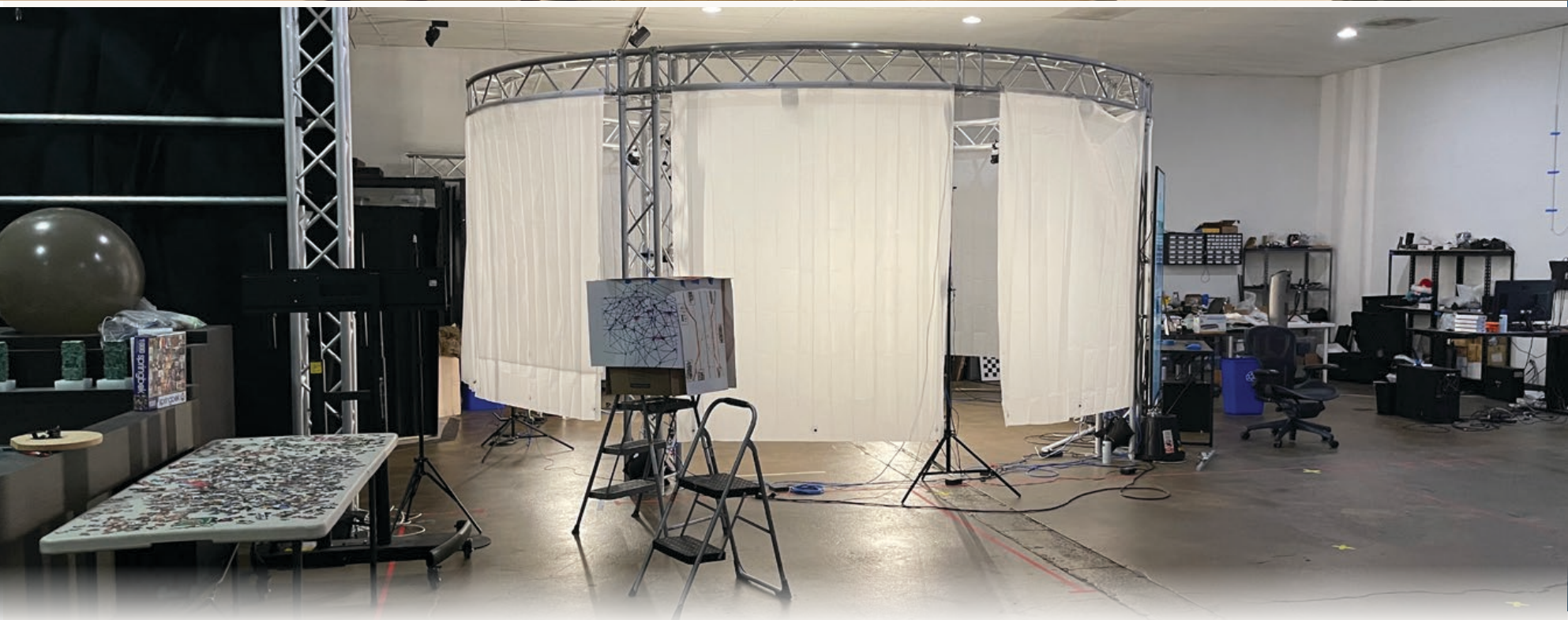


±22,216 POL

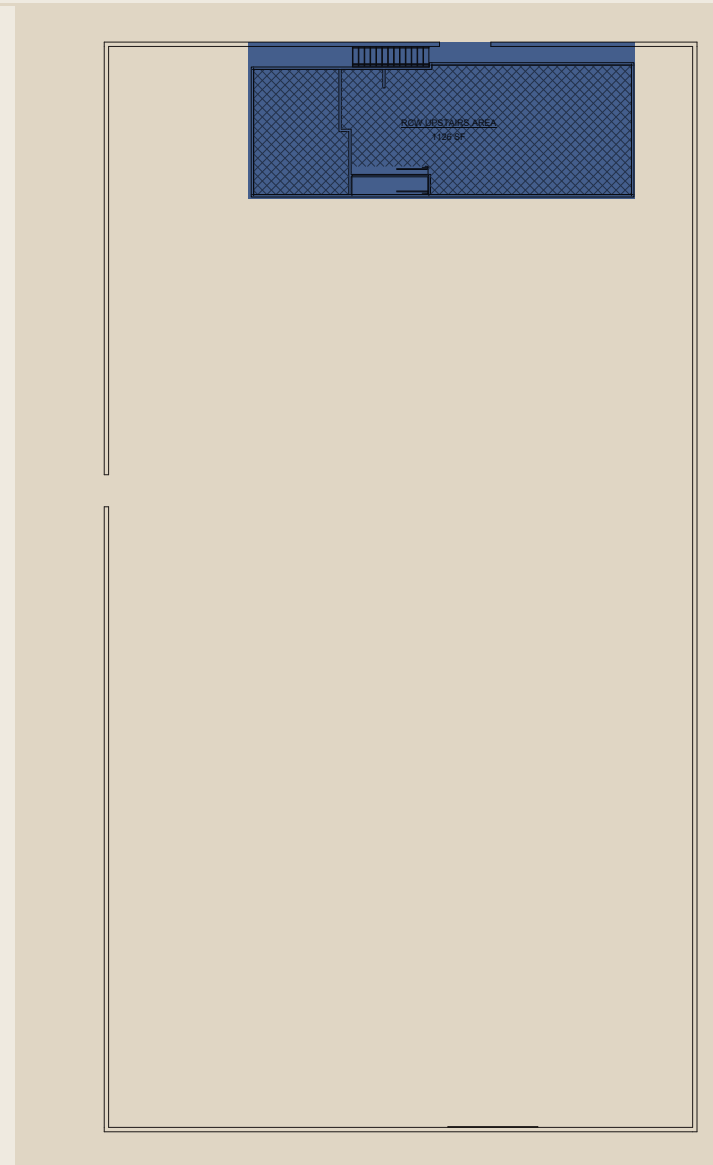
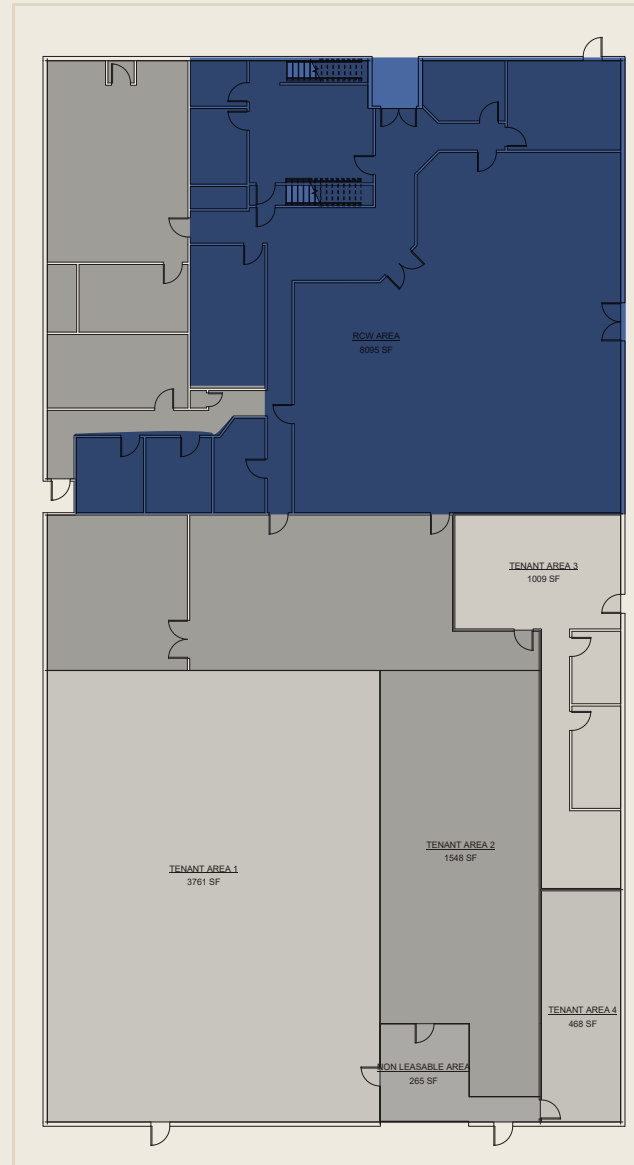
MARKETING INFORMATION

- Ideal for Production Offices or Editing etc.
- Availability Within Thirty Days' Notice or Sooner
- Five (5) Parking Spaces "Free of Charge"





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 LEASABLE OFFICE SPACE AREA

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-DAUGHTERY
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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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.