

**413
OCEAN
AVENUE**

santa monica, california

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REALTY



SANTA MONICA // 2-STORY BUILDING

PROPERTY SUMMARY

Property Overview

AREA OVERVIEW

Local Map

County Overview

Aerial Map

PROPERTY DESCRIPTION

Property Details

FINANCIAL INFO

Offering Summary

**PROUDLY
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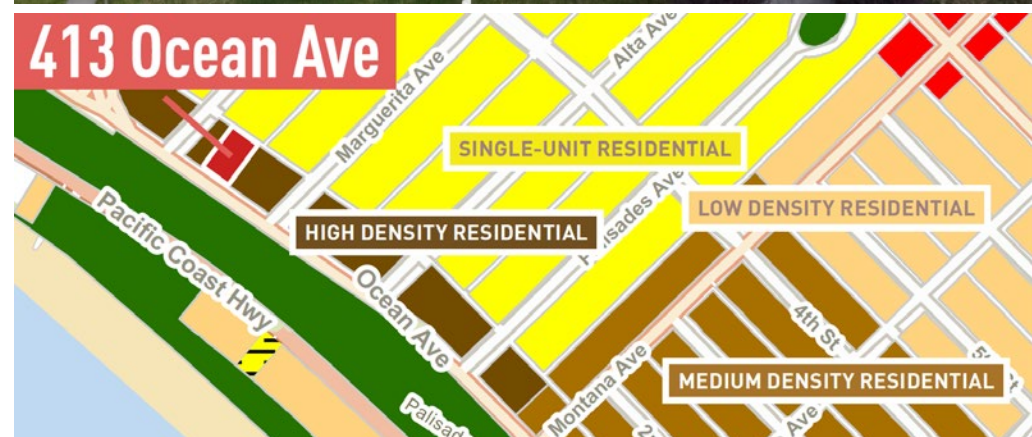
ZONING DIMENSIONAL STANDARDS

Price	\$10,500,000
Zone	R4 (High Density Residential)
Width/Depth	Width: 50' / Depth: 100'
Stories	4
Maximum Height	30'
Minimum Setback	Front: 20' / Int. Sides: 4' / Rear: 15'
Max Parcel Coverage	Ground Floor: 50% of parcel SF 2nd Floor: 80% of ground floor SF 3rd Floor: 60% of ground floor SF 4th Floor: 50% of ground floor SF

AS-BUILT PROPERTY SUMMARIES

Developed	1959
Parcel Size	11,212 SF (0.26 acres)
Building SF	13,052 SF
Parcel Coverage	7,960 SF (71%)
Buildable Area	13,454 SF
Minimum Setback	Front: 20' / Int. Sides: 4' / Rear: 15'
Remaining Buildable SF	402 SF

The information above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy.



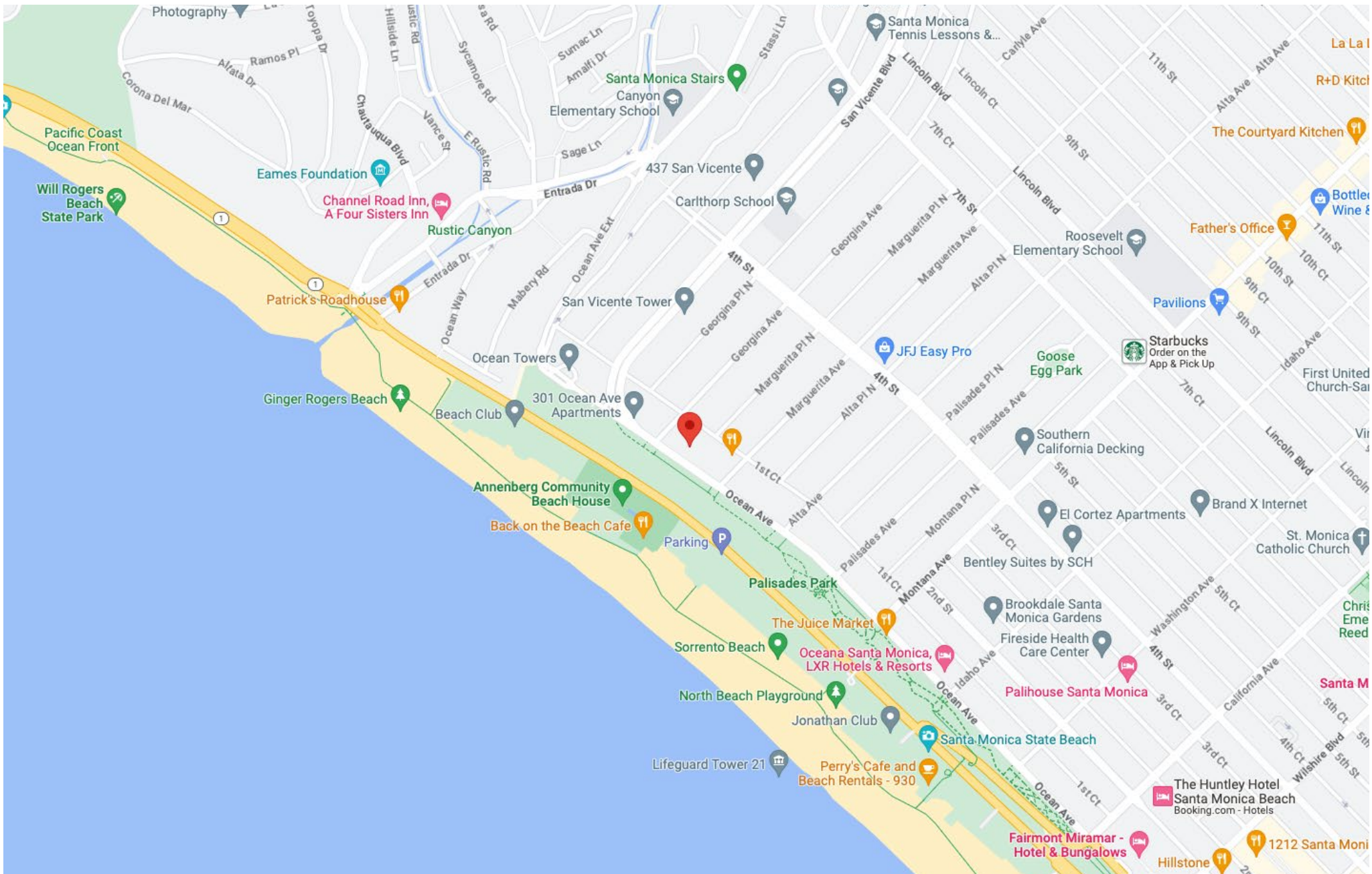
PROPERTY DESCRIPTION

Breathtakingly located on a bluff overlooking the sparkling Pacific Ocean, 413 Ocean Avenue is an unprecedented opportunity to build your coastal dream estate (pending city approval) on Santa Monica's prestigious Ocean Avenue.

This 11,202 SF lot with SMR4 zoning currently houses a 2-story, 13,052 SF structure previously utilized as an assisted living community. Built in 1959, this structure includes 29 375 SF suites, including 26 with balconies and ocean views.

With tremendous view potential and a truly iconic location within easy walking distance of world-renowned shopping, dining & nightlife, 413 Ocean Avenue is the blank canvas your dreams have been waiting for. Whether your goals include multi-family redevelopment, land banking or a future dream home, this Santa Monica gem is the answer.



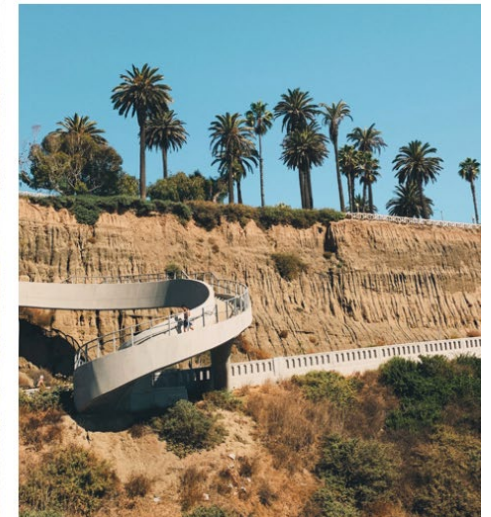
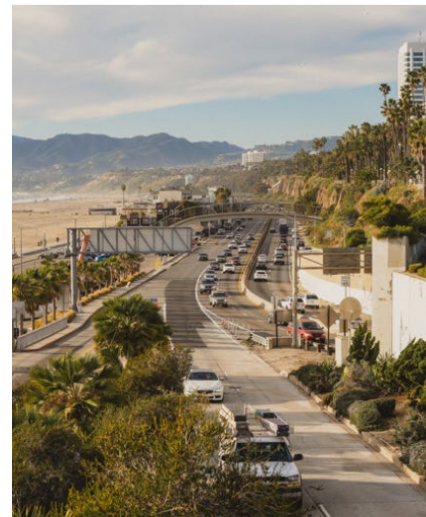
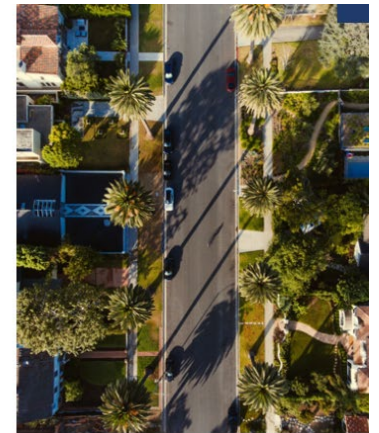


LOCAL MAP // 413 OCEAN AVENUE

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SANTA MONICA OVERVIEW

The property is located within the Santa Monica Metropolitan Statistical Area. Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Santa Monica features three miles of Pacific Ocean beaches and the historic Santa Monica Pier. The MSA's residential population is approximately 93,000, increasing to an estimated 133,000 during the day with tourists, shoppers and employees. Tourism attracts over eight million visitors annually and is one of the major economic drivers for the MSA. Santa Monica has been famed as a resort town and has experienced a boom through the revitalization of its downtown core, significant job growth and increased tourism. Visitors go to visit the iconic landmarks such as the Santa Monica Pier, Pacific Park and Third Street Promenade. The Third Street Promenade is a major outdoor pedestrian-only shopping district that stretches for three blocks in the Downtown District and includes various stores, restaurants and a movie theatre. Other shopping districts in Santa Monica include the retail corridors along Montana Avenue and Main Street. Additionally, the MSA is a national leader in environmental, economic and social sustainability, being one of the first in the nation to formally adopt a comprehensive sustainability plan working toward water self sufficiency, zero waste by 2030 and carbon neutrality by 2050. Also, the Metro Expo Line opened in 2016 connecting Santa Monica to Downtown Los Angeles, relieving pressure to the ever-growing traffic congestion. Santa Monica is home to many notable businesses including Hulu, Universal Music Group, Illumination Entertainment, Saban Capital Group, BuzzFeed, Lionsgate Films and Headspace. Recently, Santa Monica has merged as the center of the Los Angeles region called Silicon Beach, nicknamed after Silicon Valley, and serves as the home to hundreds of venture-capital funded startup companies.





AERIAL VIEW // 413 OCEAN AVENUE

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CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances,

PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation.

Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXCLUSIVELY MARKETING BY:

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