

FOR SALE



1447  
11<sup>th</sup> STREET  
*Santa Monica*

MODERN 4 UNIT LIVE/WORK COMPOUND

# A RARE PROPERTY IN *Santa Monica*

One-of-a-kind mixed-use compound in the heart of Santa Monica. 4-unit freestanding asset, fully redeveloped in 2019

<b>PRICE</b> \$4,995,000	<b>BLDG SF</b> 4,634 SF	<b>LOT SF</b> 7,490 SF
<b>PPSF</b> \$1,078 SF	<b>ZONING</b> MUBL	<b>APN</b> 4282-024-018
<b>USE*</b> Live/Work	<b>LOCATION</b> 11th and Broadway	<b>PARKING</b> 12+ Spaces

\*Buyer to verify

## LISTING AGENTS

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# PROPERTY SUMMARY

1447 11th Street offers turnkey live/work flexibility for both owner-users and investors. Multi-use zoning allows for a variety of configurations, including owner-occupancy with supplemental income or business use in additional units.

Each residence is designed as an individual townhouse, complete with private laundry, covered parking, and integrated smart home systems with secure access. Steps to brand new Equinox, and surrounded by some of the neighborhood's best dining, bars, and amenities.

- + *Fully renovated turn-key live/work compound*
- + *Ideal for owner/users and investors*
- + *Dramatic modern architecture with high-end kitchens, designer bathrooms and spectacular light*
- + *Gated entry & secured parking lot*
- + *Walking distance to downtown Santa Monica and Venice Beach*



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# UNIT MIX

## UNIT A - Vacant

Bedrooms	2
Bathrooms	2
Square Feet	1,300*

## UNIT B - Vacant

Bedrooms	2
Bathrooms	2
Square Feet	1,100*

*\*Unit A + B can be combined to create a 2,400 SF owner/user space*

## UNIT C - Leased

Bedrooms	3
Bathrooms	3.5
Square Feet	1,400

*In Unit Washer/Dryer*

## UNIT D - Leased

Bedrooms	3
Bathrooms	2.5
Square Feet	1,385

*In Unit Washer/Dryer*



*Both buildings can be made available upon expiration of Unit C, D leases on 7/2026, 9/2026.*



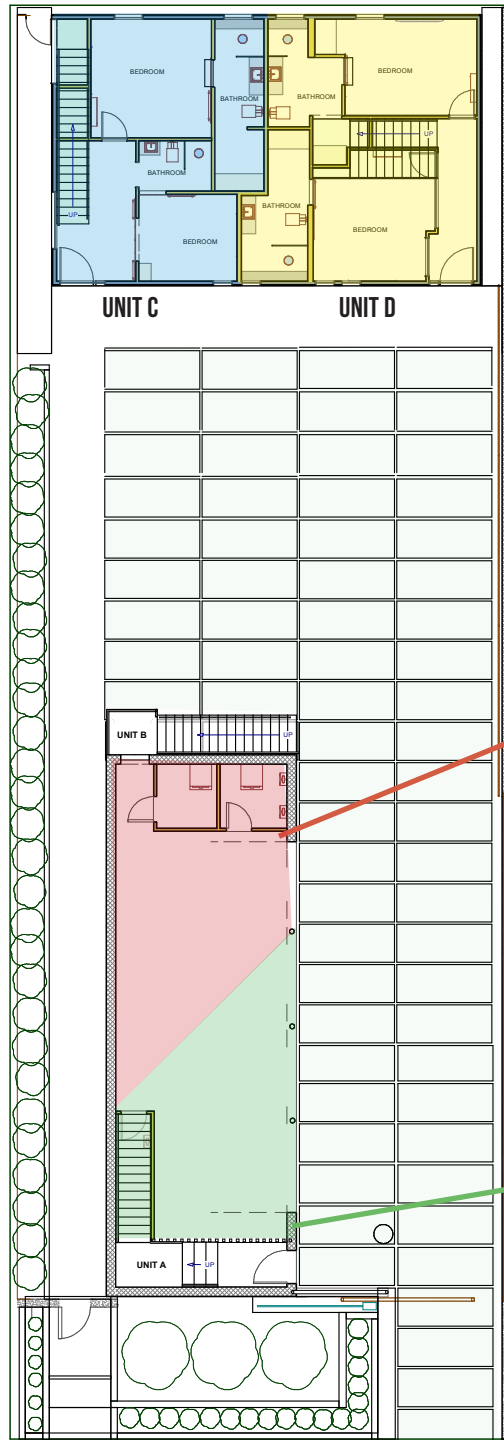
REAR BUILDING



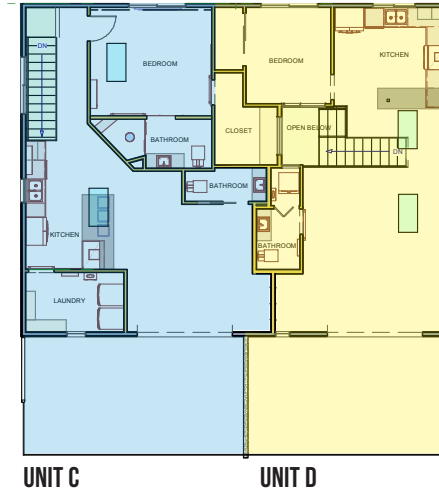
FRONT BUILDING



GROUND FLOOR

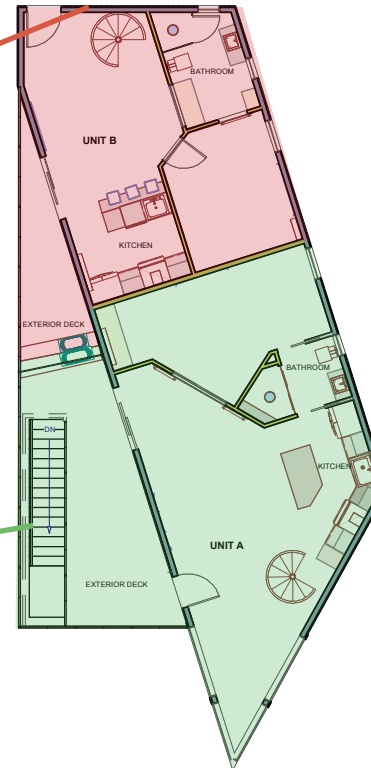


2ND FLOOR

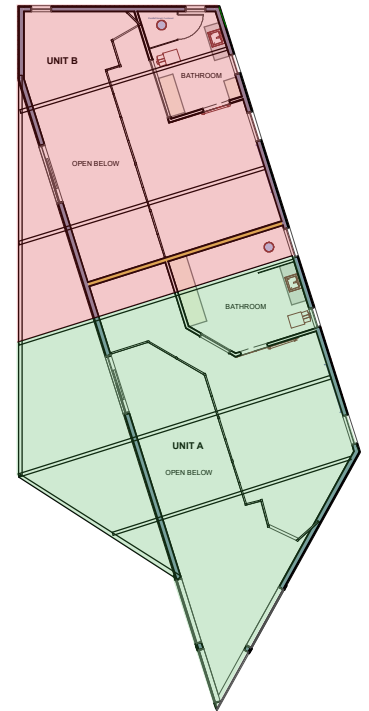


- UNIT A
- UNIT B
- UNIT C
- UNIT D

1ST FLOOR



2ND FLOOR



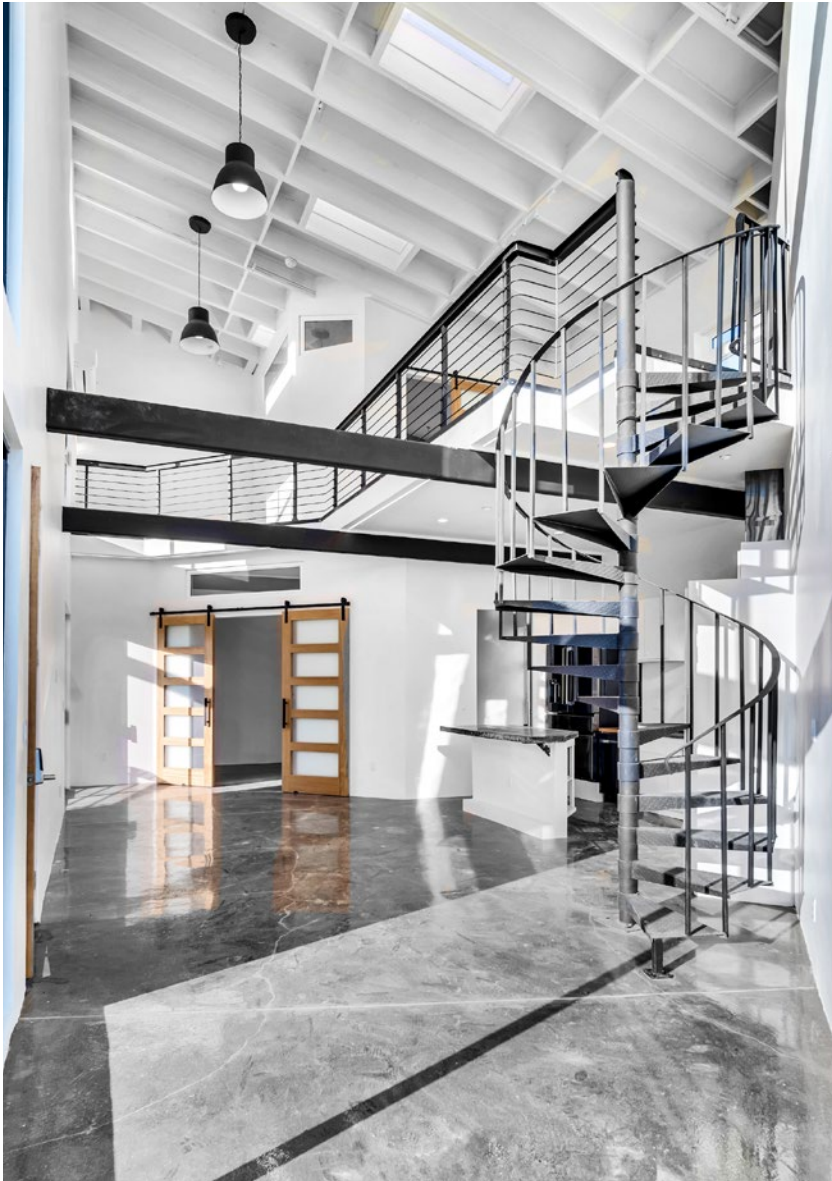
# PROPERTY PHOTOS

1447 11<sup>th</sup>  
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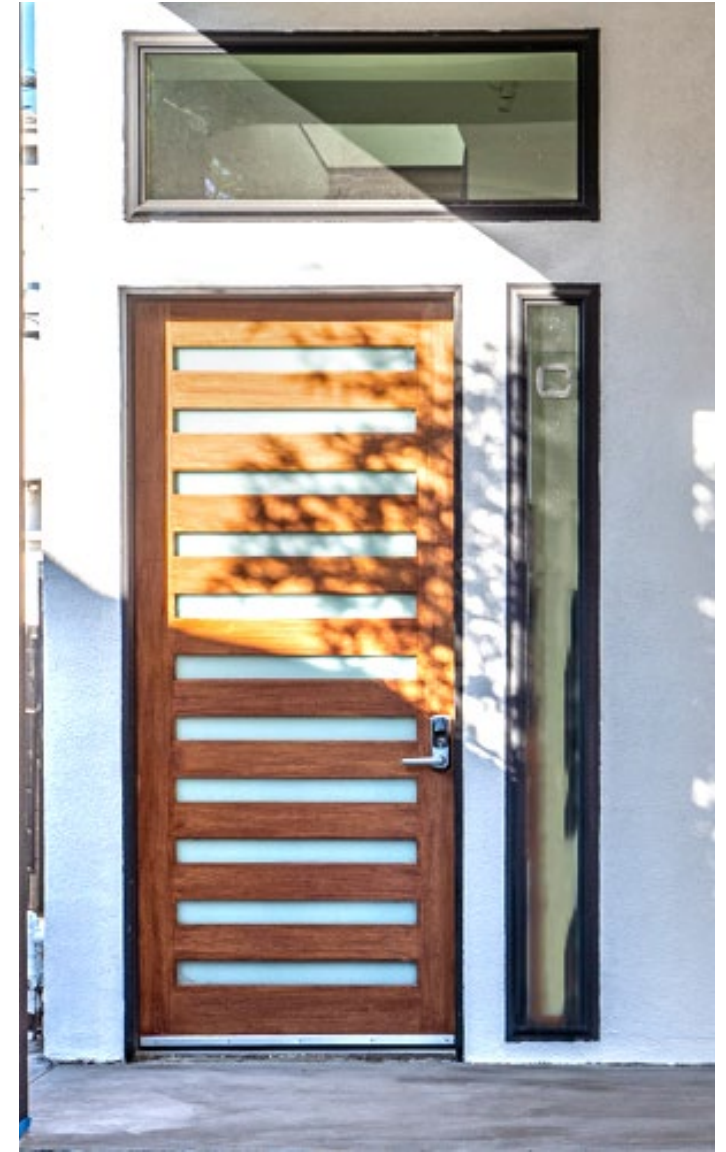
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# PROPERTY OVERVIEW

<b>Price</b>	\$4,995,000	<b>\$/Unit</b>	\$1,248,750
<b>Square Footage</b>	4,635 SF	<b>GRM</b>	16.4
<b>Lot Size</b>	7,490 SF	<b>NOI (proforma)</b>	\$248,000
<b>Units</b>	4	<b>CAP RATE (proforma)</b>	5%
<b>PPSF</b>	\$1,078/SF		



# MARKET COMPS

## SOLD



**\$1,511/SF**

**1444 11TH STREET, UNIT 3**

2BD/2BTH - 860 SF

\$1,300,000



**\$1,280/SF**

**1444 11TH STREET, UNIT 6**

2BD/2BTH - 996 SF

\$1,275,000



**\$1,088/SF**

**1433 14TH STREET, UNIT 19**

2BD/2BTH - 1,562 SF

\$1,700,000

## FOR LEASE



**710 BROADWAY**

2BD/2BTH - 1,000 - 1,500 SF

\$6,000 - \$11,000



**1625 LINCOLN BLVD**

2BD/2BTH - 1,000 - 1,200 SF

\$4,900 - \$6,500



**601 WILSHIRE BLVD**

2BD/2BTH - 994 SF

\$7,200

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