

FOR SALE



ZACUTO GROUP
COMMERCIAL REAL ESTATE

1447
11th 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

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



1447
11th STREET
Santa Monica



UNIT MIX

1447 11th
STREET
SANTA MONICA

UNIT A - *Vacant*

Bedrooms	2
Bathrooms	2
Square Feet	1,300*

UNIT B - *Leased*

Bedrooms	2
Bathrooms	2
Square Feet	1,100*

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





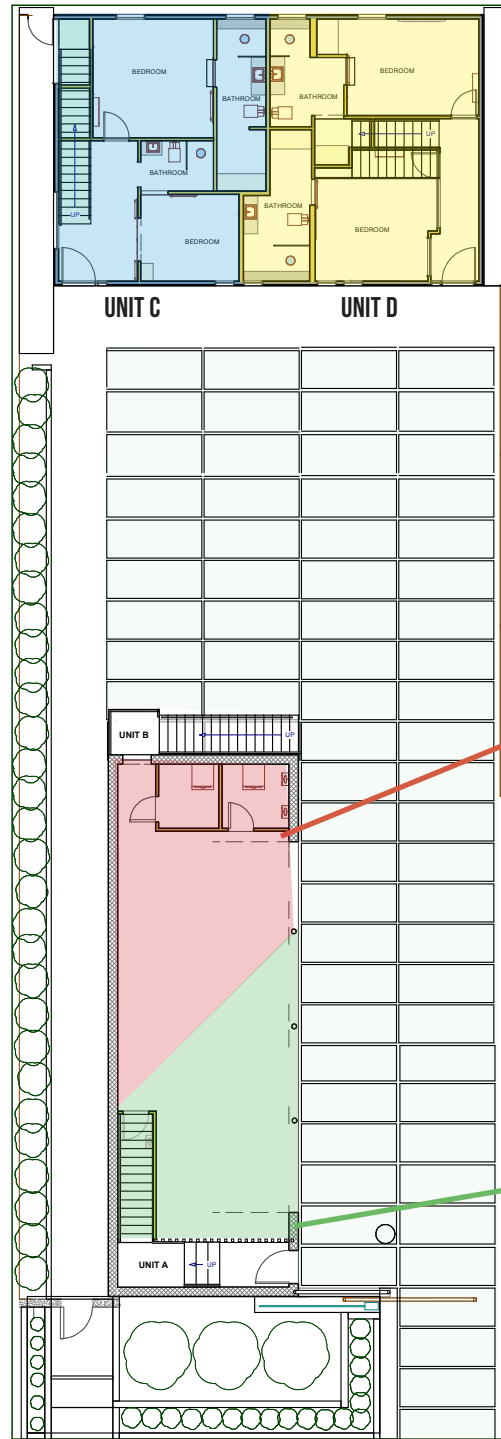
REAR BUILDING



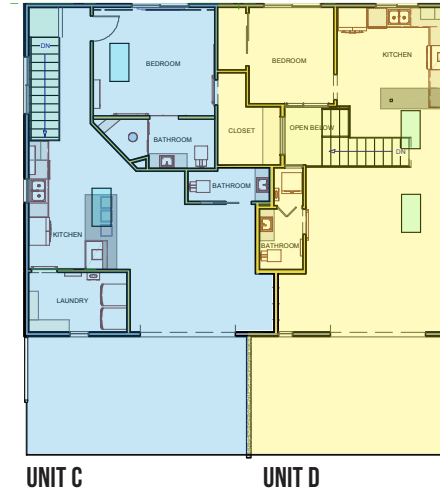
FRONT BUILDING



GROUND FLOOR

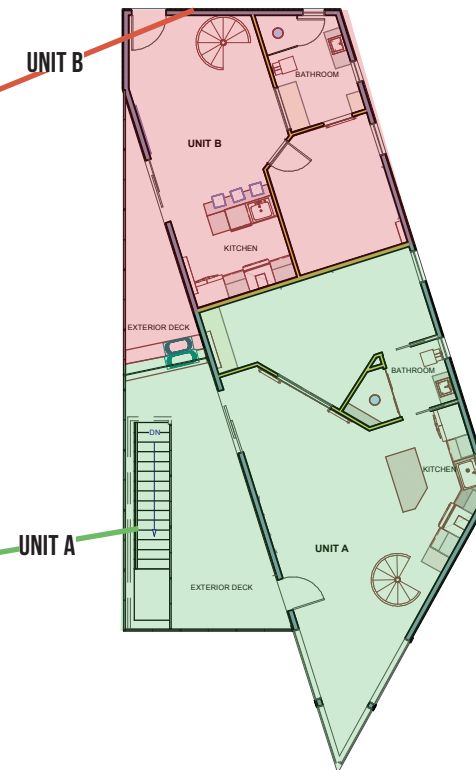


2ND FLOOR

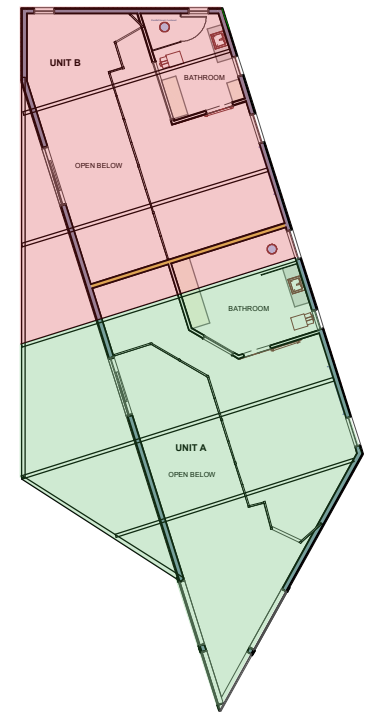


- UNIT A
- UNIT B
- UNIT C
- UNIT D

1ST FLOOR



2ND FLOOR



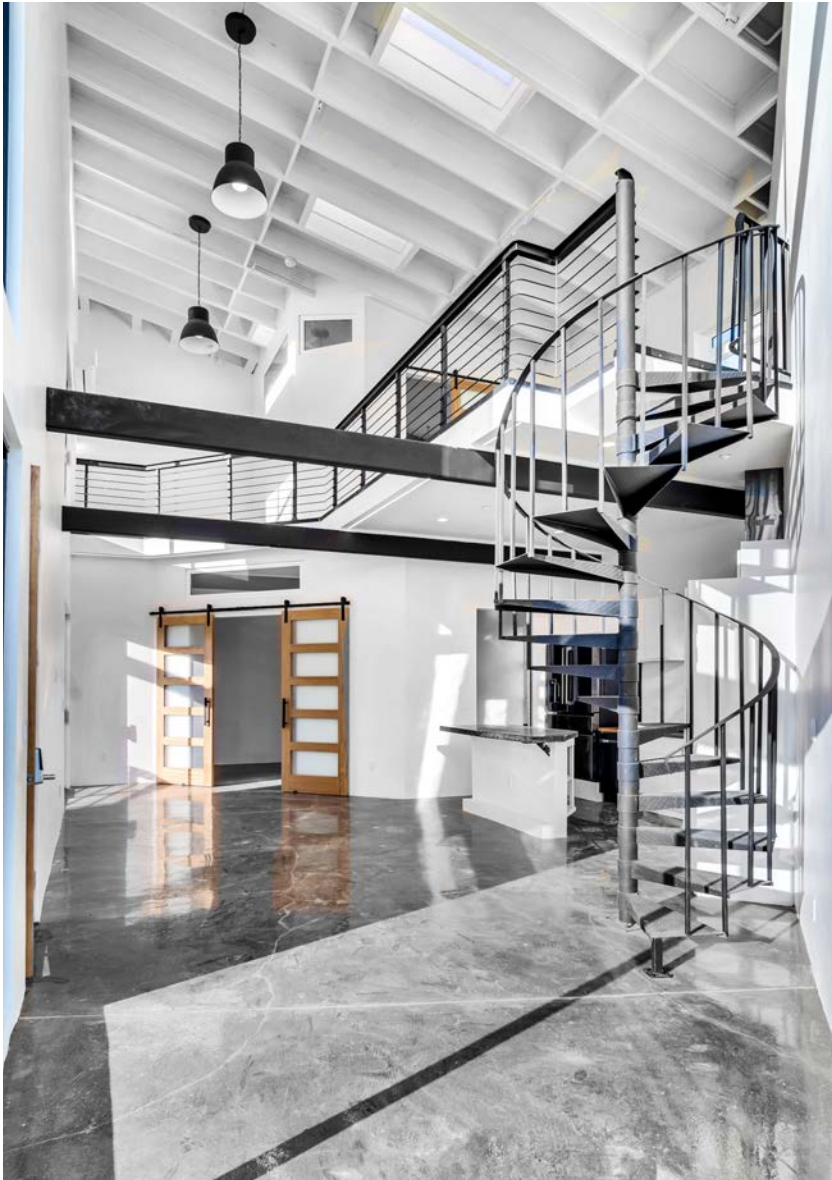
PROPERTY PHOTOS

1447 11th
STREET
SANTA MONICA



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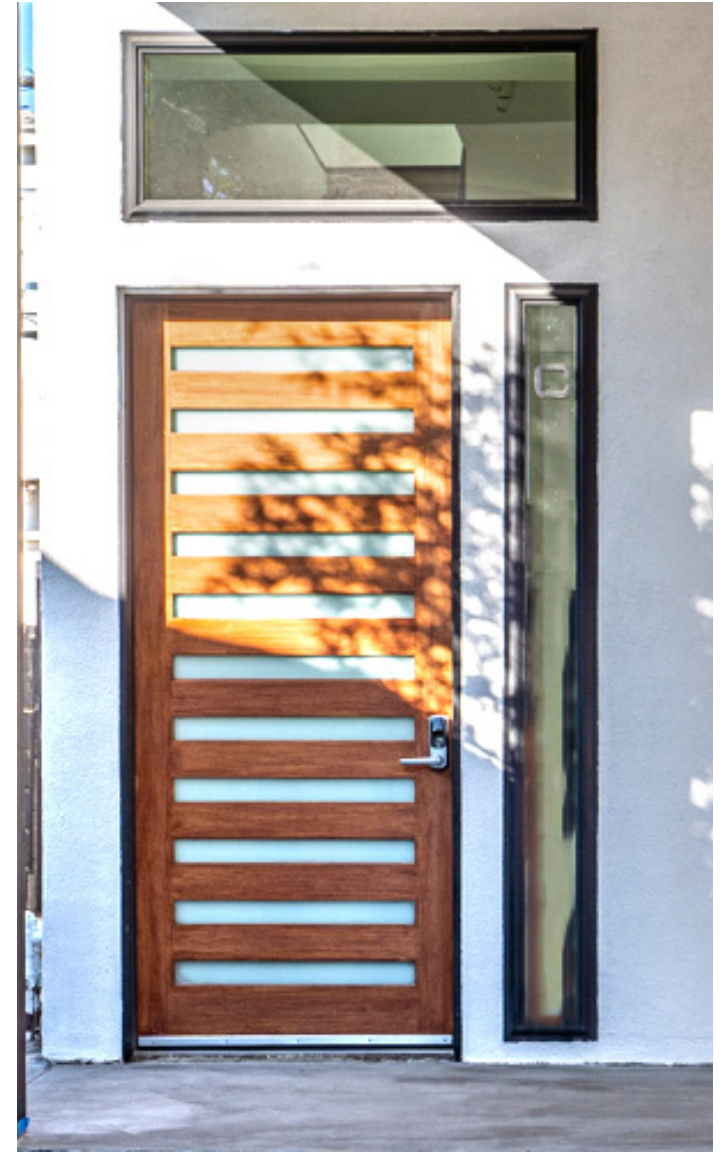
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PROPERTY OVERVIEW

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



MARKET COMPS

1447 11th
STREET
SANTA MONICA

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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