

145-147 BAY STREET 1920 MAIN STREET SANTA MONICA

FOR SALE ±17,569 SF



Investment Opportunity

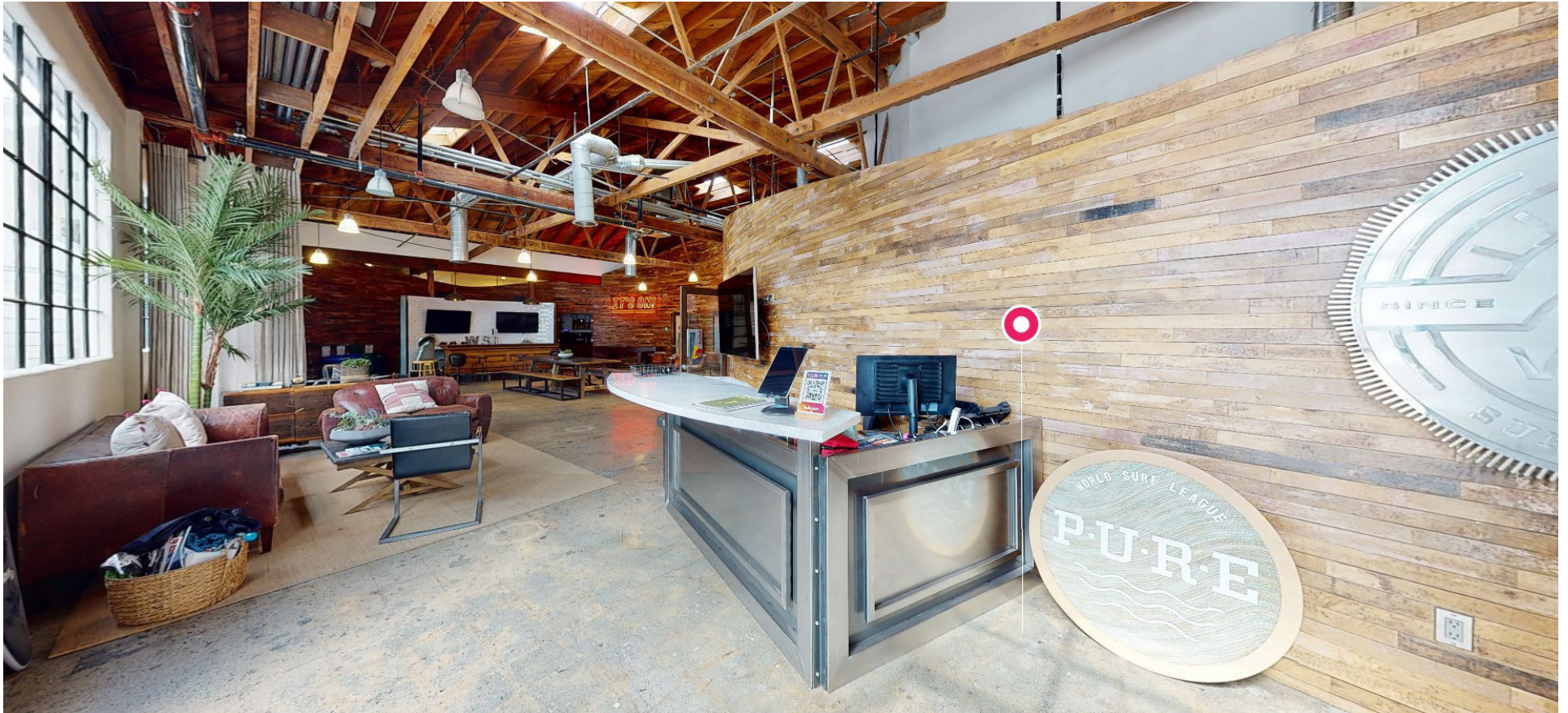
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[Property Video Tour](#)

SPECTRUM
COMMERCIAL REAL ESTATE, INC.





Location: 1920 Main Street is a 2 minute walk to the beach

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Legacy: Trophy Property

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Versatility: Hybrid work-play environment with amazing outdoor patio space.

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Creative: Modern improvements with beach vibes

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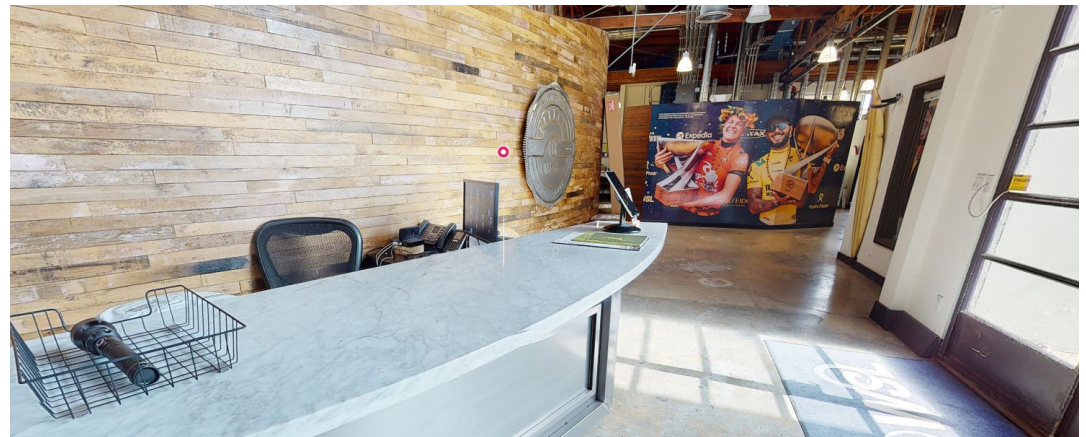
[Property Video Tour](#)

FOR SALE

CREATIVE OFFICE INVESTMENT

145-147 BAY ST & 1920 MAIN ST

SANTA MONICA



PROPERTY INFO

BUILDING DETAILS

Total Building Area:	±17,569 SF
Total Lot Size:	±18,021 SF
Sale Price:	\$10,350,000 (\$589 PSF)
Configuration: (3 Buildings)	2 Historical Mixed Use Buildings Totalling ±7,500 SF & 1 Highly Improved Creative Office Space Totalling ±10,068 SF

Parking: Available at the City's Beach Parking Lot one block away. Parking permits are \$32/month, \$186/calendar year, and \$129 for semi-annual permits.

Motivated Seller

Significant Income Upside

100% Occupied

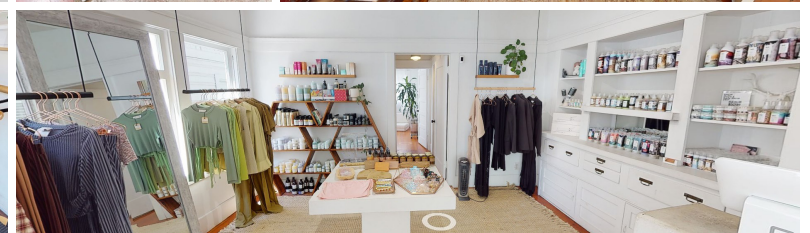
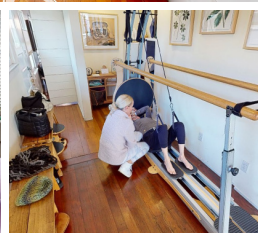
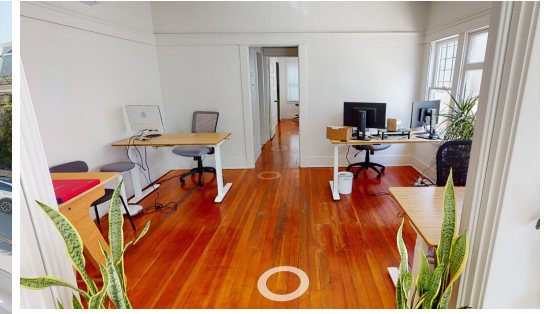
Owner-User or Investment

FOR SALE

CREATIVE OFFICE INVESTMENT

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SANTA MONICA



145-145 BAY ST IMAGES

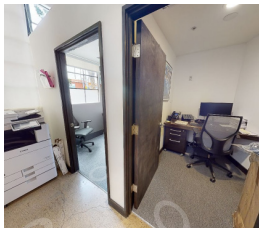
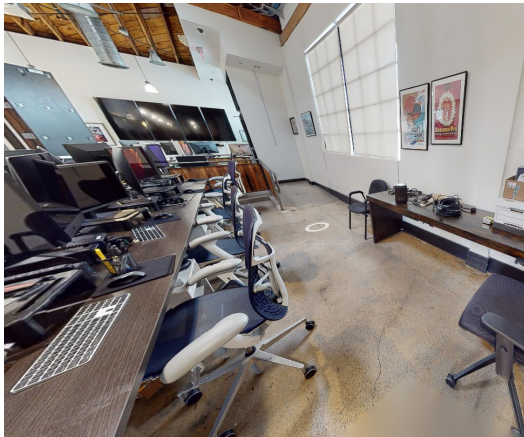
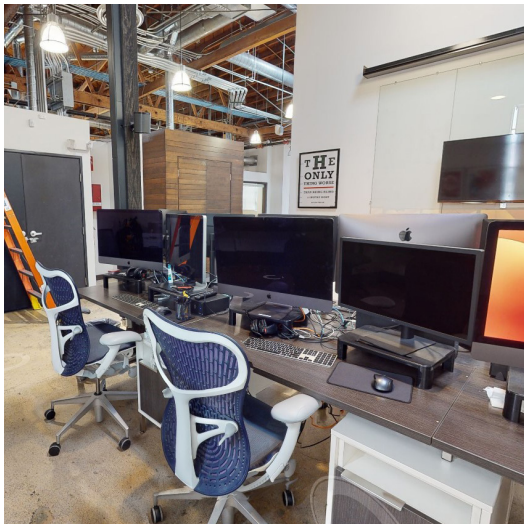
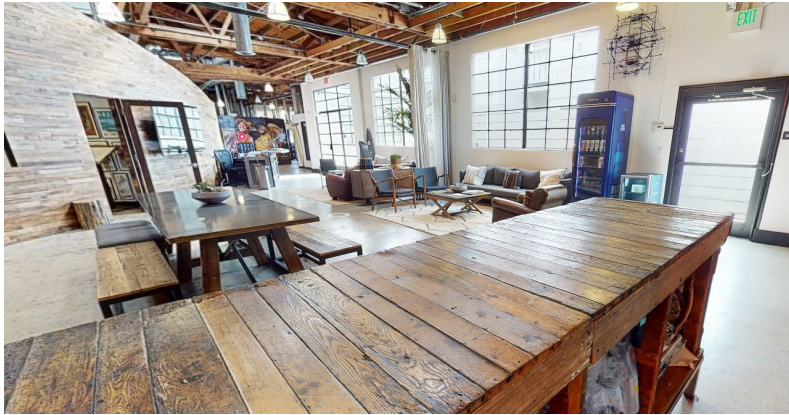
Property Video Tour

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SANTA MONICA



1920 MAIN ST IMAGES

Property Video Tour

145-147 BAY ST & 1920 MAIN ST RENT ROLL MAY 1ST - MAY 31ST, 2026

FINANCIAL OVERVIEW

1920 Main Street, Santa Monica									
UNIT	LEASE EXPIRATION	PRICE		MONTHLY		ANNUAL		SF	
		P/SF	TYPE	RENT	CAM	RENT	CAM		
ALL	10/31/2027	\$3.65	NNN	\$36,748.20	\$9,065.70	\$440,978.40	\$108,788.40	10,065	
TOTALS				\$36,748.20	\$9,065.70	\$440,978.40	\$108,788.40		
MONTHLY TOTAL				\$45,813.90	ANNUAL TOTAL				\$549,766.80
145 Bay Street, Santa Monica									
UNIT	LEASE EXPIRATION	PRICE		MONTHLY		ANNUAL		SF	
		P/SF	TYPE	RENT	CAM	RENT	CAM		
9	5/14/2027	\$4.85	NNN	\$2,216.45	\$411.30	\$26,597.40	\$4,935.60	457	
15, 16 & 17	M-T-M	\$3.94	MG	\$5,873.47		\$70,481.64		1,491	
10	M-T-M	\$4.24	MG	\$1,938.30		\$23,259.60		457	
11	M-T-M	\$5.00	MG	\$2,283.80		\$27,405.60		457	
12	M-T-M	\$3.25	MG	\$1,485.25		\$17,823.00		457	
14	10/31/2026	\$5.61	MG	\$2,563.73		\$30,764.76		457	
TOTALS				\$16,361.00	\$411.30	\$196,332.00	\$4,935.60		
MONTHLY TOTAL				\$16,772.30	ANNUAL TOTAL				\$201,267.60
147 Bay Street, Santa Monica									
UNIT	EXPIRATION	PRICE		MONTHLY		ANNUAL		SF	
		P/SF	TYPE	RENT	CAM	RENT	CAM		
18 & 19	8/9/2029	\$4.22	NNN	\$7,597.18	\$1,715.90	\$91,166.16	\$20,590.79	1,800	
20	8/9/2029	\$4.37	NNN	\$4,208.69	\$918.62	\$50,504.28	\$11,023.44	963	
21	8/31/2026	\$4.78	MG	\$4,606.16		\$55,273.92		963	
TOTALS				\$16,412.03	\$2,634.52	\$196,944.36	\$31,614.23		
MONTHLY TOTAL				\$19,046.55	ANNUAL TOTAL				\$228,558.59

2026 Pro Forma Annual Rent	\$979,593.00
2026 Pro Forma Operating Expenses	\$249,313.22
Net Operating Income	\$730,279.78 (7.05% CAP)

GRAND TOTALS	\$69,521.23	\$12,111.52	\$834,254.76	\$145,338.23	17,567
	MONTHLY GRAND TOTAL		ANNUAL GRAND TOTAL		
	\$81,632.75		\$979,592.99		

145 - 147 BAY ST & 1920 MAIN ST INCOME STATEMENT

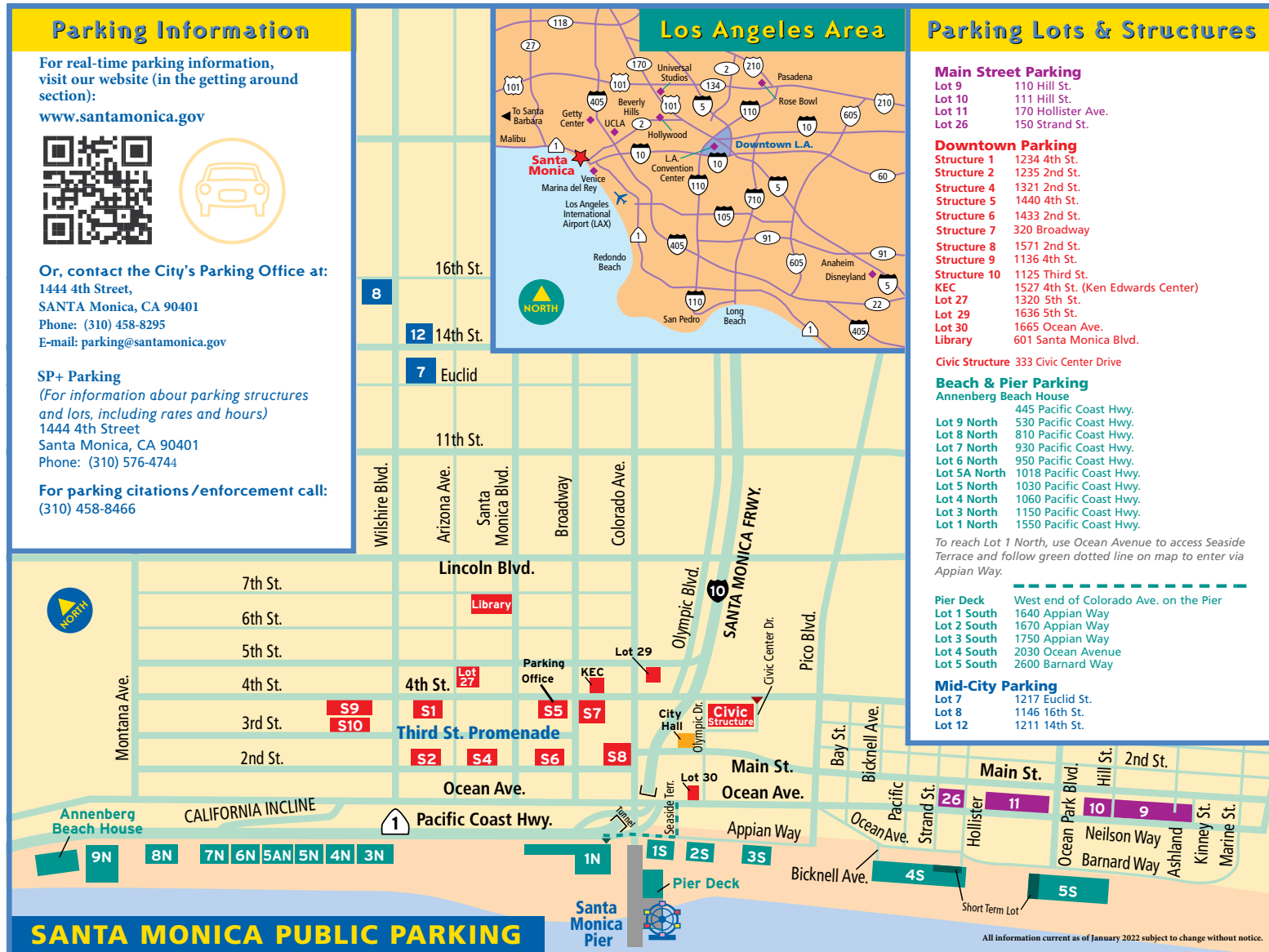
1/1/2025 - 12/31/2025

INCOME	TOTAL
CAM REIMBURSEMENTS	\$64,034.51
RENT INCOME	\$802,469.75
TOTAL INCOME	\$866,504.26

EXPENSE	TOTAL
ADMINISTRATIVE	\$657.00
ADVERTISING	\$804.00
BUILDING REPAIRS	\$18,677.09
CLEANING & MAINTENANCE	\$1,531.58
FRANCHISE TAX	\$3,300.00
INSURANCE	\$15,503.84
LANDSCAPING	\$6,110.00
LEGAL & PROFESSIONAL FEES	\$1,220.00
LICENSES AND PERMITS	\$786.50
MANAGEMENT FEES	\$18,000.00
PEST CONTROL	\$874.00
PROPERTY TAXES	\$148,248.99
TAX PREP	\$4,800.00
TOTAL EXPENSE	\$249,313.22
UTILITIES	TOTAL
ELECTRIC	\$575.57
WATER/SEWER	\$28,224.65
TOTAL UTILITIES	\$28,800.22
NET OPERATING INCOME	\$617,191.04

FINANCIAL OVERVIEW

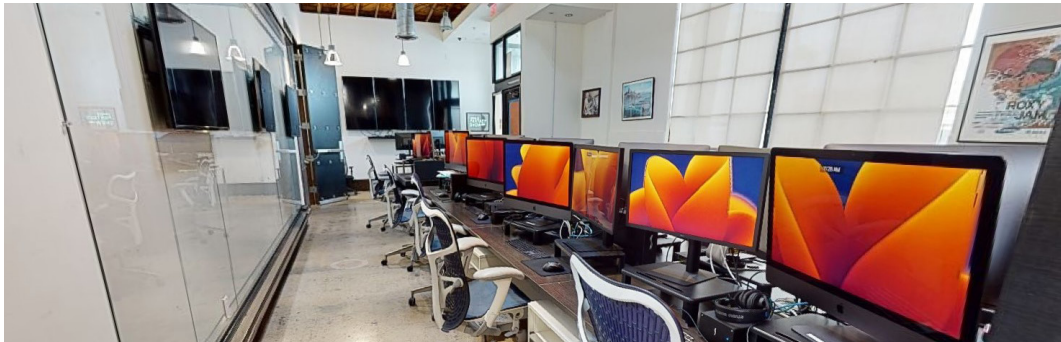
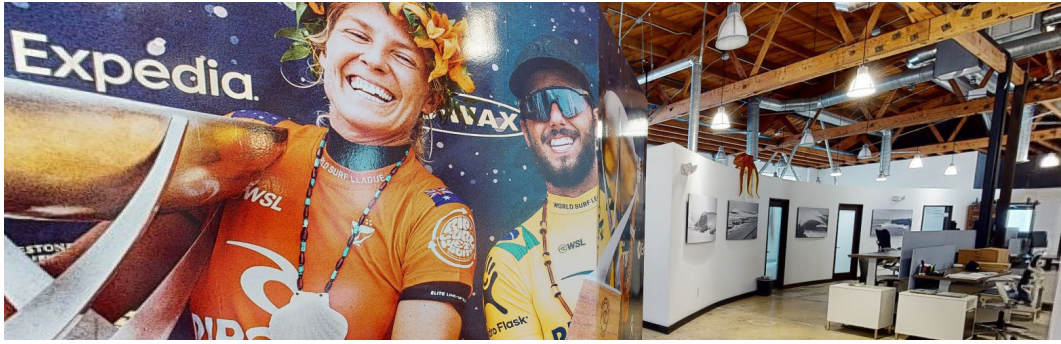
MAIN STREET EMPLOYEE MAP



SANTA MONICA PARKING MAP

LOTS 4S and 5S. Permitholders can parks after hours of operation, only on work duty. No short-term parking.

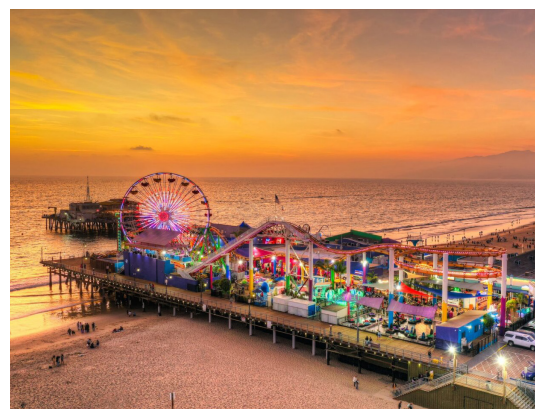
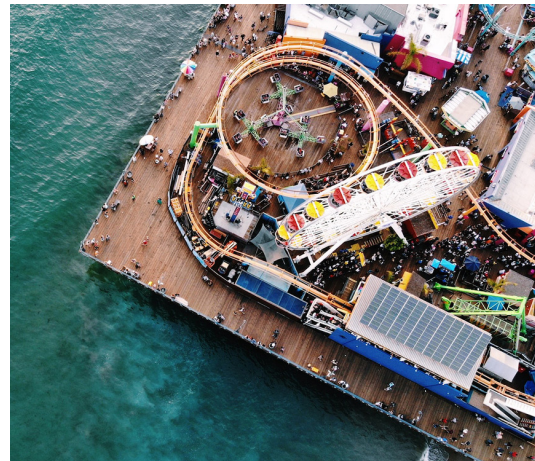
Employee Parking available at the City's Beach Parking Lot one block away.
Parking permits are \$32/month, \$186/calendar year, and \$129 for semi-annual permits.



Santa Monica aka “Silicon Beach”

- The City of Santa Monica has a robust and diversified local economy.
- In addition to a growing biotech sector, Santa Monica is also a global wellness hub.
- Over 5 million annual visitors & rising tourism.
- National Geographic ranked Santa Monica as one of the “Top Ten Beach Cities in the World.”
- Santa Monica Pier is the 2nd most Instagrammed place in CA and 8th most in the world.
- Santa Monica embraces sustainable, green and eco-friendly businesses.





Santa Monica

Santa Monica is a vibrant coastal city located in Los Angeles County, California. It is well known for its beautiful beaches, lively pier, excellent dining and shopping options, and a bustling tech industry. With its pleasant year-round climate, it has become a popular destination for tourists, residents, and businesses alike.

The city has a diverse and thriving economy that attracts a range of businesses, from tech startups to established companies. The city's proximity to Los Angeles and other major cities in Southern California makes it an ideal location for businesses looking to expand their reach.

Additionally, Santa Monica is home to a highly educated and skilled workforce, thanks in part to the presence of several world-renowned universities in the area. This, coupled with a strong local economy, makes Santa Monica an excellent place to establish and grow a business.

Santa Monica's commitment to sustainability and environmental responsibility is unmatched. Santa Monica has implemented a number of initiatives aimed at reducing carbon emissions, increasing energy efficiency, and promoting sustainable development practices. This makes it an attractive location for businesses that value sustainability and want to reduce their environmental impact.

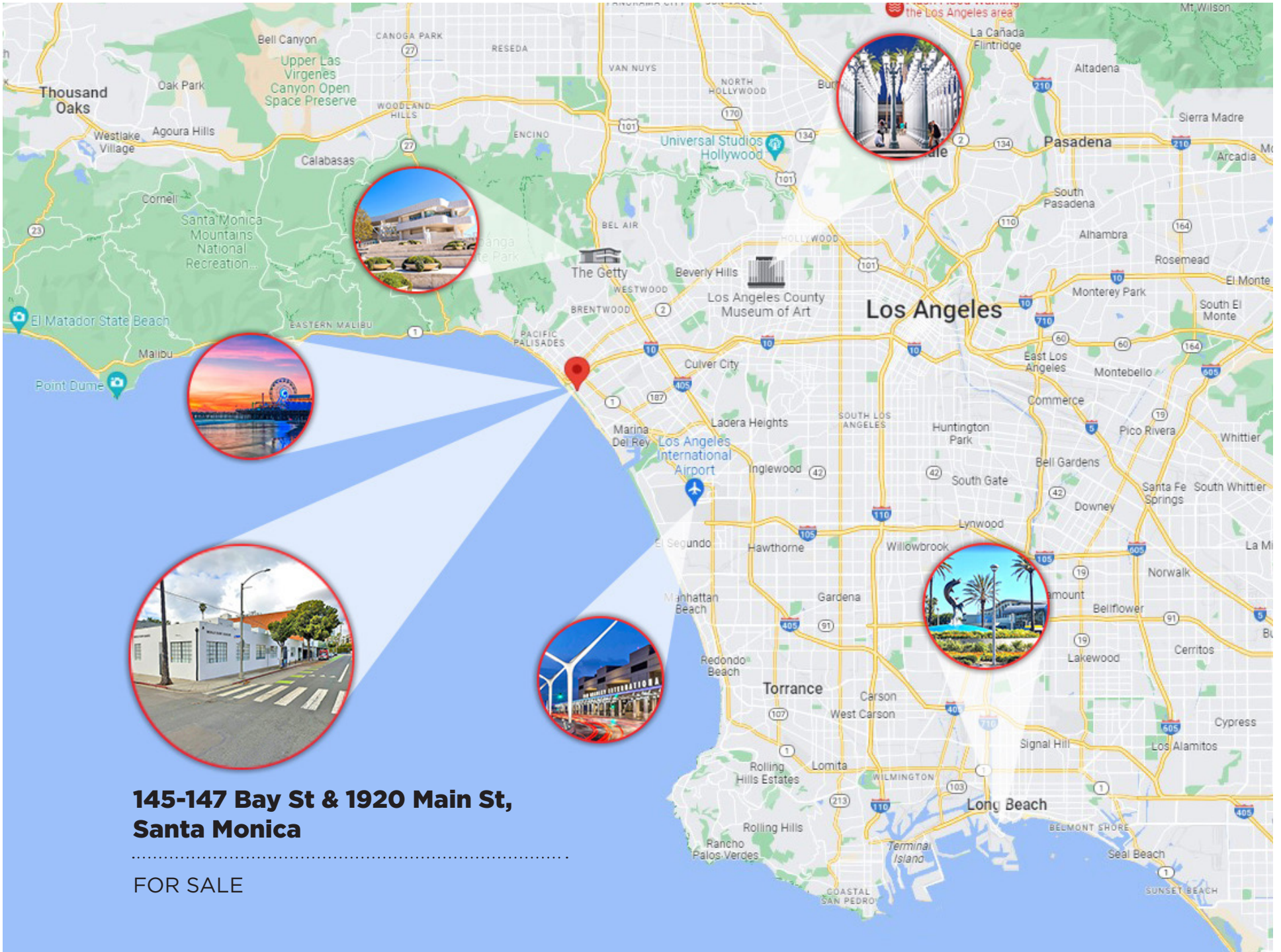
Santa Monica's vibrant culture and strong community make it a great place to live and work. The city offers a high quality of life, with excellent schools, abundant recreational opportunities, and a diverse population. This creates a supportive environment for businesses and fosters a sense of community that can be beneficial for companies looking to build strong relationships with customers and employees.

FOR SALE

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SANTA MONICA



**145-147 Bay St & 1920 Main St,
Santa Monica**

FOR SALE

LOCATION

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Like all real estate investments, the investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyers legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Spectrum Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.