

**BERKSHIRE
HATHAWAY**
COMMERCIAL DIVISION™

1513

17TH STREET
SANTA MONICA, CA

FOR SALE

PRIME 4-UNIT MULTIFAMILY WITH DEVELOPMENT POTENTIAL

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Berkshire Hathaway and should not be made available to any other person or entity without the written consent of Berkshire Hathaway.

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OVERVIEW

1513 17TH ST

SANTA MONICA, CA 90404

Development Highlights

- ±7,500 SF lot
- MUBL - Mixed-Use Boulevard Low zoning
- Up to 3.25 FAR for housing
- ±24,365 SF theoretical maximum floor area
- Up to 70 FT building height
- Potential six-story residential development
- Approximately 0.1 mile from the Metro E Line 17th Street/SMC Station
- Transit-oriented location with favorable parking regulations
- Strong Santa Monica rental and housing fundamentals

1513 17th Street presents a compelling multifamily development opportunity in the heart of Santa Monica, just blocks from major employment, retail, dining, and transit amenities. The property consists of an approximately 7,497-square-foot lot zoned MUBL (Mixed-Use Boulevard Low), providing a favorable framework for residential redevelopment in one of Southern California's most supply-constrained coastal markets.

Current zoning allows housing projects up to a 3.25 FAR and 70 feet in height, translating to approximately 24,365 square feet of potential floor area and the potential for a six-story residential development, subject to architectural design, applicable development standards, affordability requirements, and City approval.

Located in close proximity to the Metro E Line's 17th Street/SMC Station, the property offers exceptional regional connectivity and benefits from transit-oriented development policies, including reduced parking requirements that may enhance project feasibility. The site is also minutes from Downtown Santa Monica, Santa Monica College, Silicon Beach employment centers, and the city's extensive collection of restaurants, shopping, entertainment, and recreational amenities.

With strong underlying land fundamentals, favorable residential zoning, excellent transit access, and significant barriers to new development throughout Santa Monica, 1513 17th Street represents a rare opportunity for developers and investors seeking to create new housing in a premier Westside location.

AT A GLANCE

1513 17TH ST

SANTA MONICA, CA 90404



\$2,100,000

ASKING PRICE



3,187 SF

BUILDING SIZE



7,500 SF

LOT SIZE



1950

YEAR BUILT



4275-012-023

APN



4

NUMBER OF UNITS



5

CURRENT PARKING



2

OF STORIES



3 + 2 (downstairs front)

2 + 2 (upstairs front)

1 + 1 (bungalow rear)

1 + 1 (bungalow rear)

UNIT MIX



DEVELOPMENT METRICS

1513 17TH ST

SANTA MONICA, CA 90404



SM-MUBL (MIXED-USE BOULEVARD LOW)
ZONING



7,500 SF
LOT SIZE



3.25 *
FLOOR TO AREA
RATIO



~24,365 SF *
BUILDABLE FLOOR
AREA



70 FT *
MAXIMUM HEIGHT



±30 *
POTENTIAL
OF UNITS



\$280
LAND
PER SQ FT



NONE (SB79 - WITHIN 1/2 MILE OF TRANSIT STOP)
PARKING MINIMUM

* BUYER TO INDEPENDENTLY VERIFY ALL ZONING, DENSITY, FAR, HEIGHT, PARKING, AFFORDABLE HOUSING, REPLACEMENT HOUSING, DEMOLITION, ENTITLEMENT, AND DEVELOPMENT REQUIREMENTS WITH THE CITY OF SANTA MONICA AND OTHER APPLICABLE GOVERNMENTAL AGENCIES.

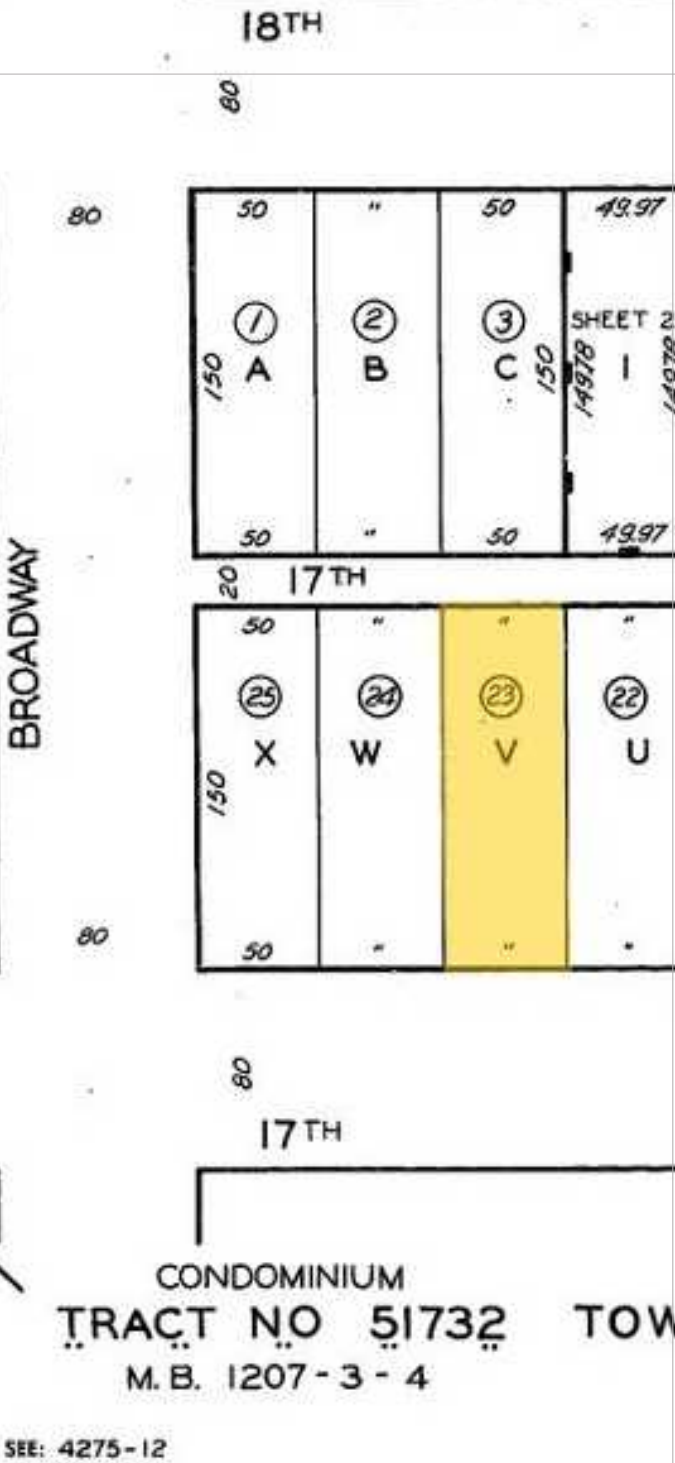


PROPERTY OVERVIEW

DEVELOPMENT METRICS



BROADWAY



INVESTMENT HIGHLIGHTS

1513 17TH ST

SANTA MONICA, CA 90404



3 + 2 (downstairs front)	\$3,303
2 + 2 (upstairs front)	\$2,628
1 + 1 (bungalow rear)	\$2,313
1 + 1 (bungalow rear)	\$2,215

UNIT MIX



\$2,100,000

ASKING PRICE



\$125,508

TOTAL ANNUAL
GROSS INCOME



35%

ESTIMATED
OPERATING EXPENSES



\$79,133

NOI



3.77%

CURRENT
CAP RATE



16.73

GRM



5.24%

PRO FORMA
CAP RATE



12.82

PRO FORMA
GRM



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

UNIT	UNIT MIX	SF (APPROX.)	CURRENT RENT	ANNUAL RENT	PSF	TERMS	MARKET PSF	RENT
A	3 BED + 2 BATH	1,200	\$3,303.00	\$39,636.00	\$2.20	MTM	\$4.25	\$5,100
B	2 BED + 2 BATH	900	\$2,628.00	\$31,536.00	\$3.55	MTM	\$4.00	\$3,600
C	1 BED + 1 BATH	550	\$2,313.00	\$27,756.00	\$3.13	MTM	\$4.50	\$2,475
D * (SECTION 8)	1 BED + 1 BATH	550	\$2,215.00	\$26,580.00	\$2.99	MTM	\$4.50	\$2,475
			\$10,459.00	\$125,508.00	\$2.97			



UNIT D - BUNDGALOW



SIDE YARD



WALKWAY BETWEEN UNIT C & D



UNIT A & B FRONT





UNIT A - KITCHEN



UNIT A - LIVING ROOM



UNIT B - LIVING ROOM



UNIT D - BUNDGALOW





FRONT YARD



UNIT D - LIVING ROOM



UNIT D - KITCHEN



SALES COMPS

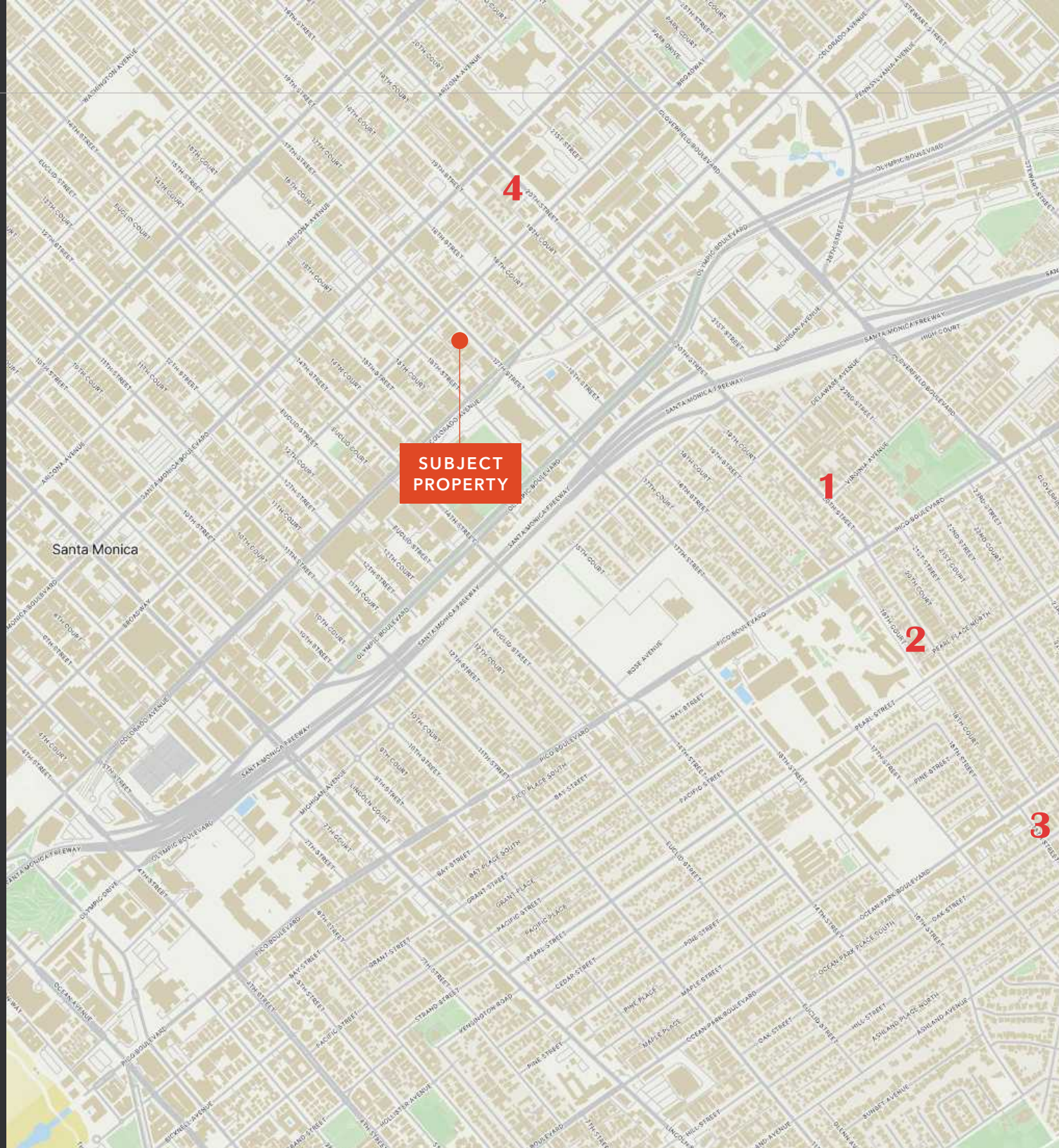
S 1513 17th St

1 1958 20th St
LAND COMP

2 2004 Oak St
INVESTMENT COMP

3 2248 20th St
INVESTMENT COMP

4 1420 20th St
LAND COMP







\$2,100,000

LISTING PRICE



SOLD DATE



3,187 SF

BUILDING SIZE



7,500 SF

LOT SIZE



MUBL

ZONING





4

OF UNITS



\$659

BUILDING PSF



\$280

LOT PSF





\$2,050,000

SOLD PRICE



10/11/2024

SOLD DATE



2,182 SF

BUILDING SIZE



7,609 SF

LOT SIZE



R2

ZONING



1

OF UNITS



\$940

BUILDING PSF



\$269

LOT PSF





\$2,225,000

SOLD PRICE



04/01/2026

SOLD DATE



2,818 SF

BUILDING SIZE



7,009 SF

LOT SIZE



R2

ZONING



5

OF UNITS



\$790

BUILDING PSF



\$317

LOT PSF





\$1,945,000

SOLD PRICE



03/26/2026

SOLD DATE



2,488 SF

BUILDING SIZE



7,187 SF

LOT SIZE



R2

ZONING



5

OF UNITS



\$782

BUILDING PSF



\$271

LOT PSF





\$7,995,000

LISTING PRICE



FOR SALE

SOLD DATE



N/A

BUILDING SIZE



15,004 SF

LOT SIZE



R2

ZONING



ENTITLED

OF UNITS



N/A

BUILDING PSF



\$533

LOT PSF



COMMERCIAL DIVISIONSM

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