

3017 SANTA  
MONICA  
BLVD

REDUCED SALE PRICE

**FOR SALE**  
**SANTA MONICA OFFICE BUILDING**

CONTACT:

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**AVISON  
YOUNG**

Avison Young is pleased to present 3107 Santa Monica Boulevard, a premier opportunity for an owner-user or value-add investor to acquire a well-located office property at an attractive price per square foot. This distinctive building offers two floors of office space and a penthouse above ground-level tuck-under parking, featuring a unique architectural design with exterior hallways that provide abundant natural light. The third floor has been largely gutted, creating a blank canvas for customization, while the second-floor tenants are on month-to-month or short-term leases, allowing for immediate repositioning. The current owner has secured design renderings showcasing a modernized interior and exterior concept, complete with a roof-top deck. Ideally situated in Santa Monica, this property presents an exceptional opportunity to create a bespoke business environment with significant potential for added value and long-term appreciation.

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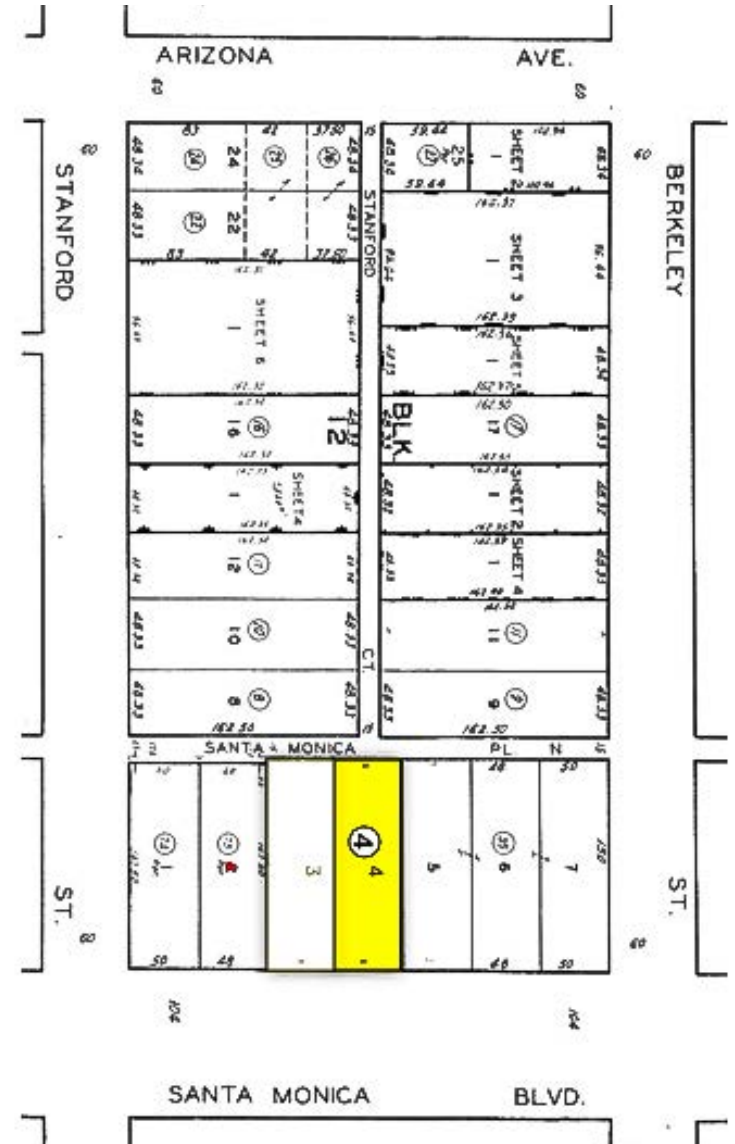
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<b>ADDRESS</b>	3017 Santa Monica Blvd. Santa Monica, CA 90404	
<b>TYPE</b>	Mixed-Use / Office	
<b>NUMBER OF FLOORS</b>	3	
<b>LOT SIZE</b>	± 7,200 SF	
<b>BUILDING SIZE</b>	TOTAL: ± 10,659 SF FLOOR 1: ± 378 SF FLOOR 2: ± 4,796 SF FLOOR 3: ± 4,766 SF PENTHOUSE: ± 719 SF	
<b>YEAR BUILT</b>	1972	
<b>ZONING</b>	MUBL	
<b>OCCUPANCY</b>	Majority of Tenants are MTM	
<b>ASKING PRICE</b>	<b>REDUCED SALE PRICE</b> <del>\$3,795,000</del> \$3,495,000	
<b>PARKING</b>	30 Total Spaces; 26 tandem / 4 individual spaces	



# POTENTIAL BUILDING RENOVATION

[RENDERINGS]

3017

SANTA MONICA BLVD



# SANTA MONICA

Santa Monica is one of Southern California's most desirable coastal cities, offering a dynamic blend of business opportunity, lifestyle, and long-term value. Known for its thriving economy, world-class amenities, and unparalleled quality of life, Santa Monica

attracts innovative companies, creative professionals, and investors seeking stability and growth. Santa Monica offers the prestige of a prime address and the ability to create a customized headquarters in a thriving market. For investors, the city's strong demand and limited inventory present an exceptional

## LOCATION HIGHLIGHTS

- **Strategic Location:** Situated on the Westside of Los Angeles with easy access to major freeways, public transit, and Los Angeles International Airport (LAX).
- **Vibrant Business Community:** Home to leading tech firms, media companies, and professional services, creating a strong ecosystem for collaboration and growth.
- **Lifestyle & Amenities:** Renowned beaches, upscale dining, boutique shopping, and cultural attractions make Santa Monica a magnet for talent and clients alike.
- **High Demand Market:** Limited supply of office properties and strong fundamentals drive long-term appreciation and value-add potential



**58K**  
TOTAL POPULATION



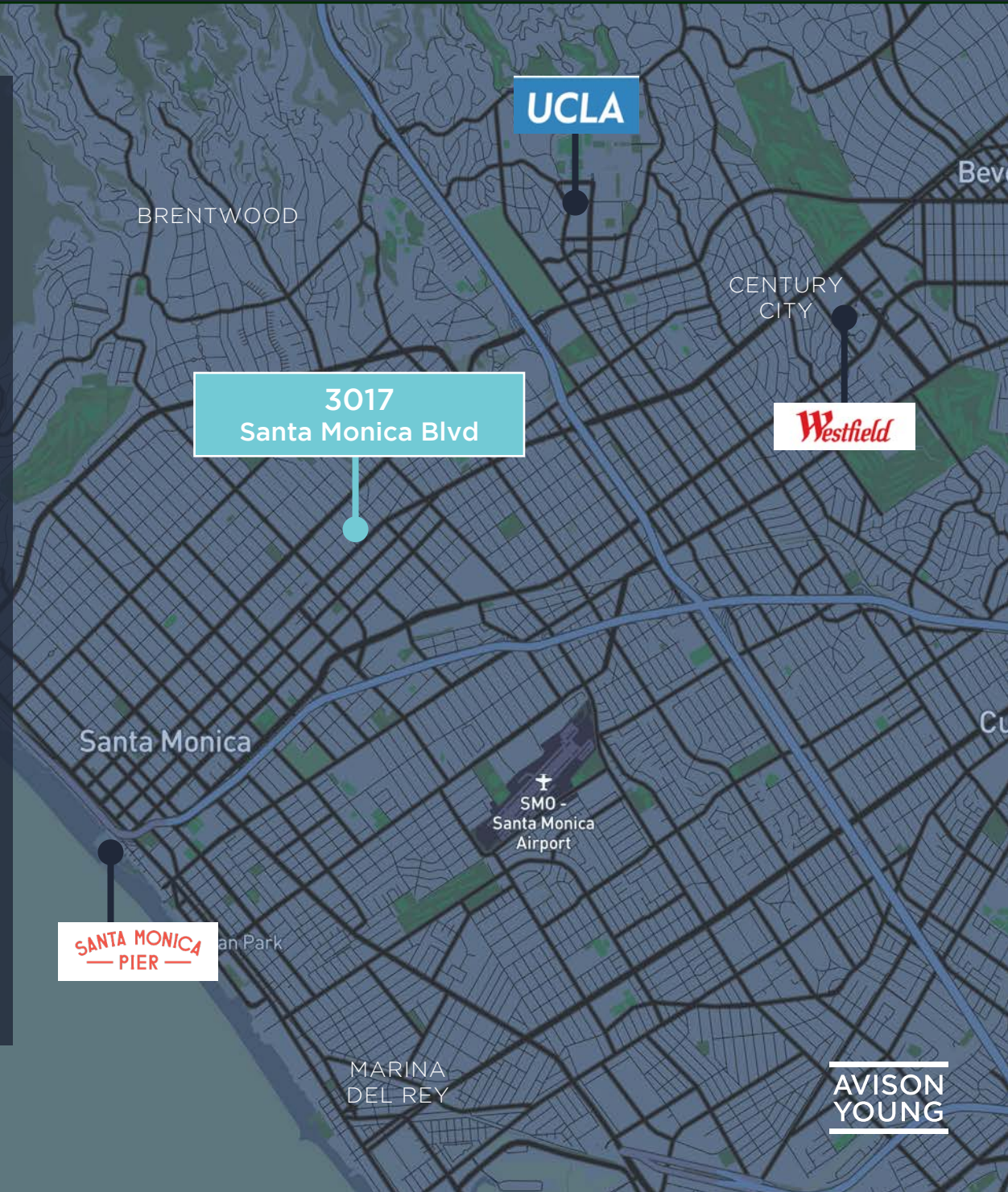
**\$104K**  
AVG. HH INCOME



**\$1.01M**  
MEDIAN HOME VALUE



**255K**  
DAILY TRAFFIC



3017  
SANTA  
MONICA  
BLVD

CONTACT:

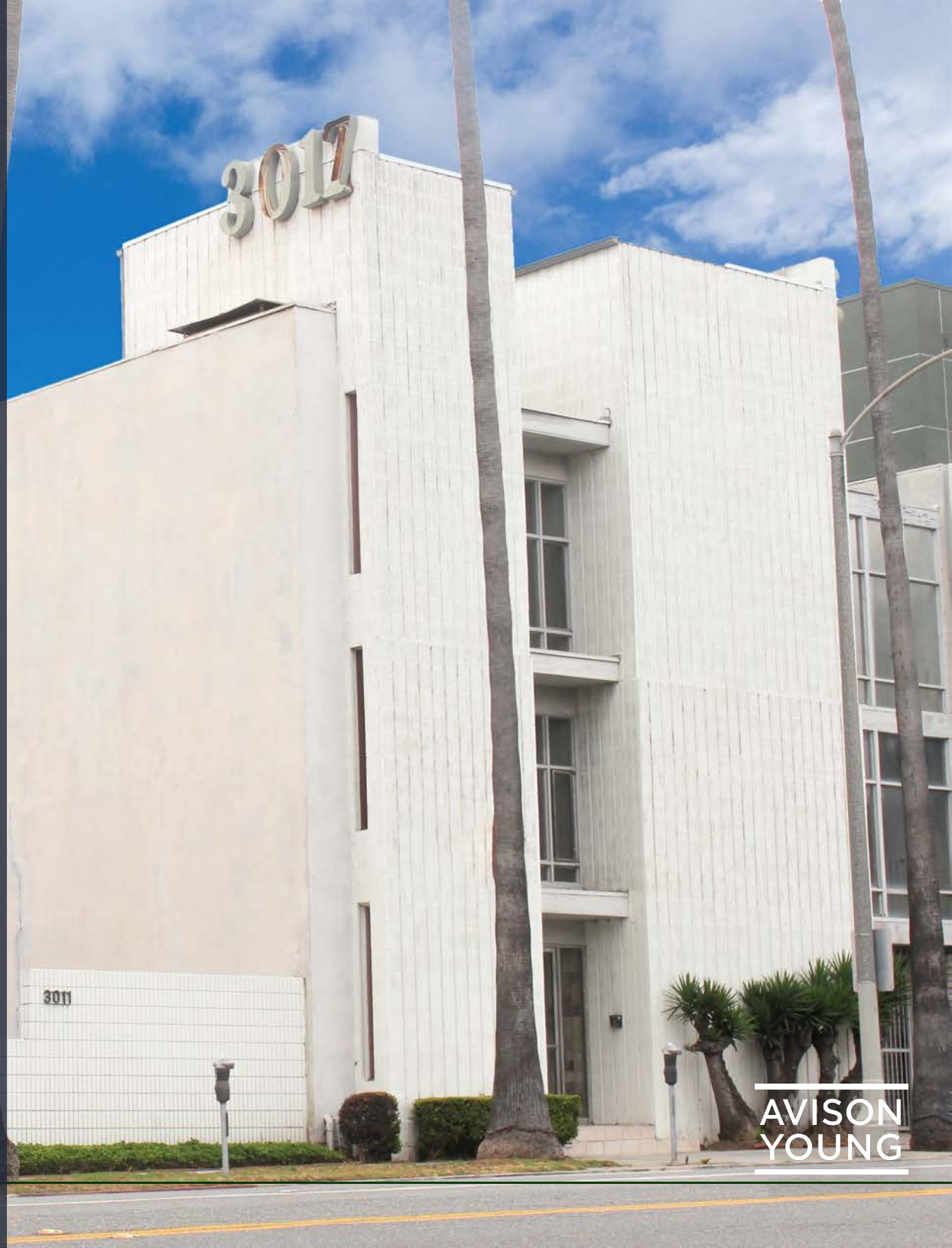
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