

EXCLUSIVE LAND OFFERING

**Marcus & Millichap**  
Real Estate Investment Services

**LAND - MULTI-FAMILY**  
**1512 Euclid Street**  
**Santa Monica, CA 90404**

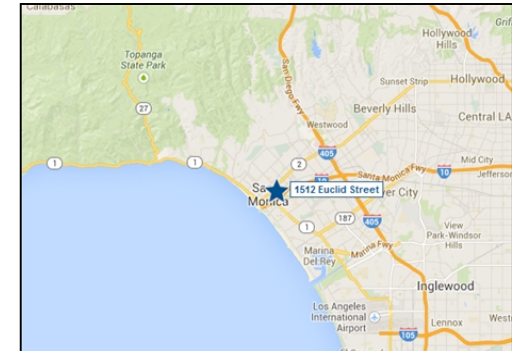


**INVESTMENT HIGHLIGHTS**

- ◆ 7,500-Square Foot Lot in Santa Monica
- ◆ Located in Broadway Commercial District (BCD)
- ◆ Maximum 1.5 FAR for Commercial Use
- ◆ One Mile From Santa Monica Beach and Pier
- ◆ Easy Access to 10 Freeway
- ◆ Well-suited for Live-Work Build

**OFFERING SUMMARY**

Price	\$2,395,000
Down Payment	(100%) \$2,395,000
Lot Size (SF)	7,500
Price Per SF	\$319.33
Lot Size (Acres)	0.1722
Price Per Acre	\$13,908,246
Buildable SF	11,250
Price per Buildable SF	\$212.89



Listed by:

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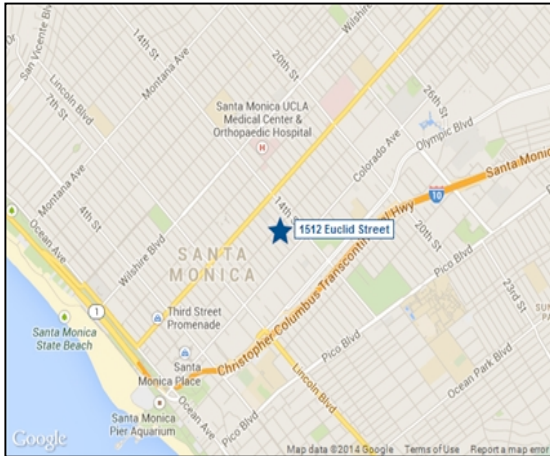
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www.marcusmillichap.com

1512 EUCLID STREET • SANTA MONICA, CA 90404

## PROPERTY SUMMARY

Assessor's Parcel Number	4282-032-003
Zoning	BCD
Lot Size Dimensions	50x150



## INVESTMENT OVERVIEW

This Santa Monica property is located in the Broadway Commercial District (BCD). Situated on the west side of Euclid Street between Broadway and Colorado Avenue, the property is ideally located to service both residential and commercial needs. The zoning for the property allows for development of commercial space using a FAR of 1.5. The property's location and zoning make it an ideal candidate for a live-work commercial build.



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