EXCLUSIVE LAND OFFERING

\$2 395 000

Marcus & Millichap

Real Estate Investment Services

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



OFFERING SUMMARY

Price



- 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

FIICE	\$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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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.

1512 EUCLID STREET · SANTA MONICA, CA 90404

PROPERTY SUMMARY

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



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