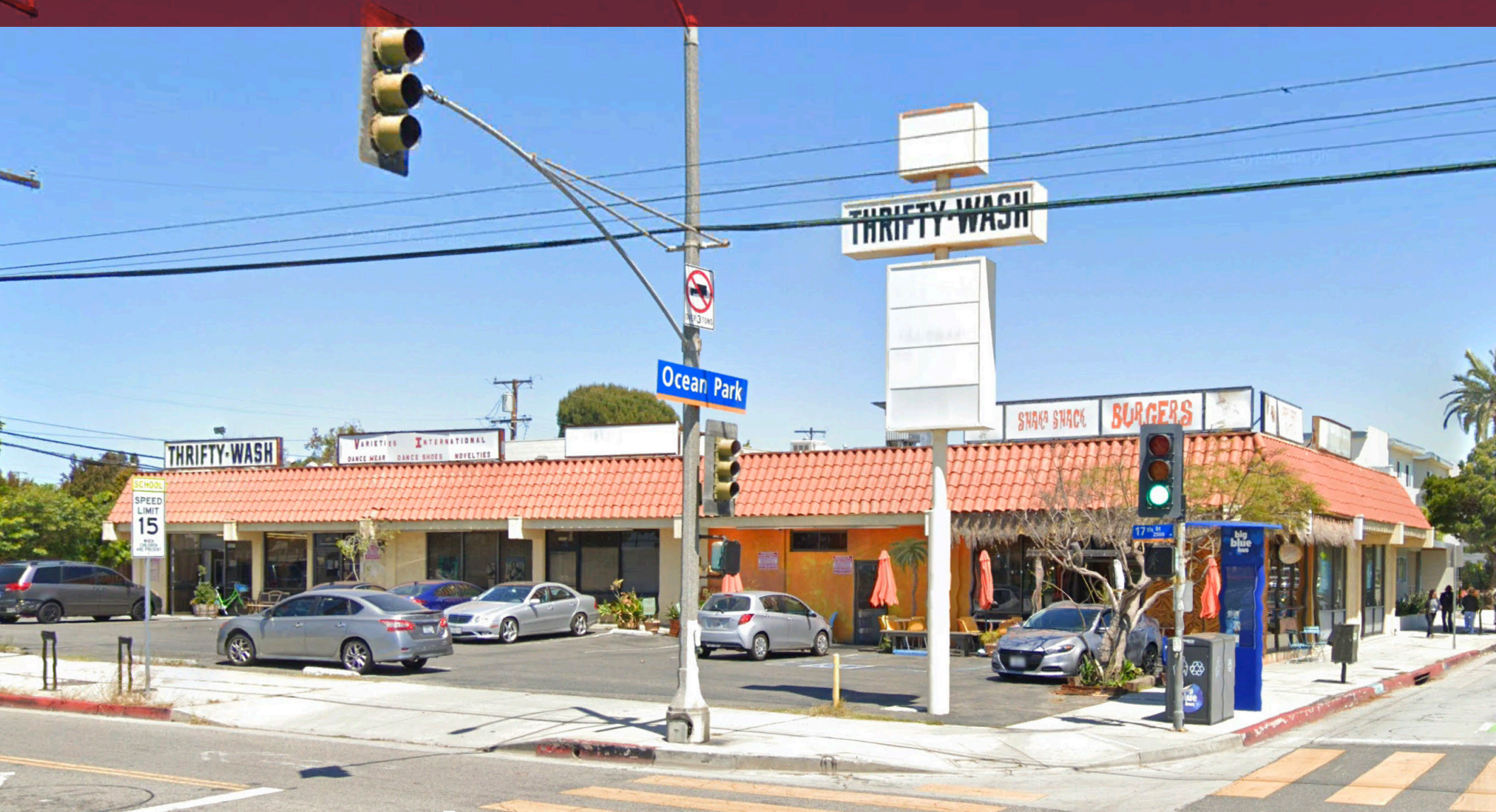


RARE SANTA MONICA RETAIL / OFFICE FOR SALE



1703 OCEAN PARK BLVD.
SANTA MONICA, CA 90404



PREMISES 6,650 SF Building | 14,021 SF Land
PRICE \$5,250,000
ZONING SMC2*/ Neighborhood Commercial
APN 4273-023-032
PARKING 19 Striped Spaces

- FEATURES
- Signalized Corner of 17th & Ocean Park
 - Value Add Opportunity
 - Under Market Rents
 - Short Term Leases Expire May 2023
 - 100 FT of Frontage on Ocean Park
 - Multi-Tenant or Single User
 - Sunset Park Neighborhood
 - Monument Signage

CONTACT

Spencer Horak | Principal
310.899.2728
shorak@leewestla.com
AGT DRE 01921906



1508 17th Street, Santa Monica, CA
310.899.2700

WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.



1703 OCEAN PARK BLVD.
SANTA MONICA, CA 90404

PARCEL MAP

APN: 4273-023-032



ASSM'T. SEE 898-34

ASSESSOR'S MAP
COUNTY OF LOS ANGELES



Spencer Horak | Principal

310.899.2728

shorak@leewestla.com

AGT DRE 01921906

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



Whole Foods 365 College

Santa Monica Community College

John Adams Middle School

Bobs Market
Santa Monica Yoga
Dennis Gibbens Architect
Thyme Cafe & Market
The Slice
The Cut Salon

Orci
UBM
Snap Inc.
Rebel Base
Production
Pandora Media
Activision Blizzard
Amobee
Magnet 360
Side Effects Software
Red Interactive Agency
Tryarch

Blink Bar
Local Kitchen & wine Bar
Love Coffe Shop
Ocean Hair Studio
OneWest Bank



Spencer Horak | Principal

310.899.2728

shorak@leewestla.com

AGT DRE 01921906

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



MEET THE TEAM

BROKER - PRINCIPAL
SPENCER HORAK

Spencer is recognized by his peers as a dependable and ambitious professional. His diverse experience has contributed to him being a creative and strong negotiator. His natural aptitude for this business, coupled with his positive and outgoing demeanor have propelled Spencer to achieving his professional goals. He is currently in his seventh year with Lee West LA, where he continues to attain new heights and grow his client base.

Spencer was raised in Santa Monica, and continues to work and reside on the Westside. His specialties are retail, commercial office leasing and sales.

LEE & ASSOCIATES

As a member of the Lee & Associates Group of Companies, Lee & Associates Los Angeles West, Inc. combines national reach with local market expertise, offering our clients the best network of location knowledge available. The brokers in our office pioneered the creative office niche in the West Side and have been the premiere leaders in the "Silicon Beach" market for the past 20 years.

We have represented a majority of entertainment, tech, and other creative tenants from all neighborhoods of Los Angeles. We are experts in adaptive reuse to help landlords increase revenue on functionally obsolete buildings. In 2016, we brokered over \$314 Million in transaction dollars.

Thank you for the opportunity to assess the value of this asset. We look forward to assisting you with your real estate ventures.

Sincerely,

Lee and Associates Los Angeles West, Inc. - Corporate ID #01222000

