



1325 7th St.

Santa Monica, CA 90401

THE **JAMES** GROUP
LYON STAHL
INVESTMENT REAL ESTATE

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EXECUTIVE SUMMARY

A Rare Opportunity to Acquire a Trophy Office Asset in Prime Downtown Santa Monica's Business District

An exceptional opportunity to acquire a premier multi-tenant office asset in the heart of Downtown Santa Monica, where irreplaceable location, functional design, and enduring tenant demand converge. Positioned just steps from the city's renowned collection of restaurants, cafés, retail, and lifestyle amenities, the property offers immediate access to public transportation and the I-10 Freeway, placing tenants and visitors at the center of one of Southern California's most dynamic business environments.

Originally constructed in 1980, the three-story, 8,490-square-foot building has been thoughtfully designed to provide the conveniences increasingly sought by today's office users. The property is serviced by an elevator, features 20 secured on-grade parking spaces behind remote-controlled gates, intercom-controlled entry, and benefits from the added convenience of a public parking structure immediately behind the building. Most suites enjoy access to shared outdoor patio spaces, while the top-floor suite is distinguished by an expansive private patio, offering an executive environment rarely found within the Downtown Santa Monica office market.

As demand continues to favor highly amenitized, walkable office locations, opportunities to acquire well-positioned assets of this scale remain increasingly limited. Combining exceptional accessibility, desirable tenant amenities, and a premier Westside location, the property represents a rare investment opportunity with lasting appeal in one of Southern California's most prestigious and supply-constrained office submarkets.



INVESTMENT SUMMARY

PRICING

Price	\$5,200,000
Price per SF	\$612
Price per Lot SF	\$692

PROPERTY DETAILS

Address	1325 7th St. Santa Monica, CA 90401
APN	4291-008-020
Rentable Area	8,490 sf
Lot Size	7,512 sf
Property Type	Office
Stories	Three (3)
Year Built	1980
Zoning	SMC3
Tenancy	Multiple Tenants
Occupancy	appox 90%
Parking	Twenty (20) On-Grade Spaces
Frontage	50 ft (Along 7th St.)
Walk Score	93 (Walker's Paradise)



PROPERTY HIGHLIGHTS

Multi-Tenant Configuration

The approximately 8,490-square-foot office building is thoughtfully configured across three stories with multiple office suites, providing flexibility for a variety of tenant sizes and investment strategies. The efficient layout supports long-term leasing stability while accommodating future repositioning opportunities.

Building Amenities

Designed to enhance tenant satisfaction, the property features elevator service to all floors, 20 secured on-grade parking spaces, and shared outdoor patio areas for most suites. The top-floor suite is further distinguished by its own private patio, offering a unique executive environment.

Secure Access & Tenant Convenience

The property is equipped with remote-controlled gated parking and an intercom-controlled front entrance, providing secure access for tenants and visitors while enhancing the overall professional image of the building.

LOCATION HIGHLIGHTS

Downtown Santa Monica Business District

Situated in the heart of Downtown Santa Monica, the property enjoys a coveted location within one of Southern California's most established office markets, surrounded by leading employers, professional services, and a vibrant mix of retail and dining destinations.

Walker's Paradise | 93 Walk Score

Boasting an exceptional Walk Score of 93, the property offers immediate access to Santa Monica's renowned collection of restaurants, cafés, retail, and lifestyle amenities, creating an environment highly sought after by both tenants and employees.

Exceptional Regional Connectivity

The property benefits from outstanding accessibility with convenient access to the Metro E (Expo) Line, Interstate 10, and Los Angeles International Airport (LAX), allowing efficient connectivity throughout the Westside and greater Los Angeles region.



PARCEL MAP

4291 8
ALE 1" 80'

1995

3-9-6
700320608
740328308
741212
89120407012001-23
340831



TOWN OF SANTA MONICA
M.R. 39-45-51

CODE
8004

FOR PREV. ASSM'T. SEE: 326-17

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



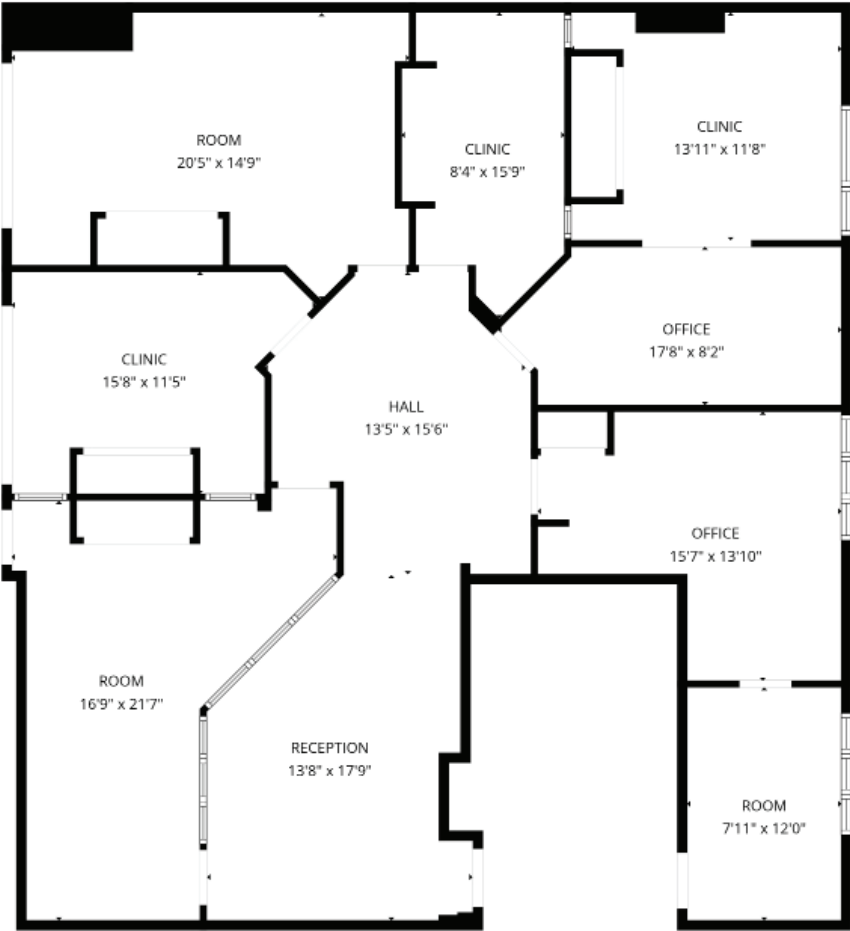
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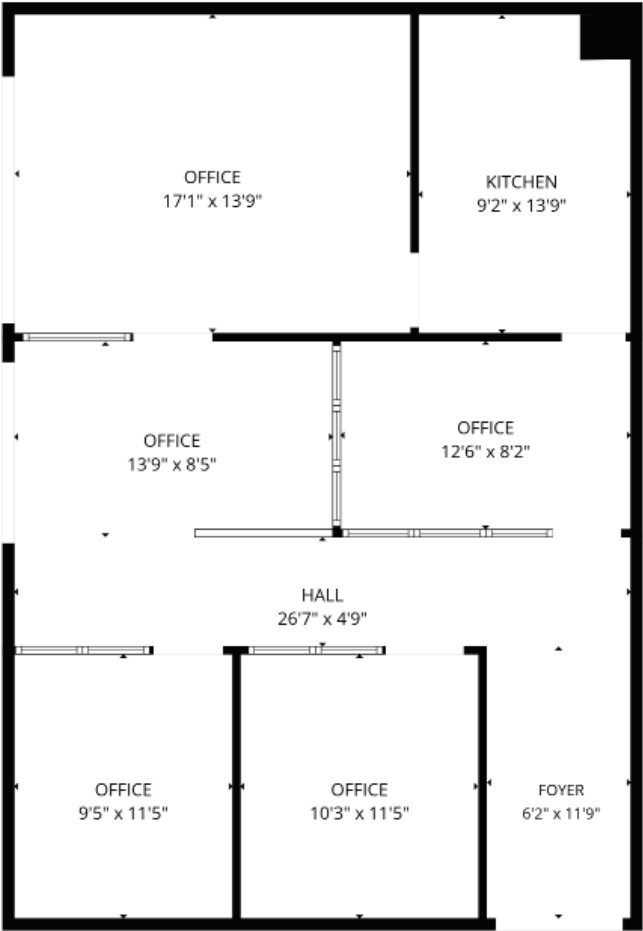




FLOOR PLANS

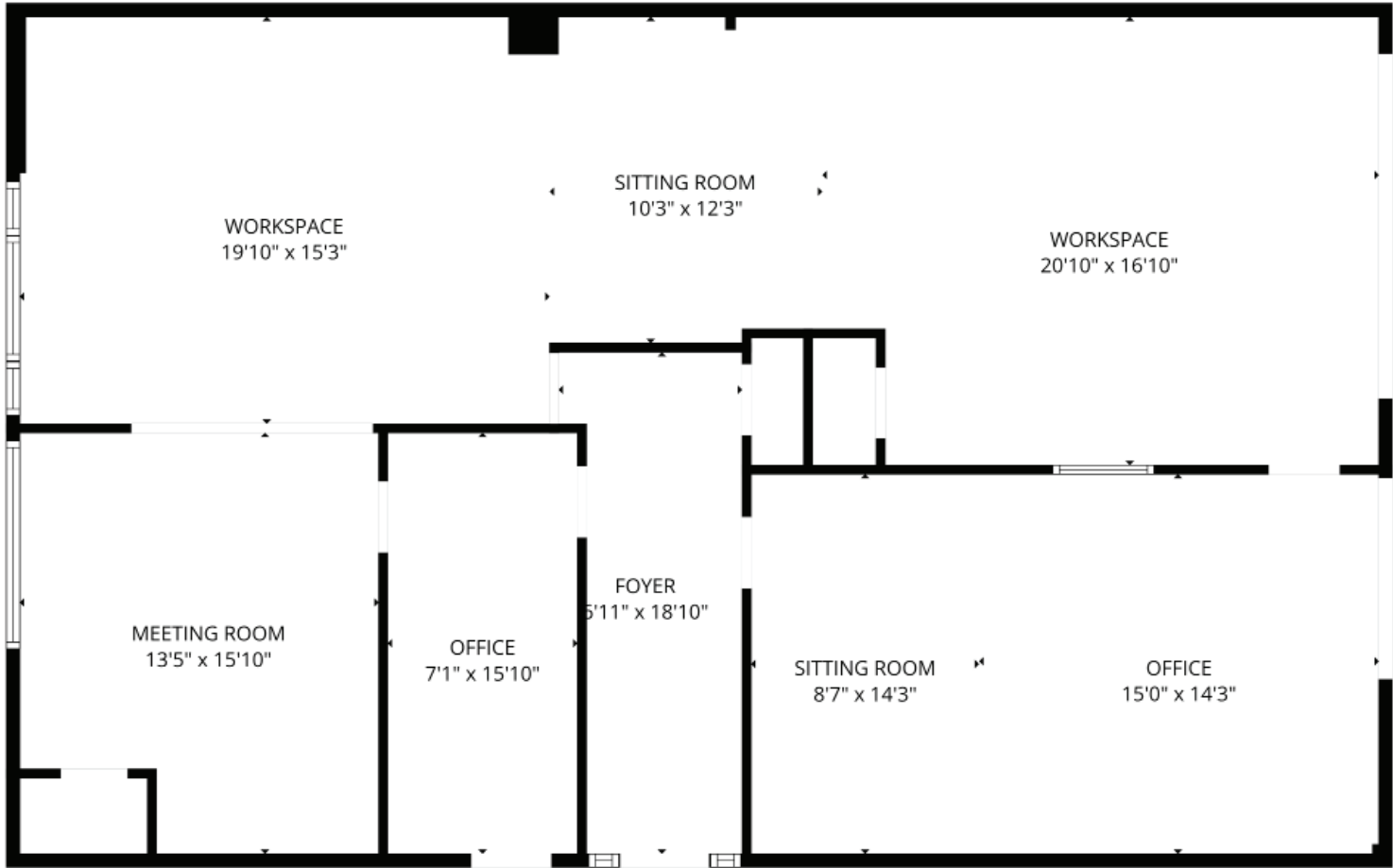


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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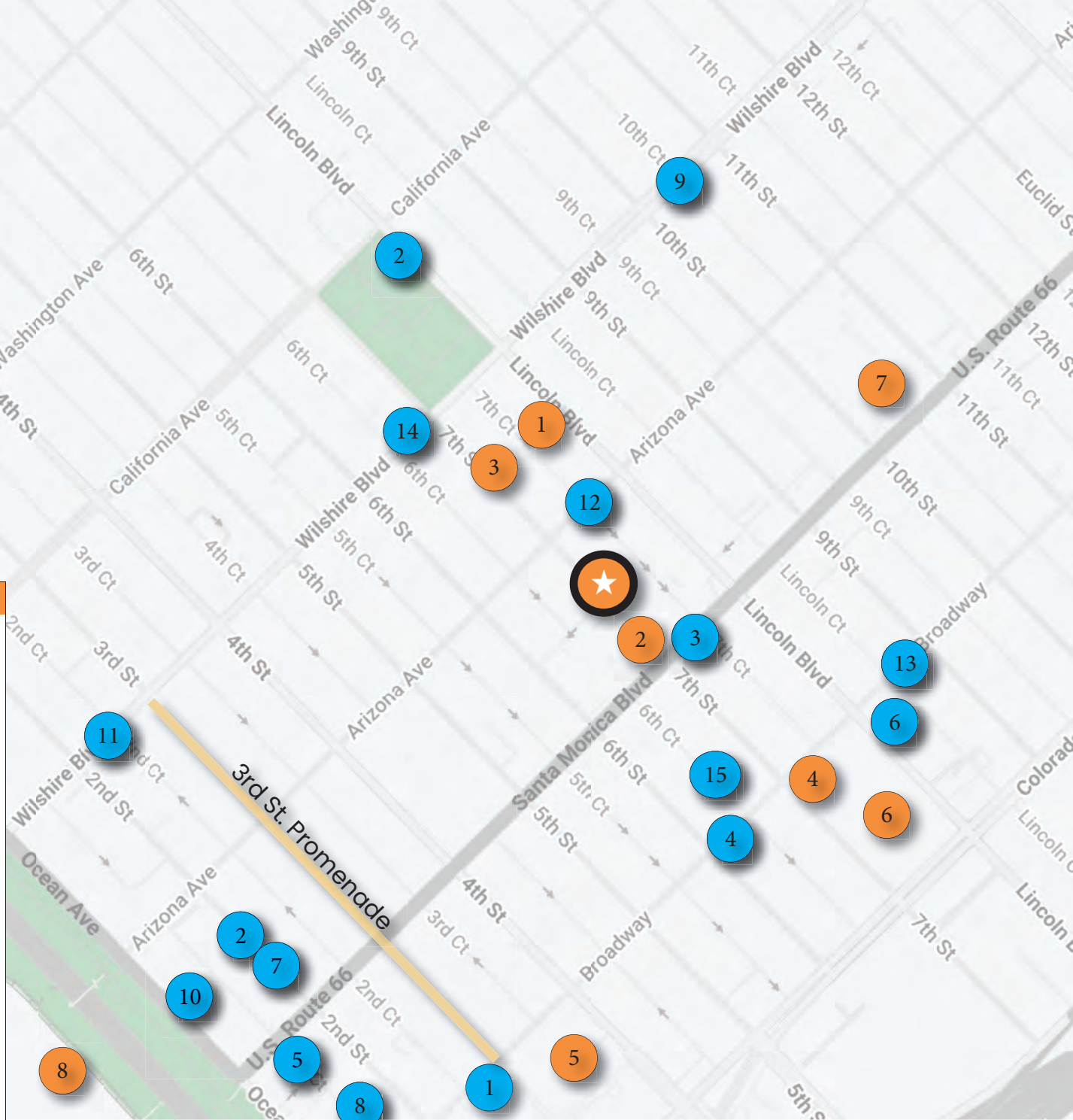
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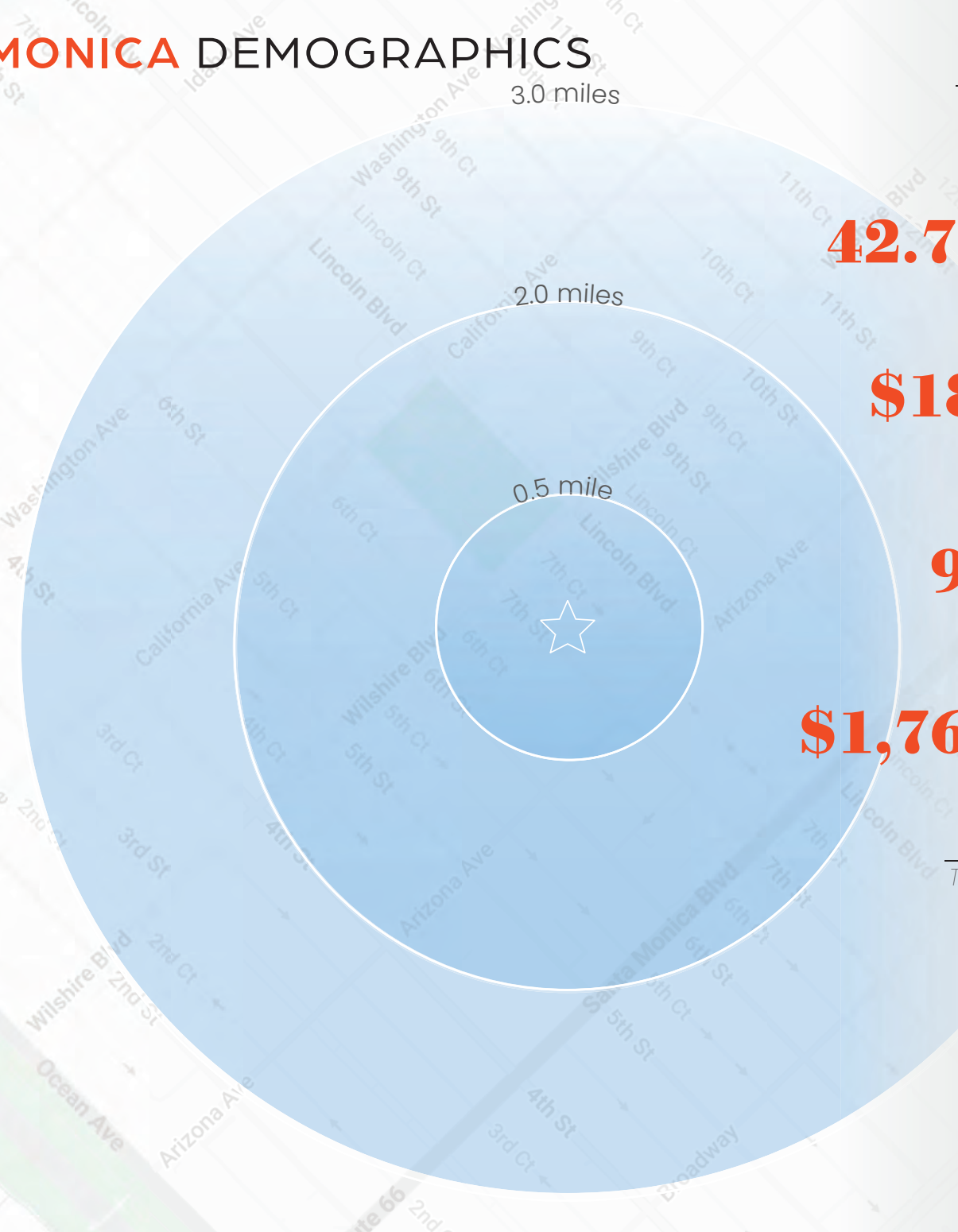
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AREA AMENITIES

Restaurants		Shopping & Misc.	
1	Din Tai Fung	1	Public Parking Lot
2	Elephante	2	SM History Museum
3	Fritto Misto	3	Santa Monica Proper Hotel
4	Tu Madre	4	Equinox Gym
5	Water Grill	5	Santa Monica Place
6	Bay Cities	6	700 Broadway
7	Sugarfish	7	Braod Stage
8	Meat on Ocean	8	Santa Monica State Beach
9	Santa Monica Seafood		
10	Boa Steakhouse		
11	Hillstone		
12	Izakaya Miyabi		
13	Bodega Wine Bar		
14	Bluestone Lane		
15	Blue Daisy		



SANTA MONICA DEMOGRAPHICS



Demographics

42.7 years

Median Age
The median age of people living in West LA is 34.7 years old.

\$180,293

Household Income
The average household income within 1 mile is \$12,475

91,169

Population
52,613 residents live within a 1 miles radius of 11850 Wilshire Blvd.

\$1,760,000

Median Home Value
The median home value in Brentwood is over \$2,000,000

Transportation



91
Very Walkable



90
Biker's Paradise



76
Excellent Transit

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