

16 UNITS PRIME SANTA MONICA

2711-2715 PICO BLVD,
SANTA MONICA CA 90405



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ARTHUR **YOON** GROUP
COMMERCIAL

REDPOINT REALTY

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MULTIFAMILY FOR SALE

2711-2715 PICO BLVD



PROPERTY DESCRIPTION

A Santa Monica Developer's Dream! DELIVERED WITH 9 UNITS VACANT. We are pleased to present 2711-2715 Pico Blvd, a 16-unit apartment property located in Santa Monica. Spanning over a massive 20,782 SQFT LOT, the property consists of 2 side by side buildings, featuring fourteen, one-bedroom units and two two-bedroom units all with hardwood floors. Parking is located in the rear of the property.

This investment is an excellent opportunity for renovation of the existing apartments or redevelopment with mixed-use zoning, which permits from FAR 1.25 for base standard up to FAR 2.0 for 100% affordable housing projects. Buyer's to do their own due diligence with City of Santa Monica as to permitted construction.

Located a short distance to Santa Monica's premier shopping areas and host of high-end boutiques, UCLA Medical Center, Bergamot Station Art Gallery & Cultural Center, Colorado Center Urban Creative Office, Santa Monica Water Garden, and home to Third Street Promenade, Santa Monica Place and Santa Monica beach/pier!

PROPERTY FACTS

Number of Units:	16	Tenancy:	Multiple
Property Type:	Multifamily	APN Number:	4274-008-038
Property Sub-type:	Apartment	Lot Size	0.48 AC
Apartment Style:	Low Rise	No. Stories:	1 Story
Building Size:	9,926 SF	Zoning Code:	MUBL
Building Class:	C	Parking Ratio:	1.21/1,000 SF
Year Built:	1951	CAP:	%

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INVESTMENT HIGHLIGHTS

- Excellent Redevelopment Opportunity
- Delivered With 10 Units Vacant (possibility of 2 more vacancy)
- Prime Location | Close to Third Street Promenade & Santa Monica beach/pier
- Zoned MUBL (Mixed-Use Boulevard)
- Great value-add & upside
- 9,926 square feet of building, 20,897 square foot lot

ASKING PRICE: **\$5,990,000**

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ADDITIONAL PHOTOS

2711-2715 Pico Blvd. | Santa Monica, CA 90405



SUBJECT PROPERTY

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AERIAL VIEW



DEMOGRAPHICS MAP & REPORT

2711-2715 Pico Blvd. | Santa Monica, CA 90405

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	26,593	326,247	566,025
Average Age	41	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	12,226	155,669	255,025
Avg Household Size	2.10	2.00	2.10
Median Household Income	\$84,067	\$103,105	\$108,852
Median House Value	\$1,096,873	\$1,105,069	\$1,106,592





TRAFFIC COUNTS

Beverly Blvd/N Hobart Blvd	32.6K
Beverly Blvd/Hobart Pl	32.1K
Beverly Blvd/N Oxford Ave	30.8K
Beverly Blvd/N Kingsley Dr	33.1K

SCORES

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SCORES

Walk Score: 84

Transport Score: 54

Bike Score: 94

TRADE AREA MAP

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2 MILES TO SANTA MONICA BEACH

VIRGINIA AVE. PARK



2711-2715 Pico Blvd.

PICO BLVD.

PEARL ST.

PICO BLVD.

PEARL ST.

PICO BLVD.

OCEAN PARK BLVD.

clover park
CITY OF SANTA MONICA

SANTA MONICA COLLEGE

CAMPOS
MEDICAL FOOD

Z Garden
Real Estate & Property Management

LUNETTA

THE KEY TO HEALTHY FOODS
SOCIETY KITCHEN

WHOLE FOODS MARKET



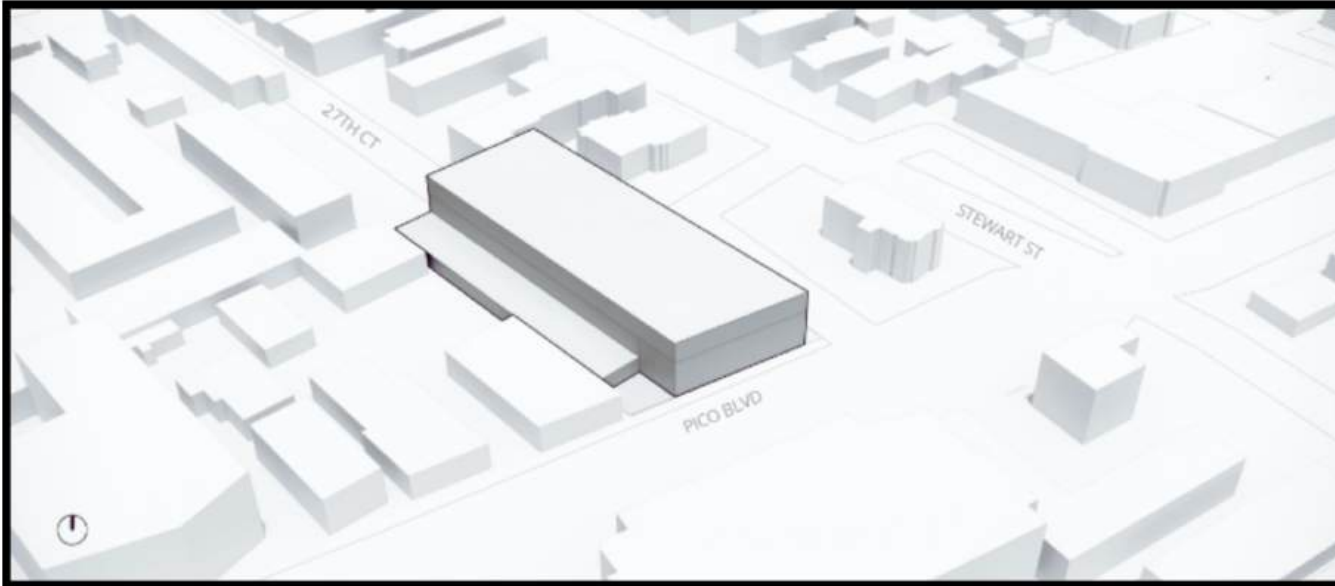
TRADER JOE'S

Rae's Restaurant

SaMo Pizza
MAKING PIZZA PEOPLE LOVE

CONCEPT MASSING

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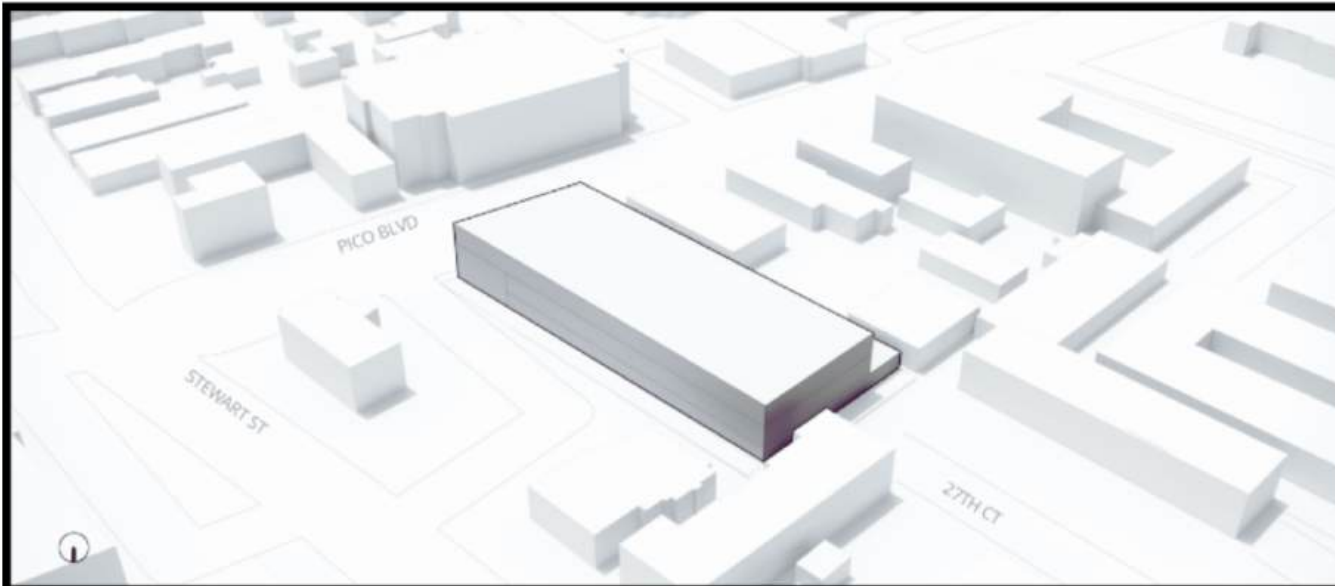


Type V Podium: 2 levels of residential over 1 level of semi-subterranean type I parking

Total Net Residential Rentable sq. ft.: +/- 19,700 sf
Residential [28 units @ 705 sf ave. unit size]

Total Net Commercial Rentable sq. ft.: +/- 1,900 sf

Parking: 30 Spaces (24 Residential + 6 Commercial)



Lot Size: 20,784 sf

FAR @ Tier I: 1.5:1

Maximum Floor Area Allowed: 31,176 sf

Maximum Floor Area Achieved: +/- 31,100 sf
(Residential: 29,200 GSF + Commercial: 1,900 GSF)

***For Your Reference Only. Buyer to do their own investigations.**



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PROFESSIONAL BACKGROUND

Arthur Yoon is a distinguished Vice President at Redpoint Realty and head of the esteemed Arthur Yoon RE Group. He is a seasoned professional specializing in the representation of property owners and users engaged in the acquisition and disposition of Industrial, Retail, Flex, and Multi-Family properties across the dynamic real estate markets in Greater Los Angeles.

With a Bachelor of Science degree in Civil Engineering, with a concentration in structures from North Carolina State University, Arthur brings a unique perspective to the real estate realm. As a Licensed Civil Engineer for over a decade, he applies his technical expertise to enhance the understanding and management of real estate assets. This academic and professional background positions him as a valuable asset to clients seeking a comprehensive and analytical approach to real estate transactions.

Beyond a decade of experience in luxury residential and commercial, Arthur possesses adept transactional skills and an intricate knowledge of market complexities. His commitment to excellence is underscored by his consistent recognition as a top-performing agent, having received the esteemed platinum award for five consecutive years. Additionally, Arthur's achievements have been showcased on the Zillow TV series, further cementing his reputation as a standout professional in the real estate arena.

EDUCATION

- Bachelor of Science in Civil Engineering, Concentration in Structures in North Carolina State University

MEMBERSHIP

- EIT - Engineer in Training
- SRS - Seller Representative Specialist

CAREER HISTORY

Arthur commenced his real estate journey in 2012, focusing on specialized areas including Investment Sales, Full-Service Landlord Representation, Industrial Landlord Representation, Retail Landlord Representation, Full-Service Tenant Representation, Industrial Tenant Representation, Retail Tenant Representation, and Single-tenant Net Lease Representation.

With a decade-long background, he has proficiently executed over a hundred transactions, skillfully advocating for a diverse clientele encompassing tenants, landlords, and investors. Arthur's extensive experience underscores his adept navigation of intricate real estate transactions, consistently delivering successful outcomes.