



NEW LISTING!

Trophy Building for Sale

Santa Monica, CA



- ADDRESS:** 240 26th Street, Santa Monica, CA 90402.
- BUILDING SIZE:** Approximately 4,476 Sq Ft.
- LOT SIZE:** Approximately 4,996 Sq Ft.
- LIST PRICE:** \$8,500,000.00.
- ZONING:** Neighborhood Commercial.
- DESCRIPTION:**
- ◆ Rare opportunity on 26th Street across from the Brentwood Country Mart.
 - ◆ High traffic area with great demographics.
 - ◆ First time on the market in over 50 years.
 - ◆ Owner/User or investment opportunity.
 - ◆ Currently dental/general office.
 - ◆ Opportunity to convert the ground floor to retail.
 - ◆ Building is comprised of 4 suites.
 - ◆ Current leases are all short term.
 - ◆ 10 car parking in rear of the building.
 - ◆ DO NOT DISTURB TENANTS!
- AREA DESCRIPTION:**
- ◆ Prime Santa Monica location on the best block of 26th Street.
 - ◆ Steps from Brentwood and close to the Pacific Palisades.
- AGENT:** Evan Pozarny 310-458-4100 Ext. 221 epozarny@muselli.net
[BRE# 01304769](#)

1513 6th Street, Suite 201 A Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.



240 26th Street, Santa Monica Rent Roll



240 26th Street, Santa Monica

Current Rent Roll	Tenant Square Footage	Rent Per SF	Parking Rent	Monthly Rent	Security Deposit	Gross Annual Rent	Tenant % of Square Feet of Building	Lease Type	Lease Expiration	Rent Increase	Lease Start
1 Dentist - Ground Floor	1,000	3.91	0.00	3,909.66	None	46,915.92	22.341	Full Service	7/31/2016	CPI	8/1/2003
2 Dentist - 2nd Floor	1,250	4.01	0.00	5,014.74	4,672.76	60,176.88	27.927	Full Service	3/31/2017	CPI	4/1/2007
3 Office - 2nd Floor	1,391	3.43	0.00	4,775.00	3,500.00	57,300.00	31.077	Full Service	2/28/2017	CPI	5/1/2004
4 Dentist - 2nd Floor	835	4.43	0.00	3,700.00	1,250.00	44,400.00	18.655	Full Service	8/31/2016	CPI	9/1/2007
Parking				0.00		0.00					
Total	4,476		0.00	17,399.40	9,422.76	208,792.80	100				No options to extend on leases



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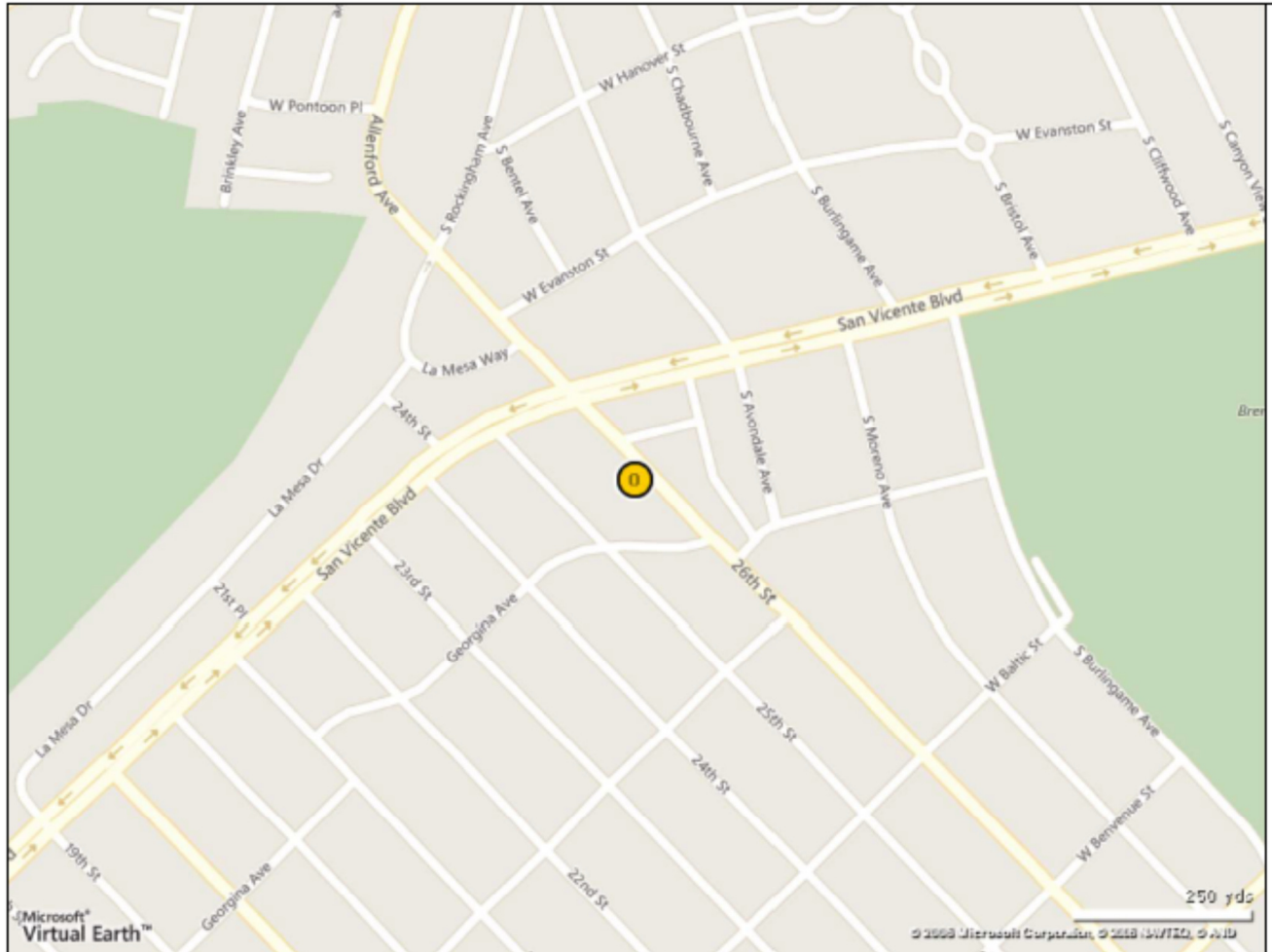




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240 26th Street Road Map

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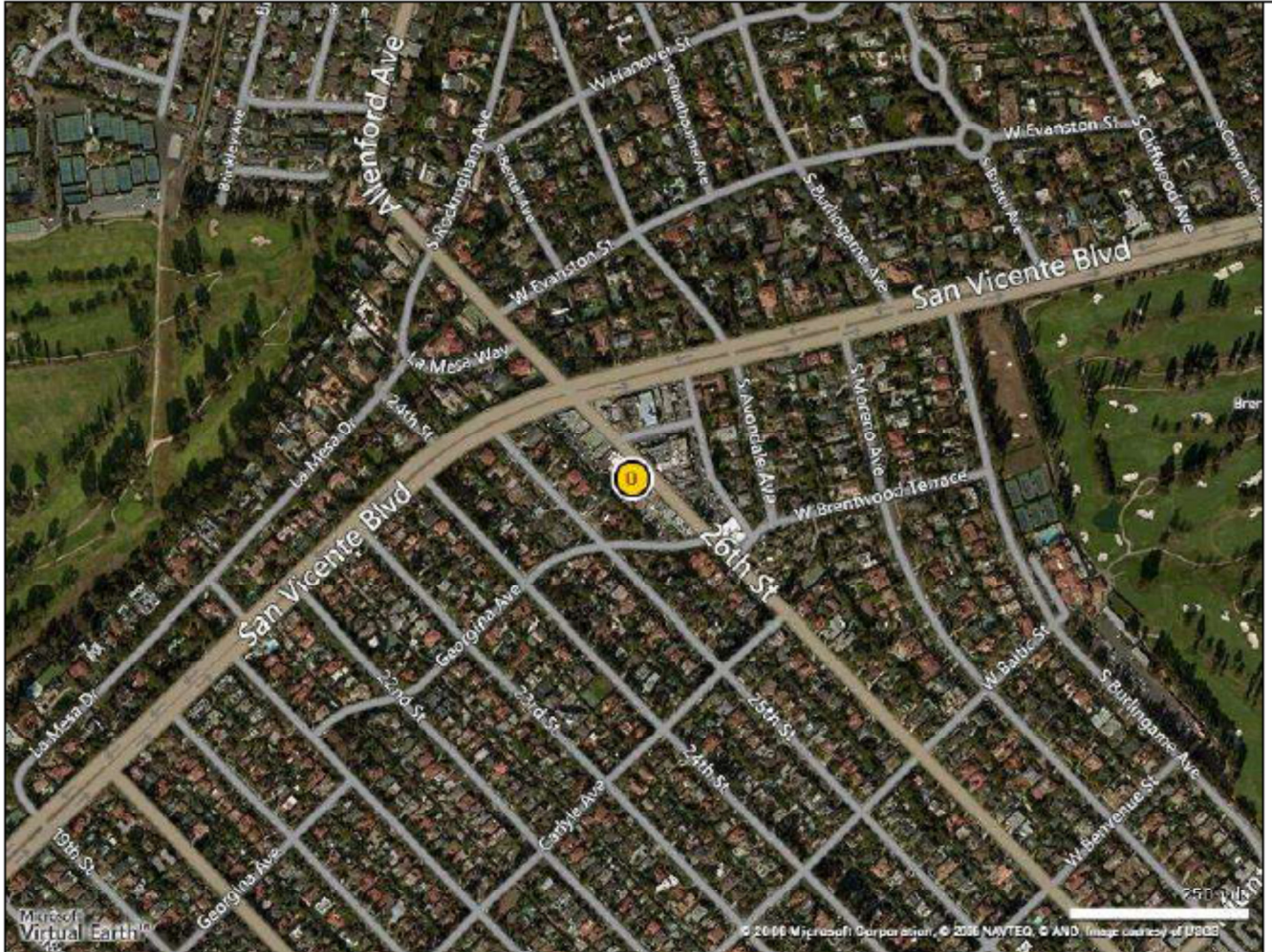
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240 26th Street Aerial Map

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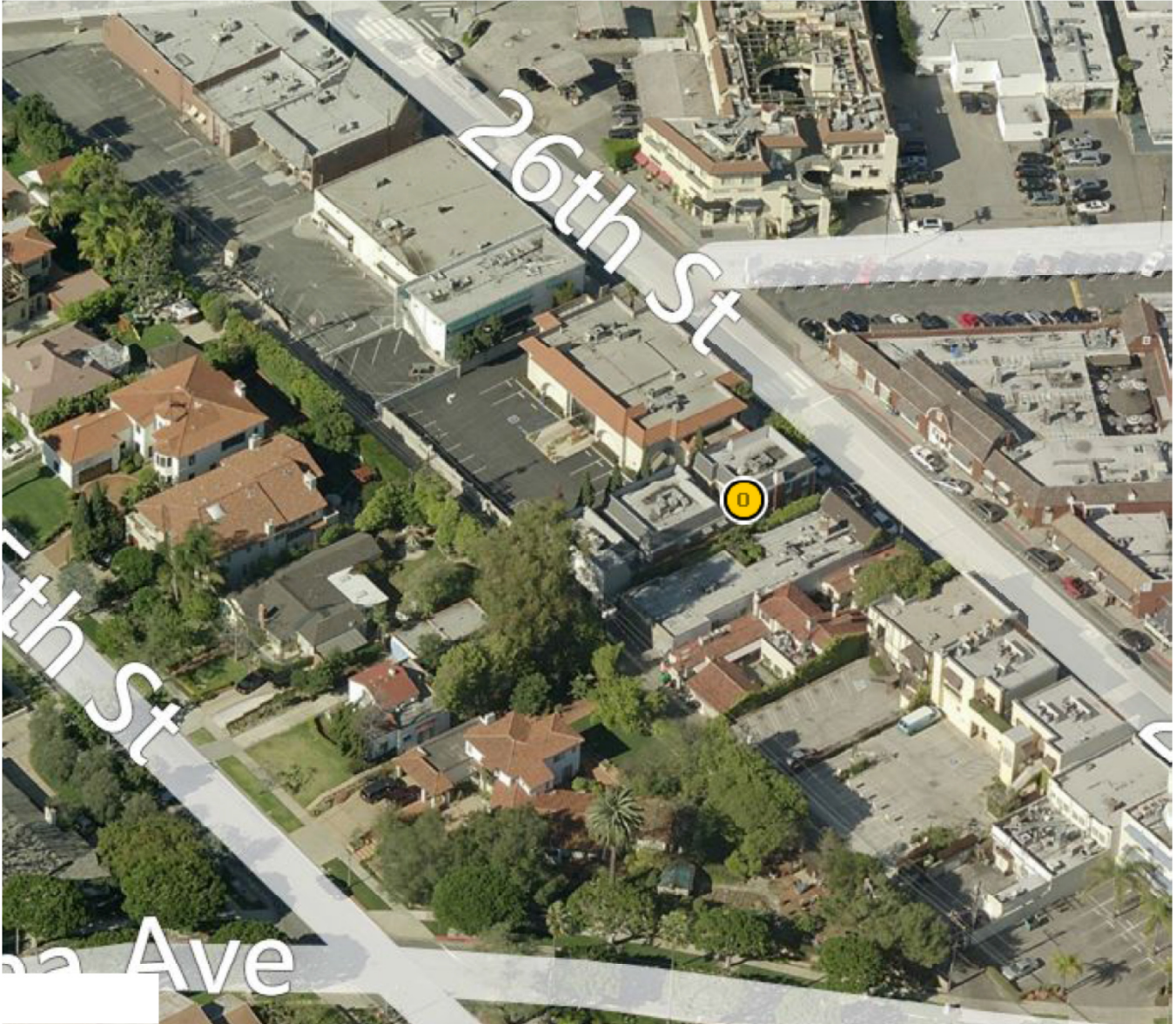
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