



Price Reduction! Trophy Building for Sale Main Street, Santa Monica



3002 Main Street, Santa Monica, CA 90405

Building Square Footage:

4,350 (2,400 ground floor + 1,950 mezzanine)

Lot Size Square Footage:

6,277 – SW Corner of Main Street and Pier Avenue

Zoning:

MUBL

Listing Price: ◆ ~~\$7,750,000.~~ **\$7,250,000**

Description:

- ◆ Architectural two story freestanding corner building with great frontage street visibility.
- ◆ Allowed zoning uses include retail, showroom, gym, and restaurant. Previous tenant was a gym. The Conditional Use Permit and Parking Variance are still in place for a gym.
- ◆ Floor to ceiling storefront glass overlooking Main Street.
- ◆ 2 bathrooms on the ground floor and 2 large bathrooms with showers on the mezzanine.
- ◆ 15-car parking in the rear of the building (4 of the spaces are hydraulic lifts).
- ◆ Elevator
- ◆ Property is Vacant

Area:

- ◆ Prime Main Street location 2 blocks from the beach.
- ◆ Close to Abbot Kinney, Rose Ave, and Downtown Santa Monica Expo Line..

Contact:

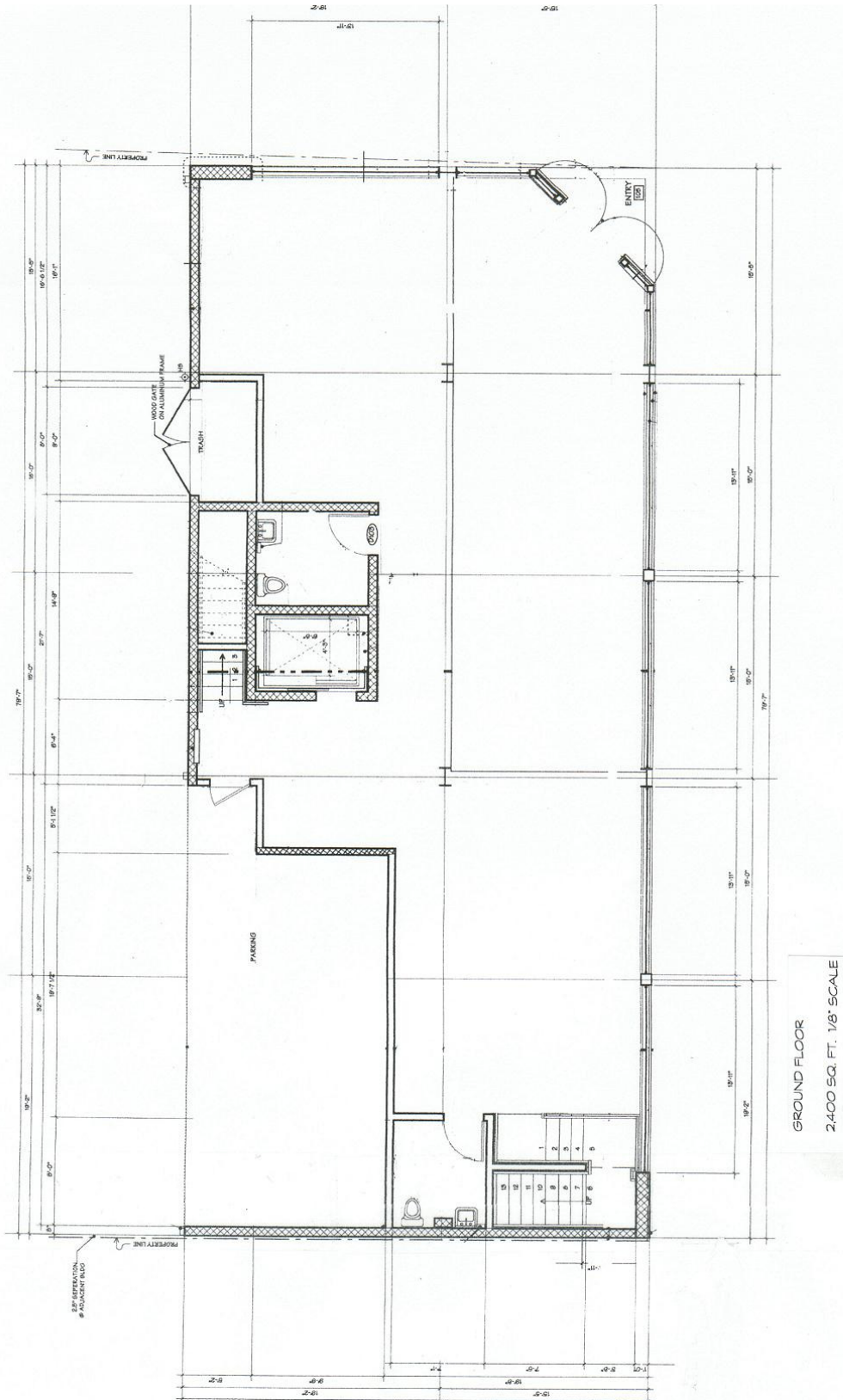
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All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified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

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3002 Main Street, Santa Monica, CA 90405
Ground Floor Plan

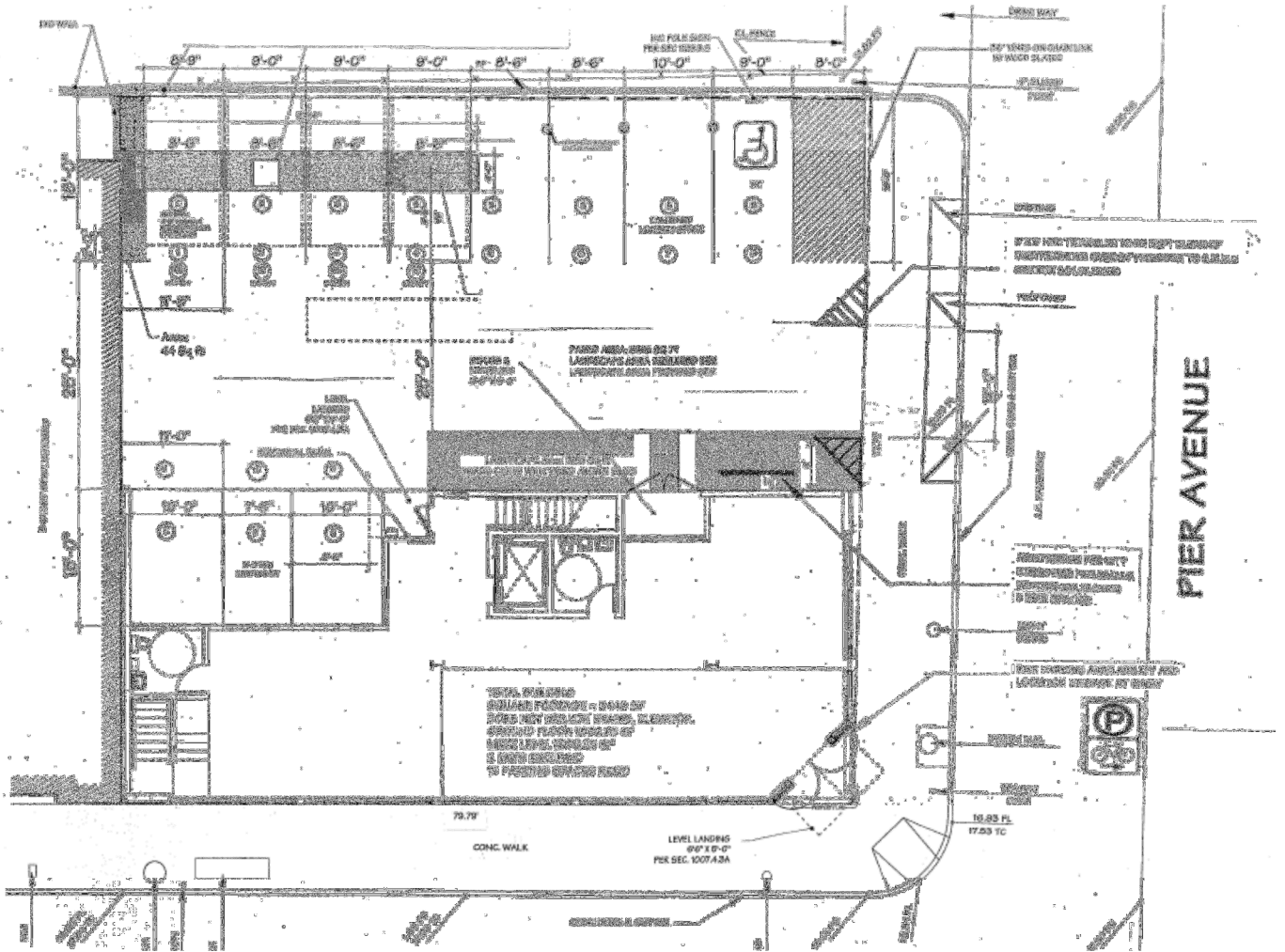




3002 Main Street, Santa Monica, CA 90405
Second Floor Plan



3002 Main Street, Santa Monica, CA 90405 Parking Plan



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