



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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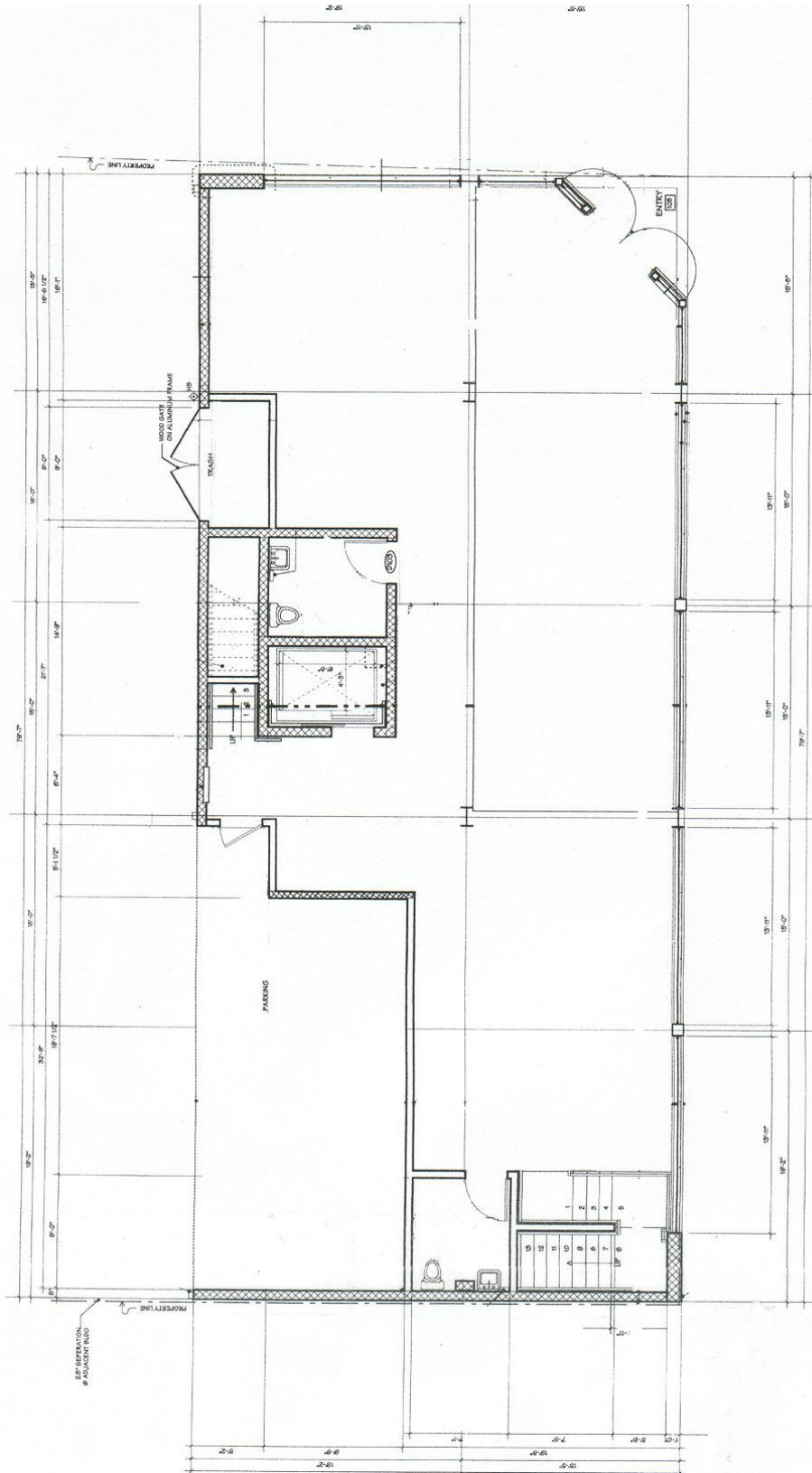
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Ground Floor Plan



GROUND FLOOR
2,400 SQ. FT. 1/8" SCALE



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

