

# FOR SALE

## 10444 SANTA MONICA BOULEVARD 12 UNIT CONDOMINIUM BUILDING CENTURY CITY ADJACENT



# FOR SALE

10444 SANTA MONICA BOULEVARD, LOS ANGELES, CA 90025

Value add opportunity in an irreplaceable Los Angeles location at the intersection of Santa Monica Boulevard and Beverly Glen Boulevard adjacent to Century City and excellent proximity to the 405 freeway. Possible conversion to residential condos or rentals. *Rarely available asset.*

## ASKING PRICE

\$4,100,000

## BUILDING SIZE

8,300 SF

## LOT SIZE

5,227 SF

## PPSF (BUILDING)

\$494/SF

## PPSF (LAND)

\$733/SF

## PARKING

16 spaces (8 covered)

## ZONING

C2

## UNITS

12

## STORIES

4

## YEAR BUILT

1964

## APN

4317-002-052

## LOCATION

Santa Monica Boulevard  
& Holmby Avenue  
Century City Adjacent

## AMENITIES

Walking distance to  
Westfield Century City

## USE

Medical / Office

LISTING TEAM

### JAKE ZACUTO

Zacuto Group  
310.469.9012  
jake@zacutogroup.com  
BRE #01377441

### JEFF LUSTER

Major Properties  
213.804.3013  
DRE # 00636424

### RENE MEXIA

Major Properties  
213.446.2286  
DRE # 01424387

### BILL FRIEDMAN

Coldwell Banker  
213.200.2500  
DRE # 00672015



DTLA

WEST HOLLYWOOD

BEVERLY HILLS

W  
WALDORF  
ASTORIA

**Westfield**  
CENTURY CITY

bløomingdale's

EATALY  
LOS ANGELES

NORDSTROM

SANTA MONICA BOULEVARD

SUBJECT PROPERTY

76

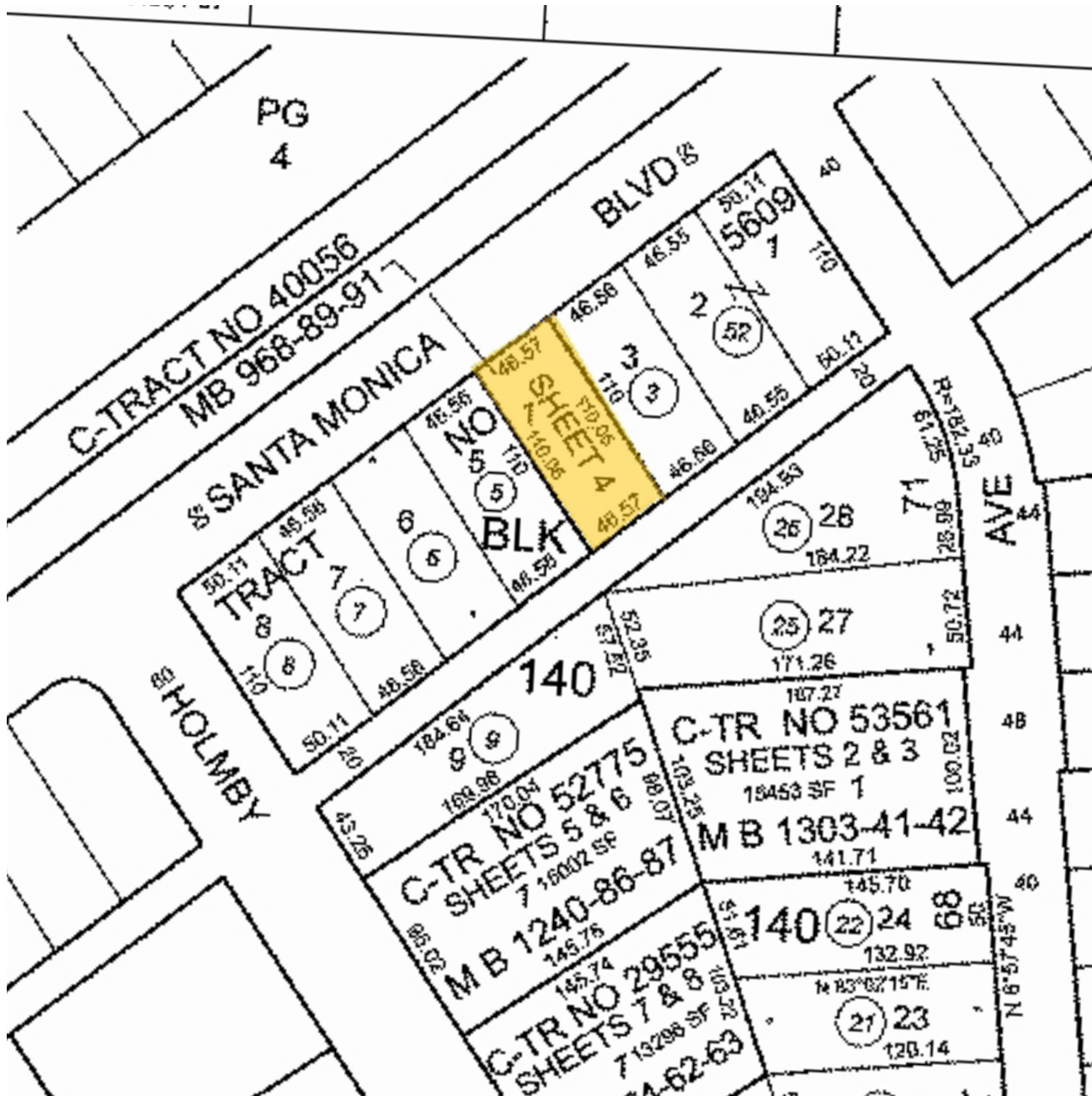
Walgreens

SANTA MONICA BOULEVARD



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Designed by acclaimed Los Angeles architect Morris D. Verger, the mid-century modern design features clean lines, and bold window accents blending into the modern street scape of Santa Monica Boulevard.

Morris D. Verger was the architect on a myriad of California medical, educational, commercial and residential facilities; best-known for the City of Hope Medical Center in Duarte, the Terman Engineering Center at Stanford University, and the Frank D. Lanterman High School in Los Angeles.



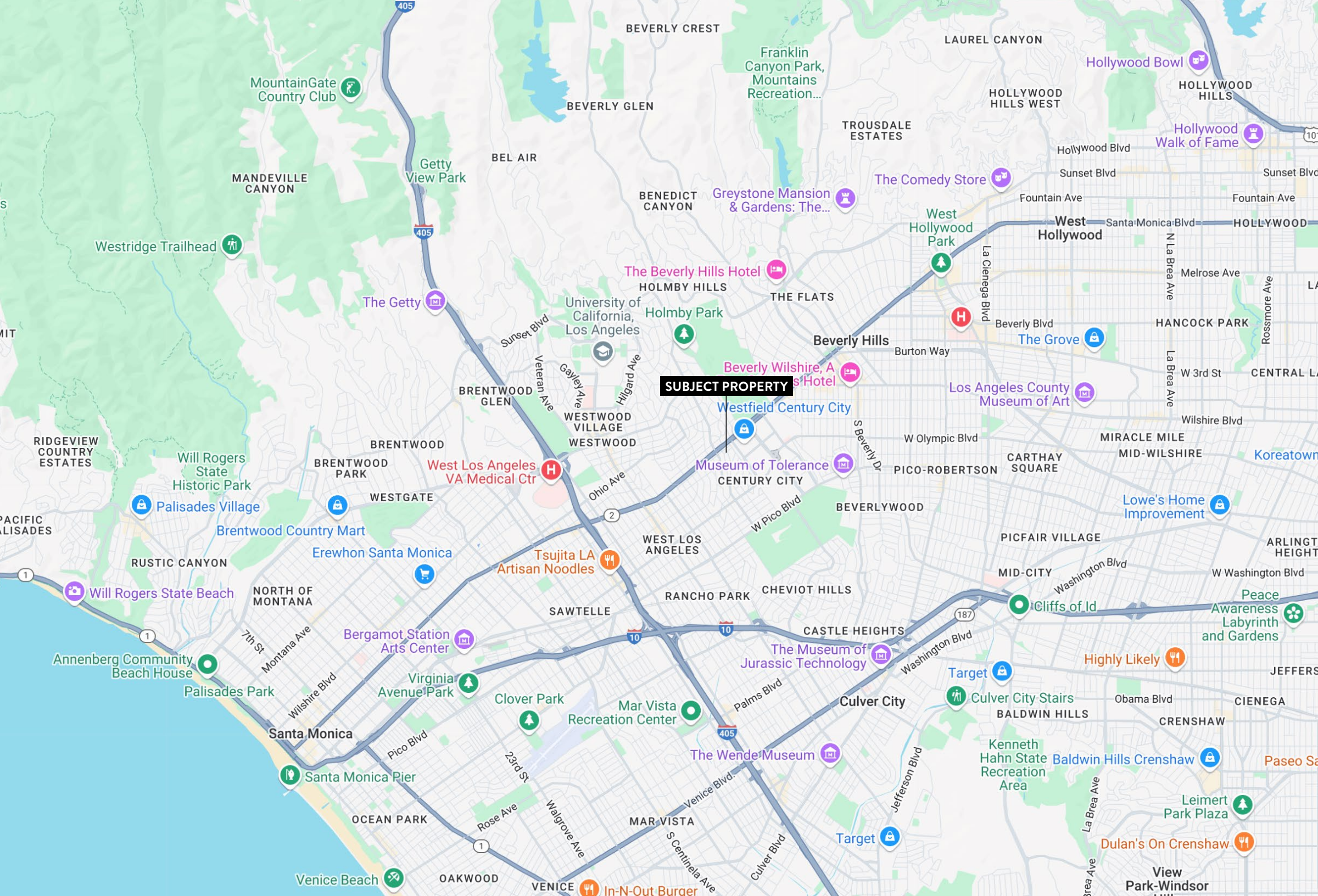
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**SUBJECT PROPERTY**

West Los Angeles VA Medical Ctr

The Beverly Hills Hotel

Greystone Mansion & Gardens: The...

Hollywood Bowl

Hollywood Walk of Fame

The Comedy Store

West Hollywood Park

West Hollywood

THE FLATS

University of California, Los Angeles

Holmby Park

Beverly Hills

The Grove

Los Angeles County Museum of Art

Westfield Century City

Museum of Tolerance

CARTHAY SQUARE

Tsujita LA Artisan Noodles

WEST LOS ANGELES

BEVERLYWOOD

Lowe's Home Improvement

Cliffs of Id

The Museum of Jurassic Technology

Target

Highly Likely

Culver City

Culver City Stairs

Kenneth Hahn State Recreation Area

The Wende Museum

Target

Dulan's On Crenshaw

View Park-Windsor

In-N-Out Burger

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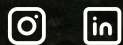
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