

# FOR SALE



**1550–1558 5TH STREET  
417 COLORADO AVENUE  
SANTA MONICA, CA 90401**

## Property Facts:

<b>Lot Size:</b>	± 22,500 SF
<b>Zoning:</b>	C3-C, City of Santa Monica
<b>Building Size:</b>	± 35,250 SF
<b>Year Built:</b>	1928
<b>APN:</b>	4291 025 011
<b>Price:</b>	\$18,000,000

## Property Features:

- ▶ Ideal value-add investment opportunity
- ▶ Across from the future Expo Rail Line terminal.
- ▶ Within two blocks of 3rd Street Promenade, Santa Monica Place Mall
- ▶ Five blocks from the beach and Santa Monica Pier

### EXCLUSIVELY OFFERED BY:

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