

PRICE REDUCTION

2948  
Colorado  
Avenue

SANTA MONICA | CALIFORNIA



± 16,272 SF FREE-STANDING BUILDING FOR SALE

MARK ZAMEL  
P: 310.392.9797  
E: markzamel@gmail.com  
CA License #00451404

DAVID FREITAG  
P: 213.270.2235 | M: 310.413.9390  
E: dfreitag@daumcre.com  
CA License #00855673

WWW.THELAININDUSTRIAL.COM

**ZAMEL & ASSOCIATES**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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## ABOUT THE PROPERTY



**Located in the Bergamot Area Plan**



**MUC (Mixed Use Creative)**



**Corner Stand-Alone Building**



**Multiple Points of Entry**



**Bow-Truss Ceiling**



**No Posts**



**Concrete Floors**



**Natural Light**

# 2948 Colorado Avenue

## PROPERTY HIGHLIGHTS



±16,272 Available SF



±22,216 Land SF



±10,000 Office SF



1950 Year Built



2 Loading Doors



12' Clear Height



28 Parking Spaces



APN 4268-002-010



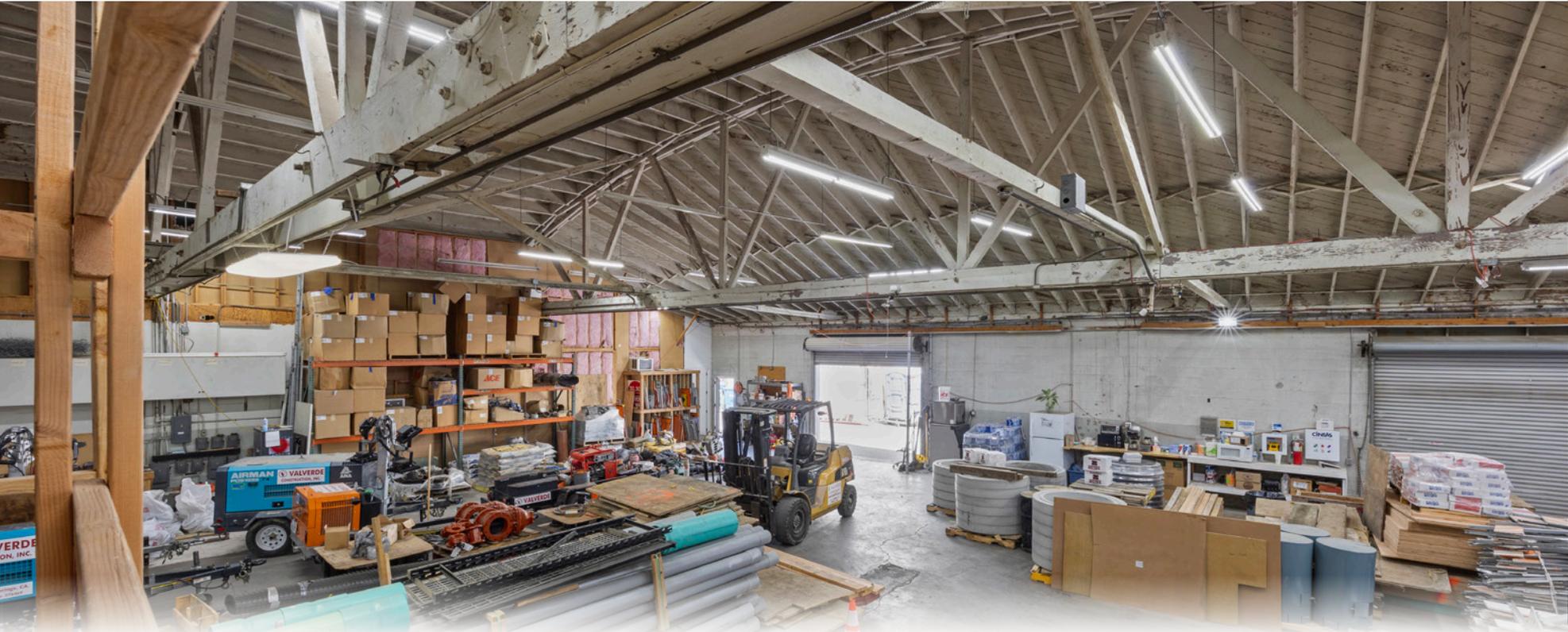
Zoning: SMLMSD

## OFFERING PRICE

**Sale Price: \$10,250,000.00**

**Price Per SF: \$629.92**





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# LOCATION



ADJACENT  
TO THE 10  
FWY



7 MINUTES  
FROM  
DOWNTOWN  
SANTA MONICA



LOS ANGELES  
INTERNATIONAL AIRPORT  
18 MIN | 10 MI

BURBANK AIRPORT  
30 MIN | 19.3 MI

LONG BEACH-DAUGHTERY  
FIELD AIRPORT  
36 MIN | 27.4 MI

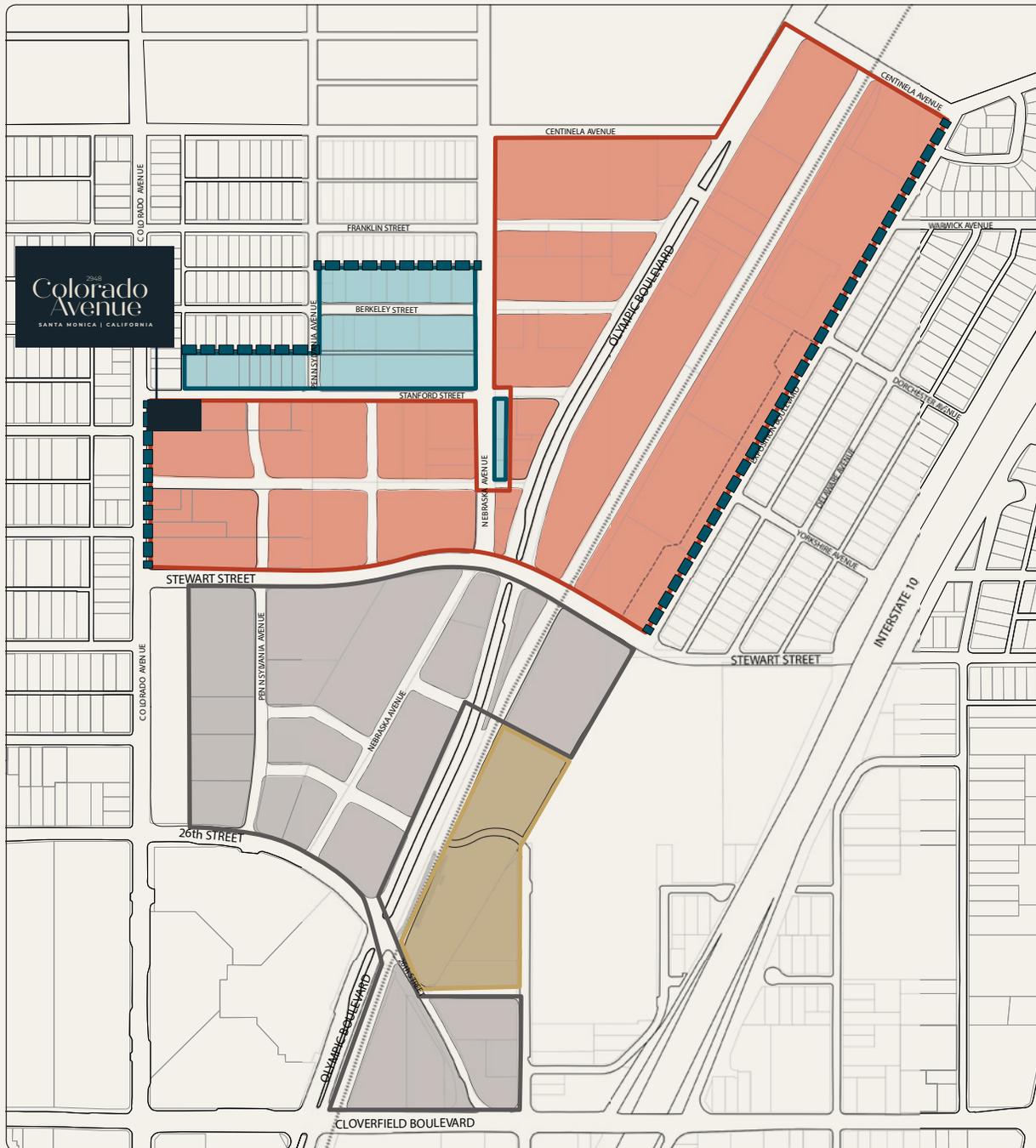


26TH ST/BERGAMONT (EXPO  
LINE - LOS ANGELES COUNTY  
METROPOLITAN TRANSPORTATION  
AUTHORITY (METRO))  
3 MIN / 11 MIN / 0.6 MI

EXPO/BUNDDY (EXPO LINE - LOS  
ANGELES COUNTY METROPOLITAN  
TRANSPORTATION AUTHORITY  
(METRO))  
3 MIN / 18 MIN / 0.9 MI



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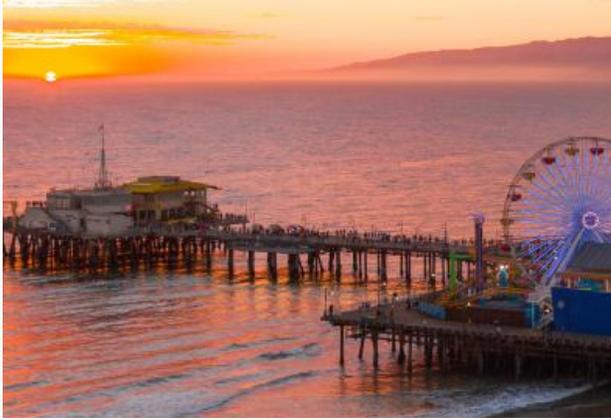


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- Bergamot Transit Village (BTv)  
FAR: 1.75, 2.2, 2.5
- Mixed Use Creative (MUC)  
FAR: 1.5, 2.0, 2.2
- Conservation: Art Center (CAC)  
FAR: 1.0
- Conservation: Creative Sector (CCS)  
FAR: 1.5
- Transitional Zone

0 200 400 600 Feet



**Santa Monica, known for its beautiful beaches, vibrant cultural scene, and iconic pier, Santa Monica is a popular destination for both tourists and locals.**

Situated along the Pacific Ocean, Santa Monica is bordered by the neighborhoods of Venice to the south and Pacific Palisades to the north. Santa Monica Pier: This iconic pier, opened in 1909, features an amusement park (Pacific Park), an aquarium, and numerous shops and restaurants. It is also home to the historic carousel and is a great spot for fishing and watching sunsets. Third Street Promenade: A pedestrian-friendly shopping and dining district that offers a variety of retail stores, entertainment options, and street performances. Beaches: Santa Monica Beach is a major attraction with its wide sandy shorelines, volleyball courts, and bike paths. The beach is a hub for outdoor activities like surfing, paddleboarding, and sunbathing.

## Los Angeles, CA

Los Angeles, often abbreviated as L.A., is the largest city in California and the second-largest city in the United States. It is renowned for its cultural diversity, economic influence, and pivotal role in the entertainment industry. Situated in Southern California, Los Angeles spans a large area with diverse landscapes, including beaches, mountains, and urban environments.

**Entertainment Industry:** Known as the “Entertainment Capital of the World,” Los Angeles is home to major film studios, television networks, and music recording companies. Hollywood, a district in L.A., is synonymous with the movie industry.

**Technology and Innovation:** The city has a growing tech sector, often referred to as “Silicon Beach,” with numerous startups and established tech companies.

**Trade and Manufacturing:** The Port of Los Angeles is one of the busiest in the world, making the city a major hub for international trade. Aerospace, fashion, and apparel manufacturing are also significant contributors to the local economy.

### TOP COMPANIES



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BRENTWOOD COUNTRY CLUB



SANTA MONICA AIRPORT



SANTA MONICA PIER



EREWHON



SANTA MONICA SWIM CENTER

LANDMARKS

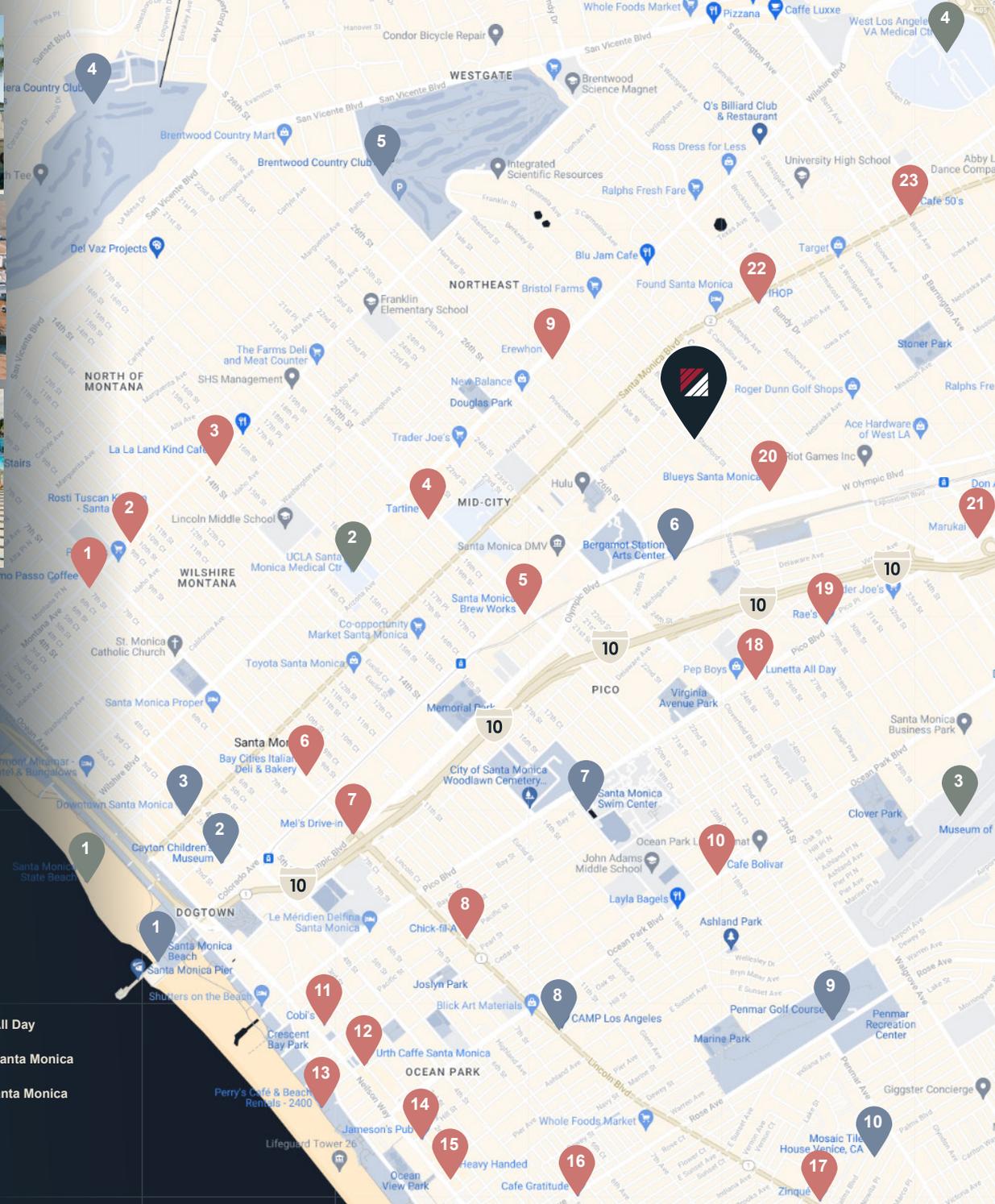
1. Santa Monica Beach
2. UCLA Santa Monica Medical Center
3. Santa Monica Airport /Museum
4. West Los Angeles VA Medical Center

ATTRACTIONS

1. Santa Monica Pier
2. Cayton Children's Museum
3. Downtown Santa Monica
4. Riviera Golf Club
5. Brentwood Country Club
6. Bergamot Station Arts Center
7. Santa Monica Swim Center
8. CAMP LA
9. Penmar Golf Course/ Recreation Center
10. Mosaic Tile House Venice

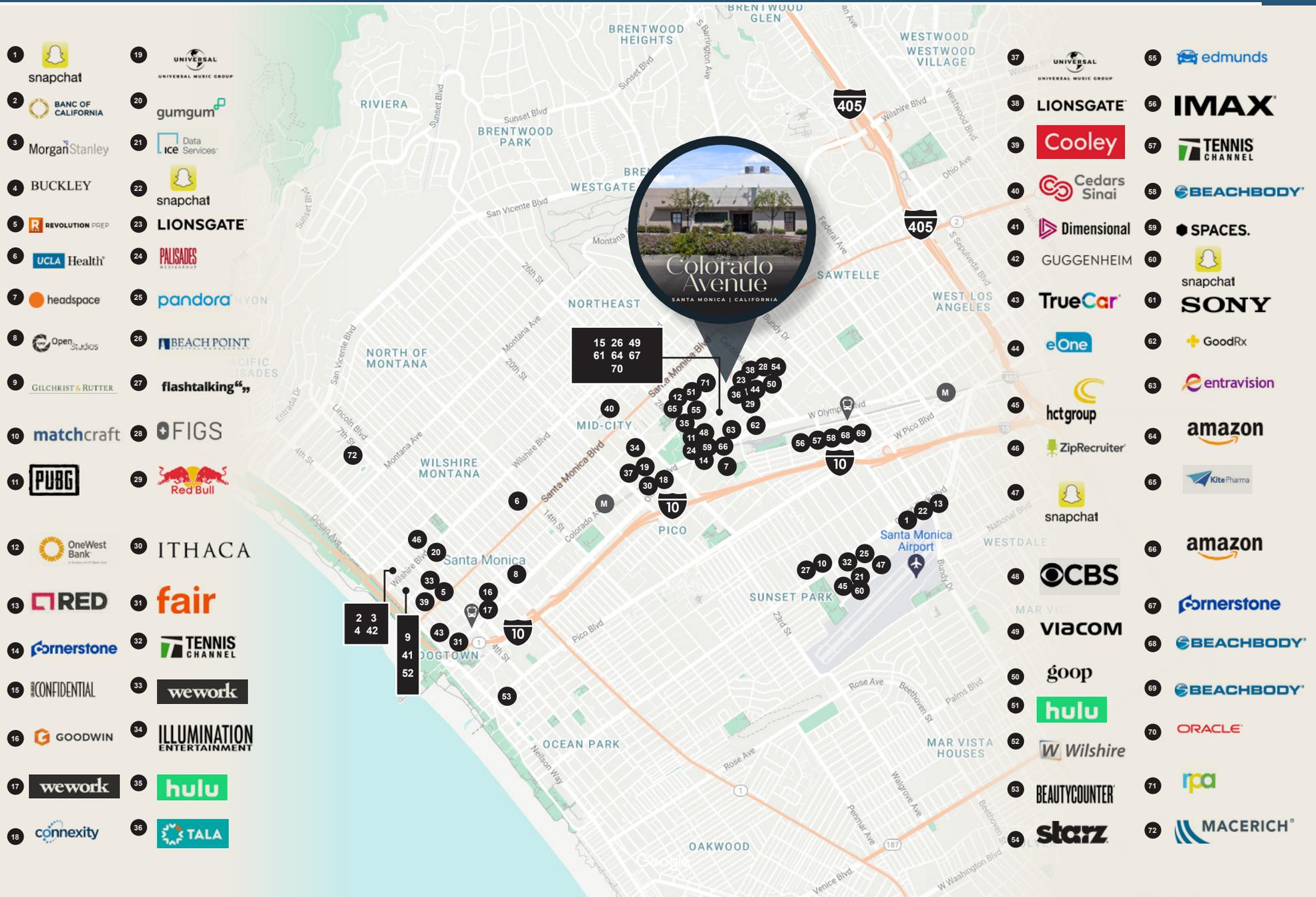
COFFEE/ RESTAURANTS

1. Primo Passo Coffee
2. Rosti Tuscan Kitchen
3. LaLa Land Kind Cafe
4. Tartine
5. Santa Monica Brew Works
6. Bay Cities Italian Deli & Bakery
7. Mel's Drive-In
8. Chick-Fil-A
9. Erewhon
10. Cafe Bolivar
11. Cobi's
12. Urth Caffe Santa Monica
13. Perry's Cafe & Beach Rentals
14. Jameson's Pub
15. Heavy Handed
16. Cafe Gratitude
17. Zinque
18. Lunetta All Day
19. Rae's
20. Bluey's Santa Monica
21. Marukal
22. Found Santa Monica
23. Cafe 50's



AMENITIES MAP

# FORMIDABLE COMPANIES IN SANTA MONICA



# PUBLIC TRANSPORTATION



## Future Developments Metro Purple Line

Phase II of the Metro Expo Line, a \$1.5 billion, 6.6-mile extension from Culver City to Santa Monica has seven stations serving West Los Angeles/Santa Monica and was completed in 2015. By 2030, an estimated 64,000 passengers are expected to ride the Expo Line each day making it one of the most heavily used light rail lines in the country. The Purple Line is

currently undergoing construction to extend the line by 2026 with new stations servicing Beverly Hills, Westwood and Brentwood. With a central location, tenants will have high speed and traffic-free access to major employment centers including the Westside, Mid-Wilshire, Hollywood, and Downtown Los Angeles. Eventually, the line is expected to connect with a planned rail route between the Westside and the San Fernando Valley, as well as a proposed northern extension of the under-construction Crenshaw/LAX Line. This high level of accessibility appeals to the target renter looking to have easy access to all that Los Angeles has to offer, whether it be for work or play.

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