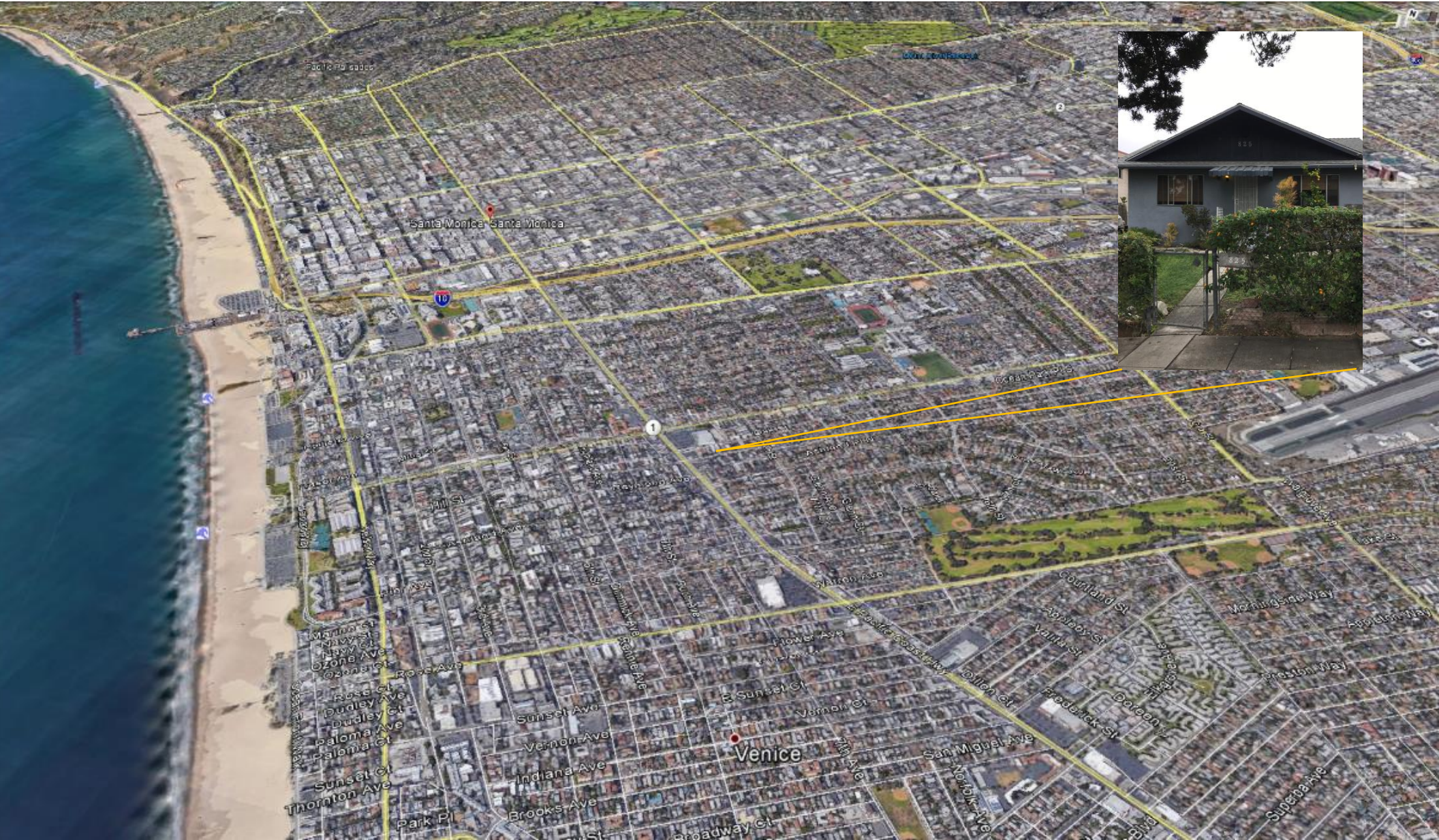


# 825 Hill Street

Santa Monica California



**FOR SALE**  
**\$ 3,750,000**

## **Offering Summary**

Prime 6 units in Santa Monica including potential owner's unit. Very unique cottage style layout with washer dryers in/for each unit plus separate rear entry/exit and patio areas. Two (2) enclosed garages with 5 parking spaces. Upside in rents. First time on the market in over 20 years.

**Drive by only, please coordinate all showings with listing agent.  
Please do not disturb the tenants.**

## **Description of Current Improvements**

The offering consists of a garden style building with a gross area of 4,262 with front and side yards built in 1922/1951. The property consists of two (2) 2 bed + 1 bath units, three (3) 1 bed + 1 bath units and one (1) 2 bed + 2 bath unit. Excellent unit layouts with in unit washer and dryers. The property has strong upside in rents. The lot size is 8,028 SF (0.1843 Acres) and is zoned SMR2\*.

Terrific investment blocks from the beach and close to Main Street, Farmers Market, retail and restaurants. Upside in rents. Long term ownership, great unit mix.

\*Public record shows 6 units and Santa Monica Housing Department recognizes 6 units, but building permits shows 5 units plus Hobby-Washroom with shower and toilet from March 24<sup>th</sup>, 1964. Buyer to investigate and verify on their own and satisfy themselves as to the actual number of units. Proforma GRM 16.98.

The property is approximately 1.9 miles from Santa Monica Pier and 3<sup>rd</sup> Street Promenade which brings in tremendous amount of foot traffic. It's about one mile from the beach by Ocean Park and Barnard Way.

Gelson's supper market is located behind the property on the corner of Lincoln and Pacific Coast Highway

6 Units\* Prime Santa Monica      **\$ 3,750,000**

**Site Addresses**

825 N Hill Street, Santa Monica CA 90405

**Parcel Numbers:**

**Land Size:**

**Existing Zoning:**

4285-001-003

8,028 SF

SM R2\*

**Building Details**

Year Built            1922 / 1951

No. of Stories        1 and 1 ½

Building Size        4,262 SF

\*No. of Units        Six (6) according to the public Records and Six (6) according to Santa Monica Housing Department. Building permits shows 5 units plus Hobby-Washroom with shower and toilet from March 24<sup>th</sup>, 1964. - Buyer to verify

Unit Mix              3      2 Br + 1 Ba

2      1 Br + 1 Ba

1      2 Br + 2 Ba

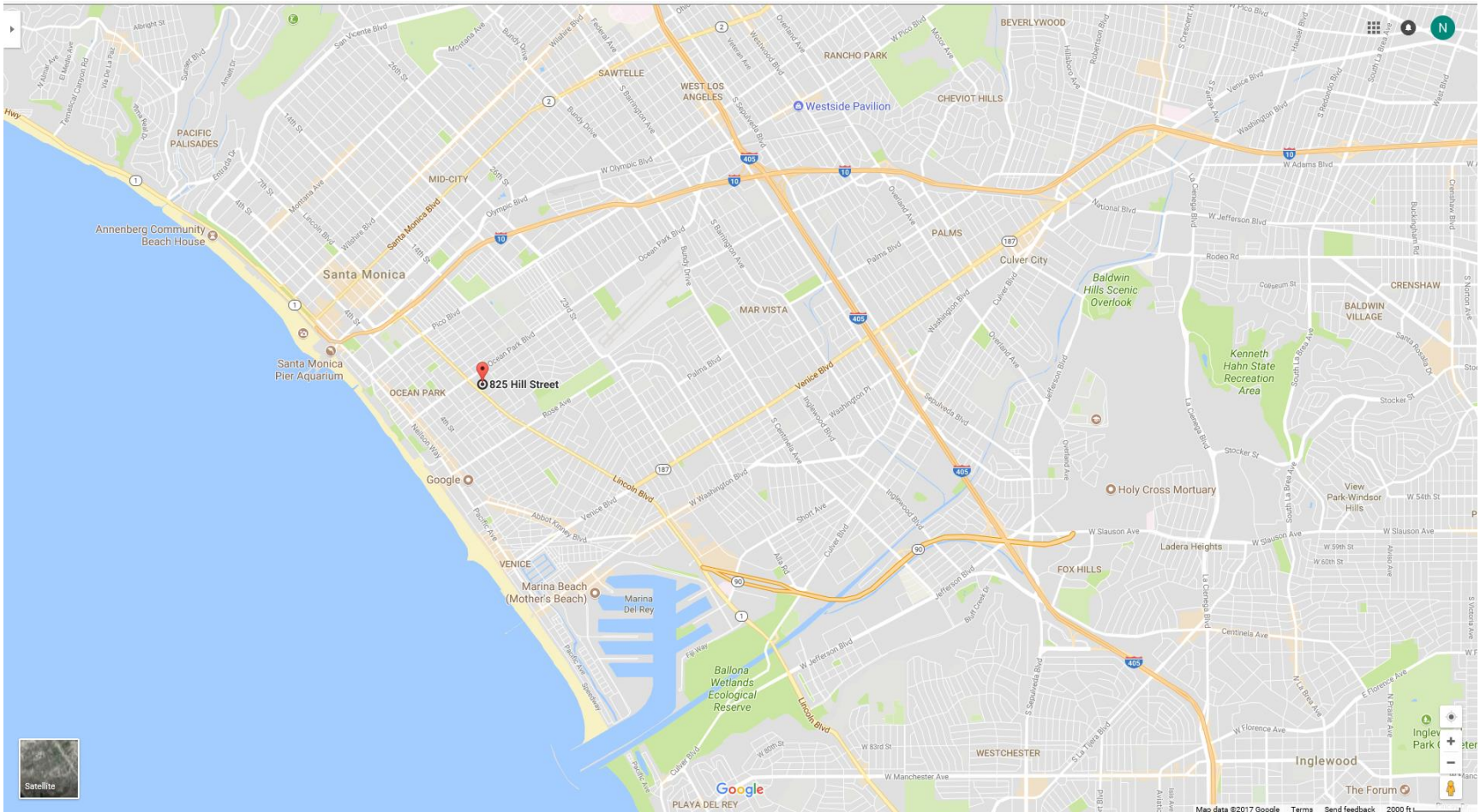
Parking              5

Laundry              Dedicated for every unit

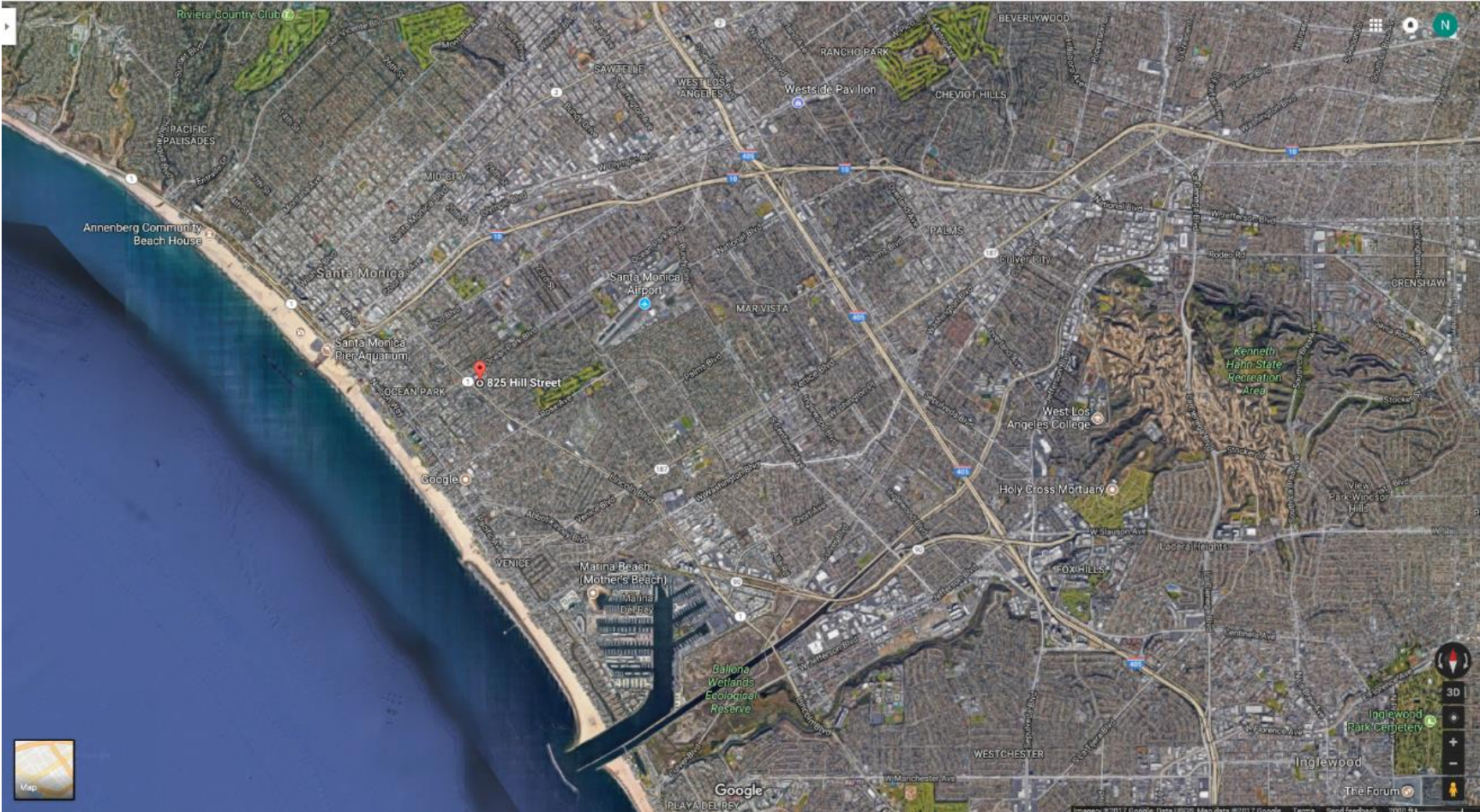


## Location Description

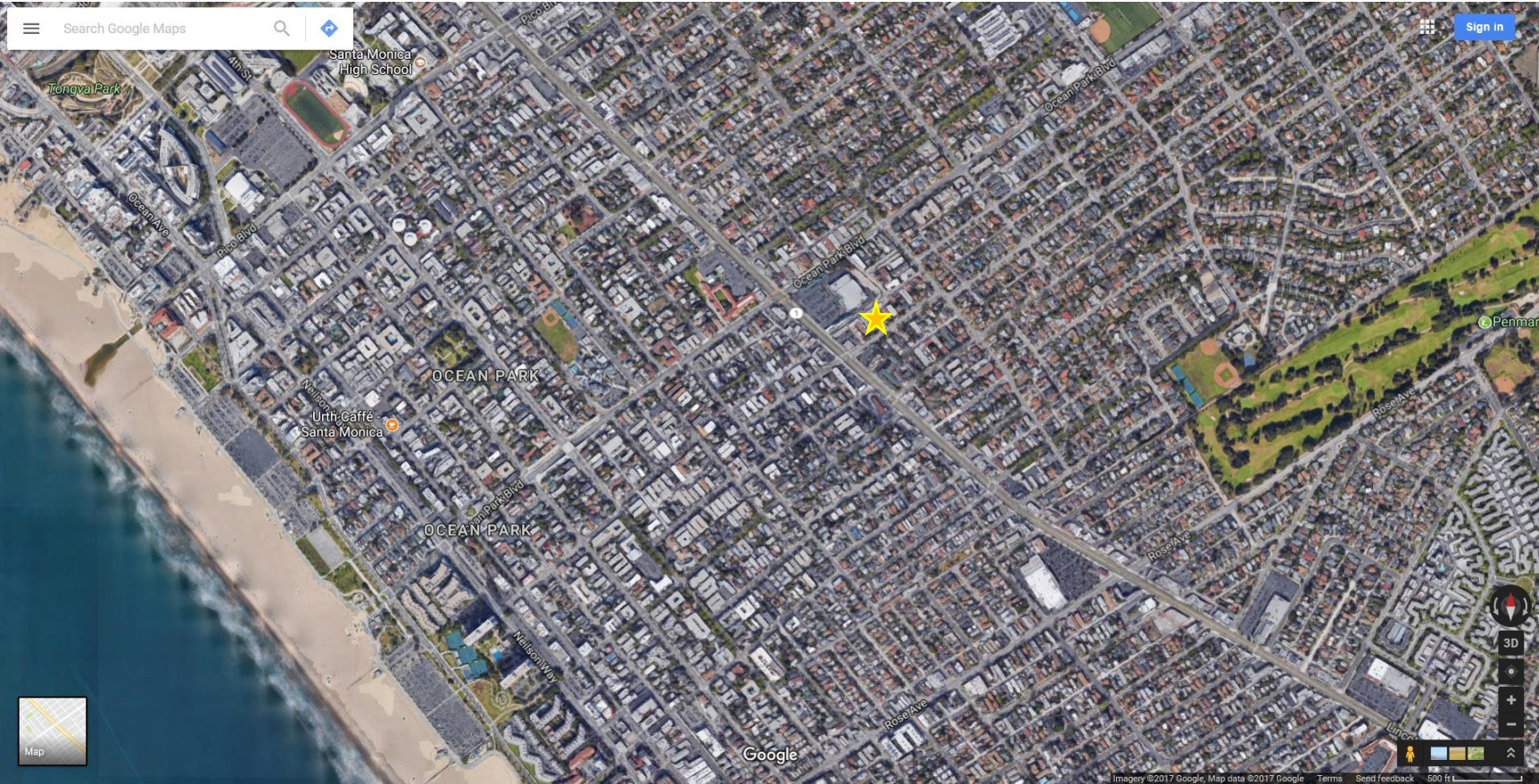
offering is located on N Hill Street in the City of Santa Monica. Less than ½ block north of Lincoln Blvd. - Pacific Coast Highway (Highway 1) and two blocks south of Ocean Park Blvd. Approximately 3 miles from Marina Del Ray Basin E /D - Palawan Way



City of Santa Monica, Pacific Palisades, West Los Angeles, Westwood, Culver City, Marina Del Ray ....



# City of Santa Monica



Subject Property







Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
© 2017 Google  
Data LEO, Columbia, NSF, NOAA  
Data CSUMB S.W.L. CA OPC

Google Earth

Tour Guide 2011

Imagery Date: 12/13/2015 34°00'21.73" N -118°28'29.72" W elev 87 ft eye alt 423 ft







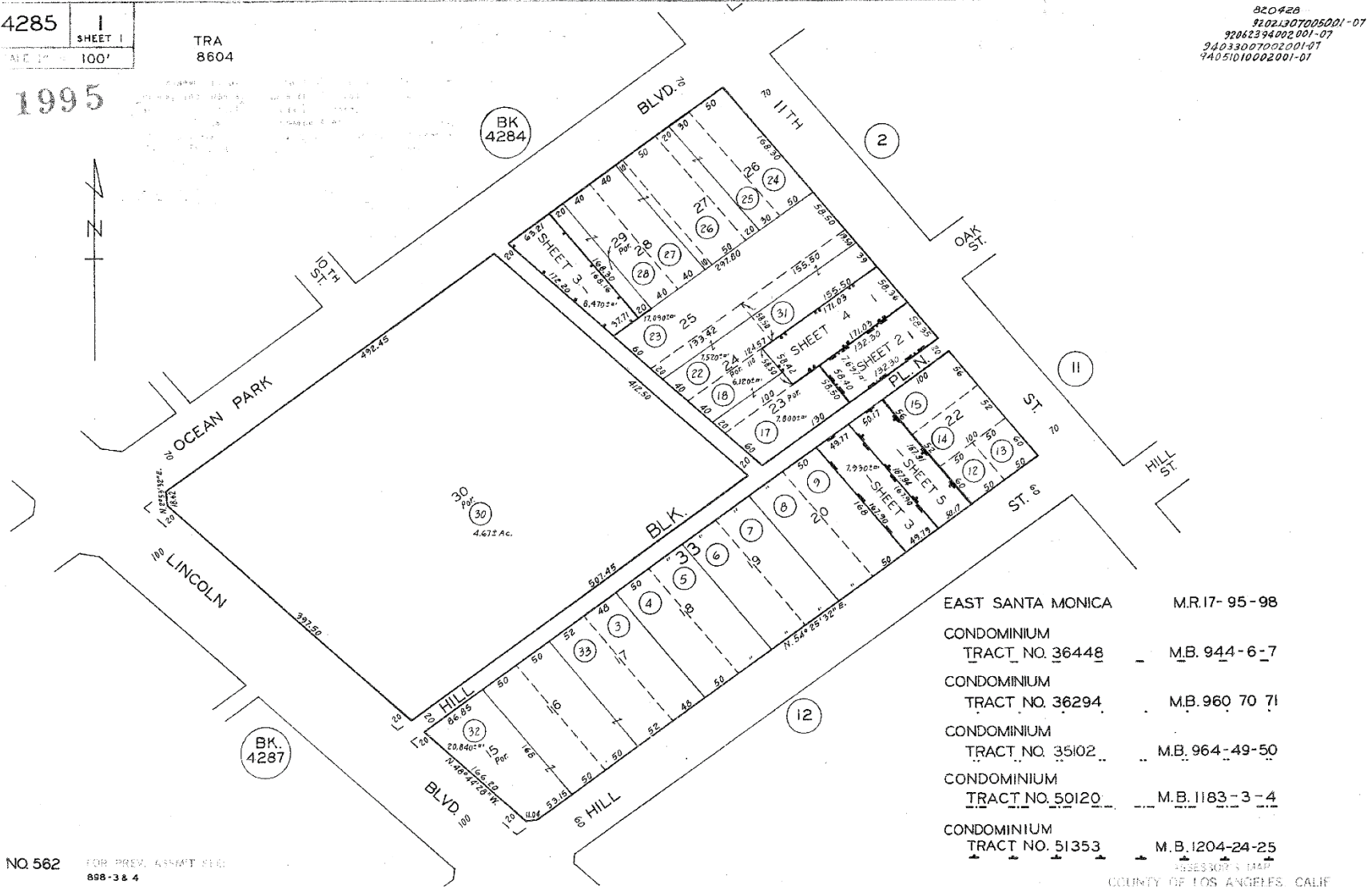
# PARCEL MAP

4285  
SHEET I  
SCALE 1" = 100'

TRA  
8604

820428  
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92062394002001-07  
94033007002001-07  
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1995

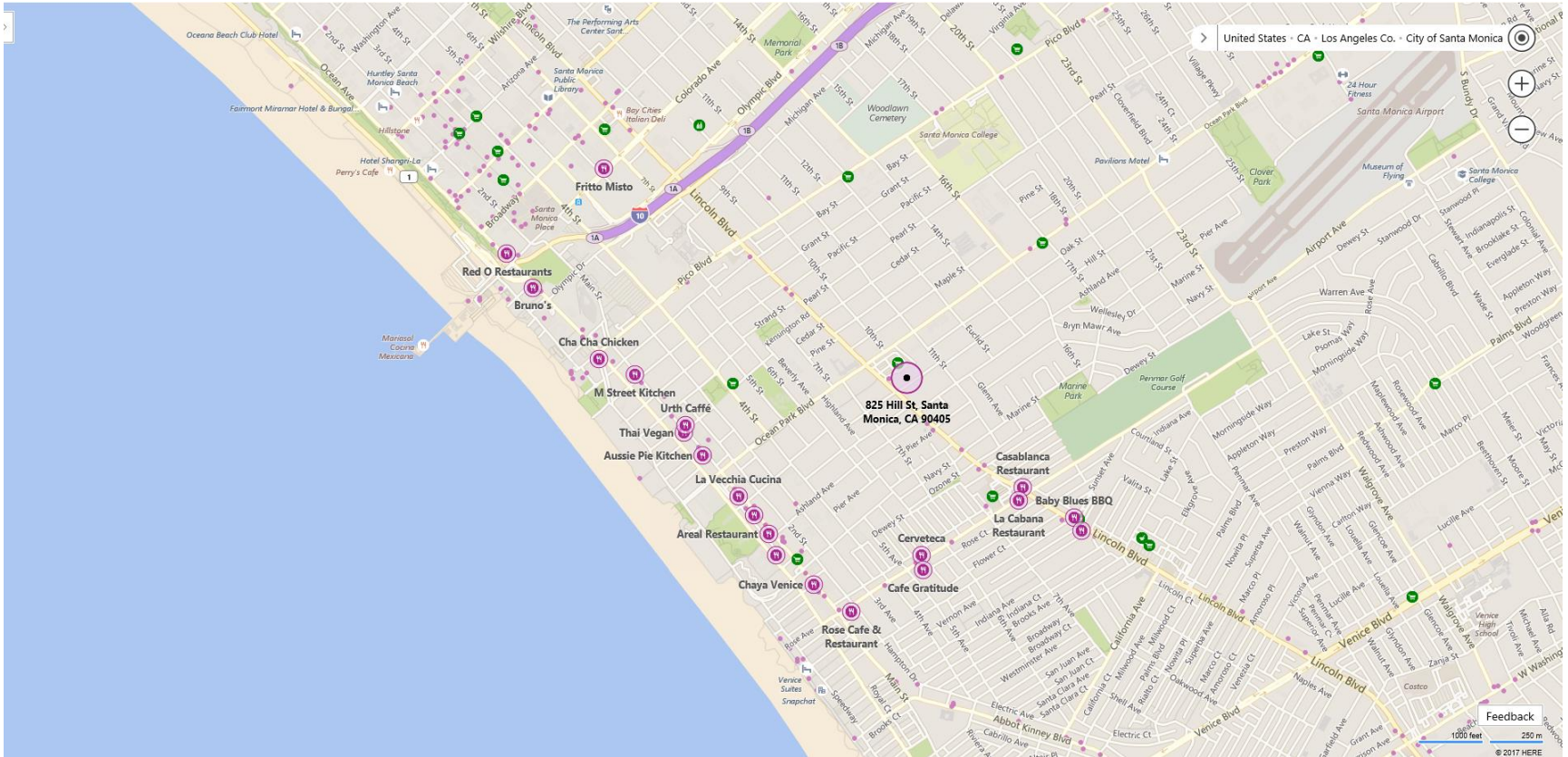


- EAST SANTA MONICA M.R.17- 95-98
- CONDOMINIUM TRACT NO. 36448 M.B. 944-6-7
- CONDOMINIUM TRACT NO. 36294 M.B. 960 70 71
- CONDOMINIUM TRACT NO. 35102 M.B. 964-49-50
- CONDOMINIUM TRACT NO. 50120 M.B. 1183-3-4
- CONDOMINIUM TRACT NO. 51353 M.B. 1204-24-25

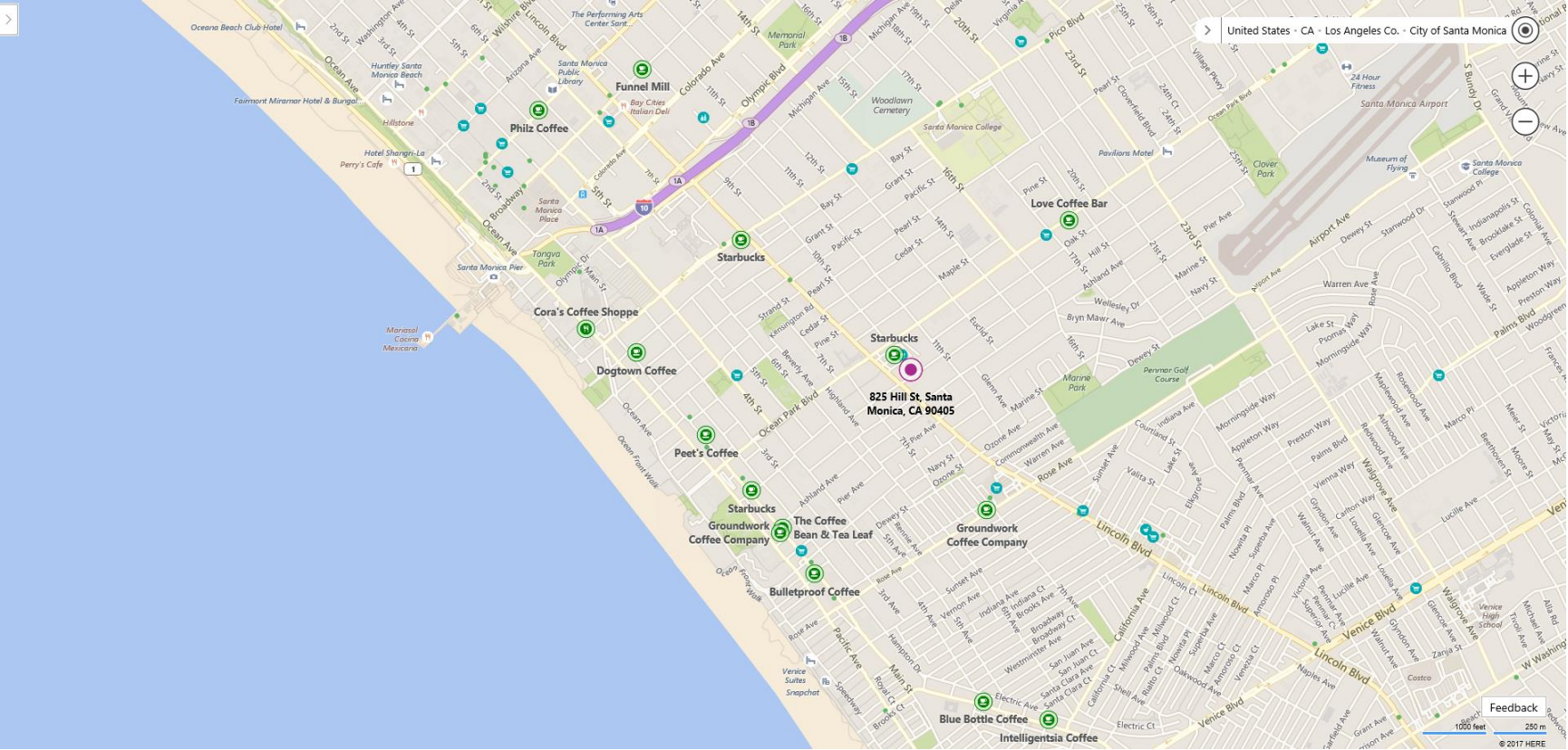
NO. 562 FOR PREV. ASSMT. FILED 898-3 & 4

COUNTY OF LOS ANGELES, CALIF

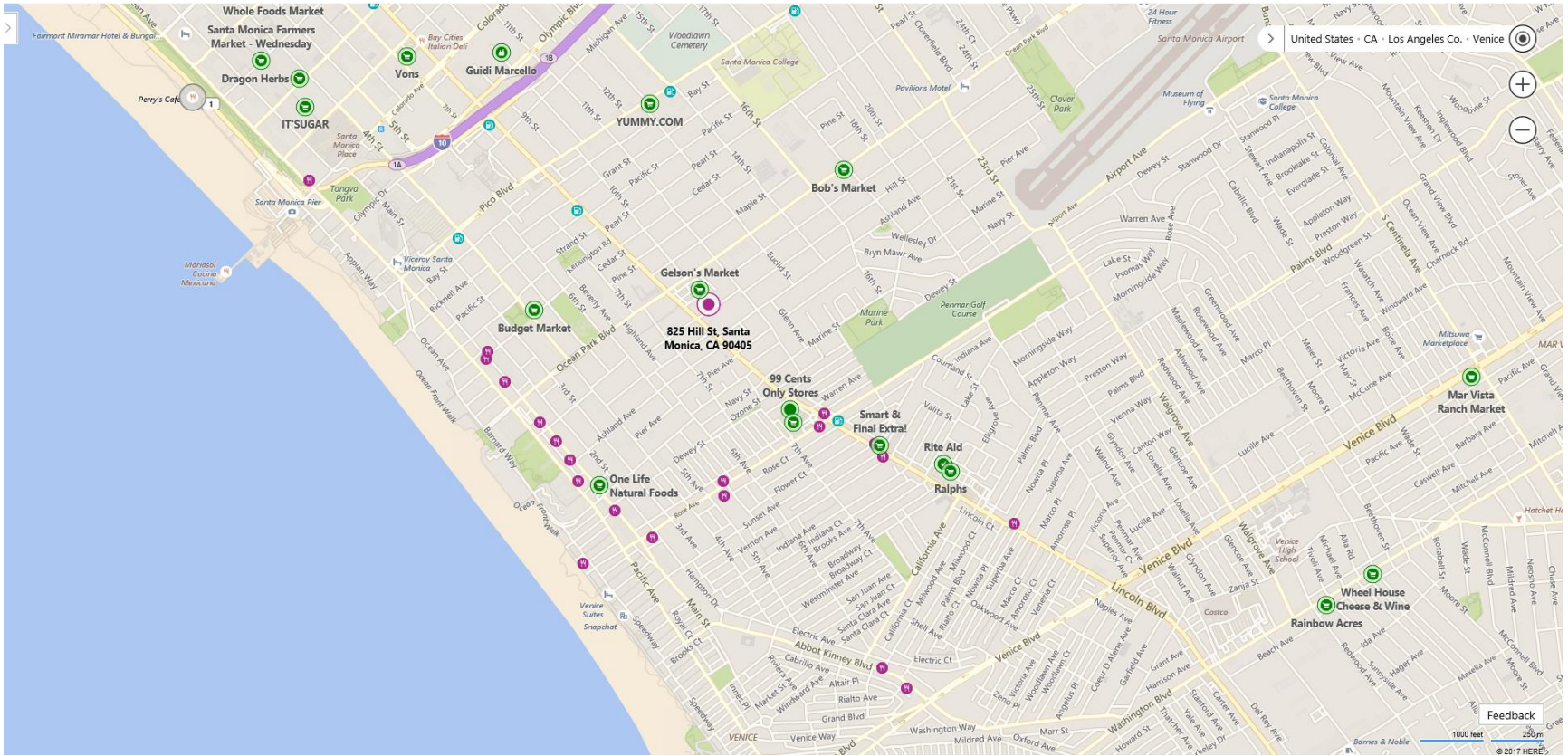
# Nearby Restaurants



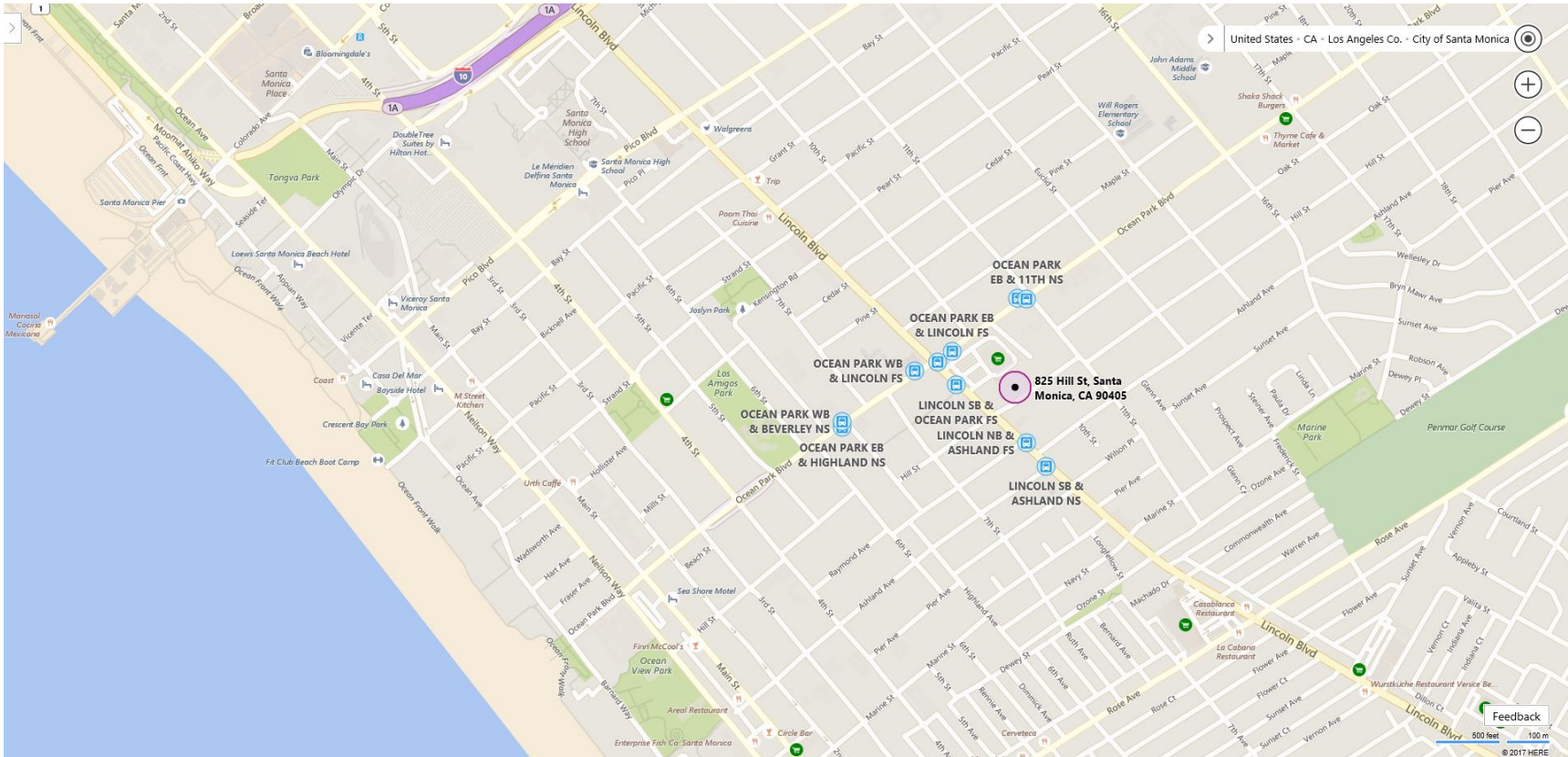
# Nearby Coffee Shops



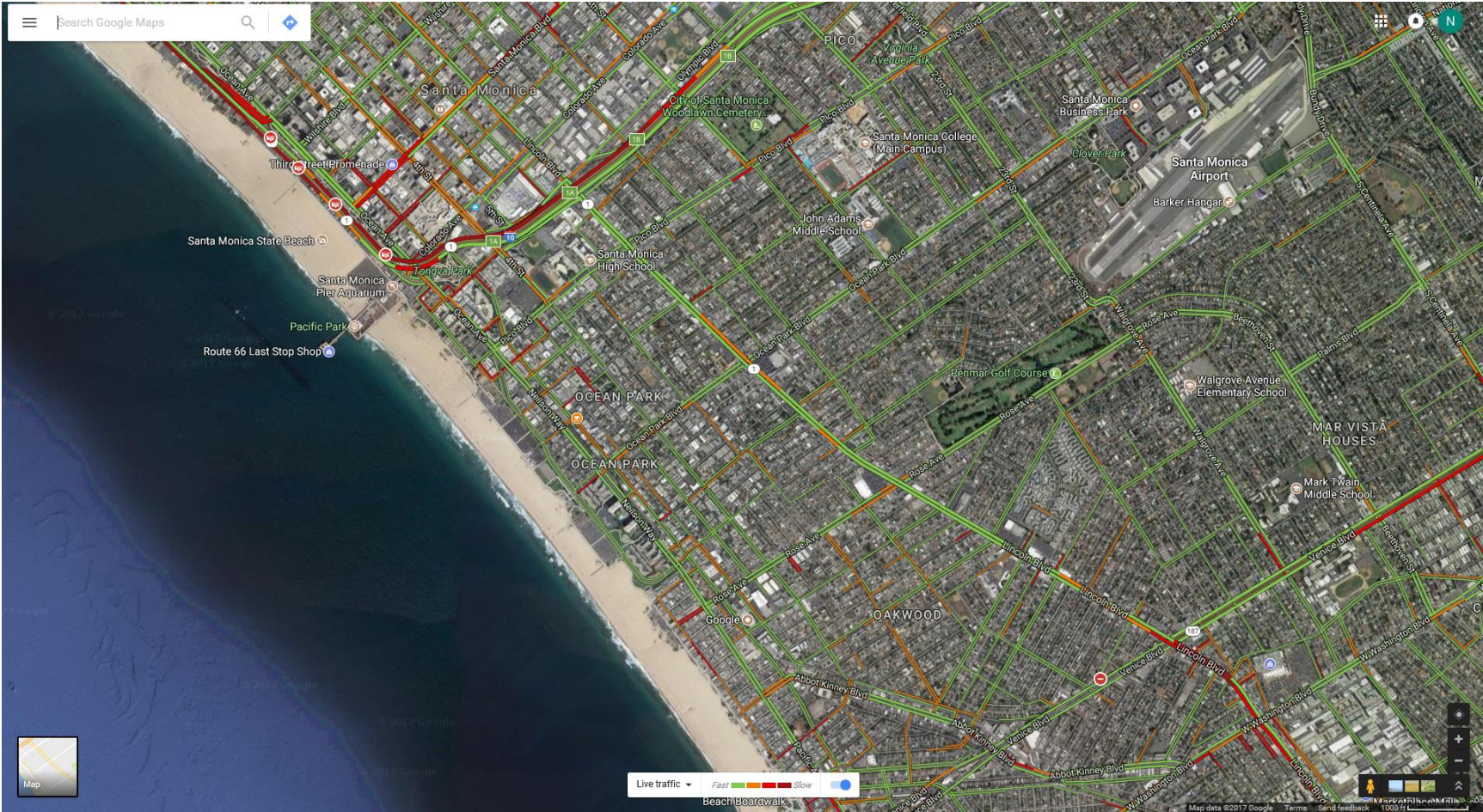
# Nearby Markets



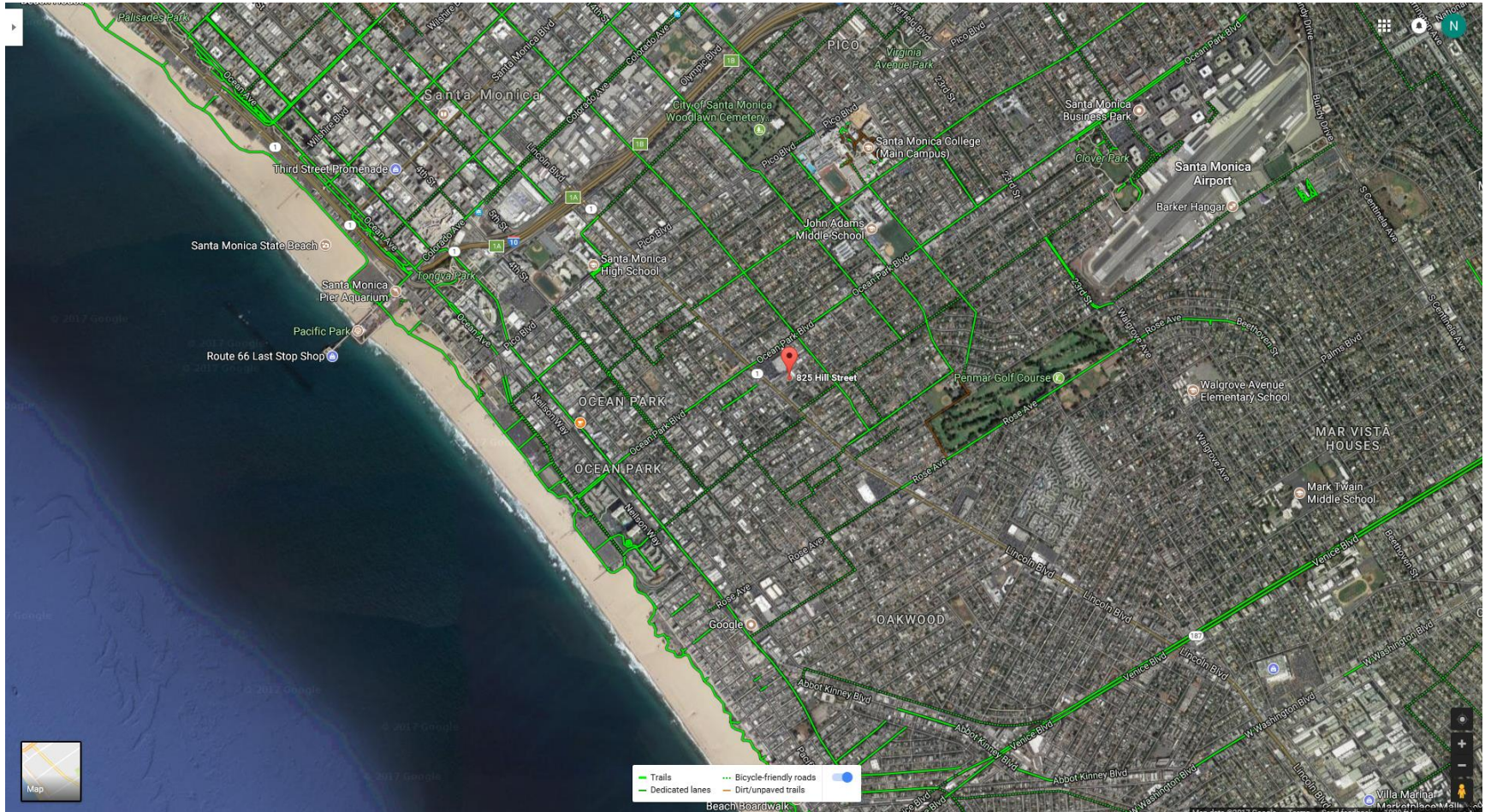
# Nearby Transit



# Area Traffic



# Dedicated Lanes / Bicycle-Friendly Roads



Disclaimer: Square footage, measurements and Zoning Information has been obtained from ZIMAS and Public Records. Buyer will verify the accuracy of the information and rely solely on their own investigations. Neither Broker nor Agents make any representations or warranties, express or implied as to its accuracy.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is the Buyer's responsibility to independently confirm its accuracy and completeness.

All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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