

625 ARIZONA
■■■■■■■■ AVE

OWNER/USER OPPORTUNITY IN THE HEART OF
SANTA MONICA



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413



EXECUTIVE SUMMARY

JLL, as exclusive advisor, is pleased to offer an opportunity to acquire the 100% fee simple interest in 625 Arizona Ave. ("the Property"); a distinctive 18,500-square-foot creative office building in the heart of Santa Monica. Perfectly sized for an Owner/User, the Property includes 19 parking stalls in a convenient surface lot directly adjacent to the building. 625 Arizona underwent extensive renovations to transform it into a highly desirable creative asset that commands significant rent premiums over traditional office properties in the market. Situated in a supply-constrained core location with a Walk Score of 94, the Property offers exceptional access to sought-after amenities and the affluent neighborhoods of Malibu, Santa Monica and Brentwood.

PROPERTY OVERVIEW

Total Portfolio SF:	18,500 SF (BOMA 2024)
Property Types:	Office
Parking Stalls:	19 Stalls (1 ADA)
Year Built/Renov.:	1938/1992
Prior Use:	Post Production
Walk Score:	94



Post-production facilities, enclosed parking, and a rooftop deck. Post-production suites include:

- 7 mixing stages
- 12 sound design suites
- Multiple VO booths
- One ADR stage

Ideal Size for Owner User



- Dining
- Retail
- Grocer
- Fitness
- Entertainment
- Cafes
- Recreation
- Education
- Hotels

SANTA MONICA Place®

ALLSAINTS	COACH	FOREVER 21	FREE PEOPLE
GEARYS	HUGO BOSS	JOHNNY WAS	NIKE
NORDSTROM	PAIGE	PANDORA	TOPSHOP
TUMI	UNIQLO	UNTUCKit	The Cheesecake Factory
THE CURIOUS PRINCE	龍泰堂	LOULOU	CAYTON CHILDREN'S MUSEUM

INVESTMENT HIGHLIGHTS

IDEAL USER SIZE WITH CONVENIENT SURFACE PARKING

At just 18,500 square feet, 625 Arizona is perfectly sized for an Owner/User. The opportunity includes 19 parking stalls in a convenient surface lot directly adjacent to the Property.

SUPPLY CONSTRAINED CORE LOCATION

The vast majority of Santa Monica's existing office inventory is held by institutions with generational investment horizons, making acquisition opportunities of this caliber exceptionally rare. Santa Monica's challenging development process further restricts new competitive supply.

EXCEPTIONAL WALKING AMENITIES

With a Walk Score of 94, the surrounding neighborhood offers a wealth of sought-after amenities within walking distance, including Equinox, Trader Joe's, Elephante and many others. The Property also sits near a major hospital, ensuring quick access to medical services.

A RARE STANDALONE OPPORTUNITY

625 Arizona is one of only four standalone vacancies between 15,000 and 25,000 square feet in all of Santa Monica, placing it within an exceptionally narrow subset of buildings capable of meeting an Owner/User requirement of this size.



EXCELLENT PROXIMITY TO EXECUTIVE HOUSING & TALENT

625 Arizona is strategically positioned to attract and retain top talent, situated near executive housing and a highly educated workforce. The location benefits from its proximity to the affluent neighborhoods of Malibu, Pacific Palisades and Brentwood, and 68% of Santa Monica residents hold a bachelor's degree or higher.

REGION LEADING DEMOGRAPHICS

Santa Monica is a regional leader in college graduates, Gen Z population growth, and concentration of tech and media workers. New residential supply continues to grow, with over 400 units currently under construction in the area.

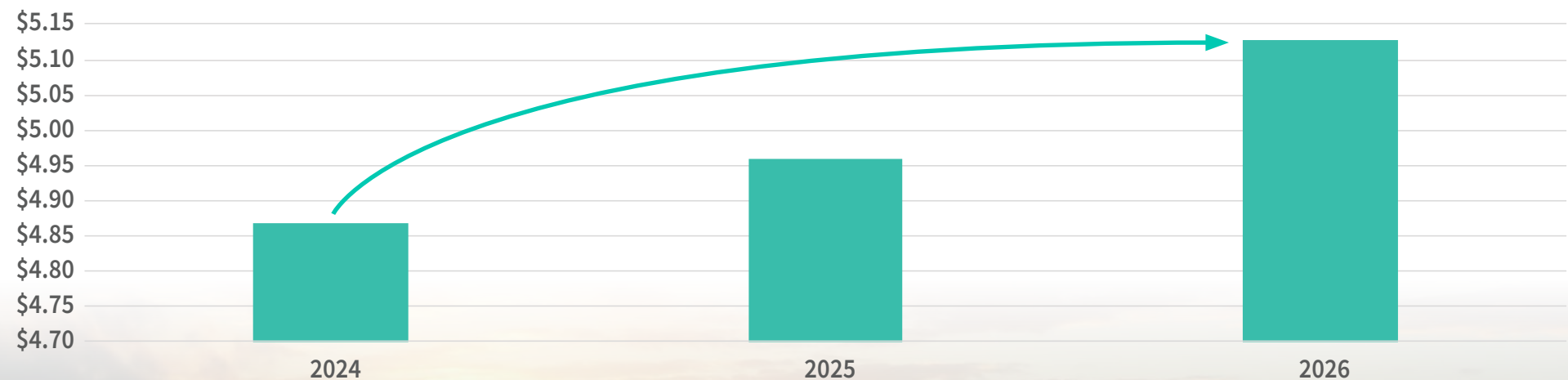
SANTA MONICA LEASING MOMENTUM

OFFICE LEASING RESURGENCE OF SANTA MONICA

AVERAGE RENTAL RATE
\$5.13/SF/NNN
 ↑ 26% SINCE 2023

AVERAGE LEASE SIZE
12,789 SF
 ↑ 53% SINCE 2023

CLASS A RENTS ARE INCREASING IN SANTA MONICA



483 units under construction within half a mile of the 4th Street Properties, delivering by 2026.

MALIBU HOUSING MARKET:
 Average Home Value: \$4,900,000
 Average Household Income: \$302,139

THE RIVIERA COUNTRY CLUB

NORTH OF MONTANA:
 Average Home Value: \$5,580,000
 Average Household Income: \$329,688

BRENTWOOD HOUSING MARKET:
 Average Home Value: \$4,500,000
 Average Household Income: \$282,200



Palisades Park

SANTA MONICA HOUSING MARKET:
 Average Home Price: \$4,172,527
 Average Household Income: \$176,289

BOA Steakhouse

Élephante



Downtown Santa Monica

DOWNTOWN SANTA MONICA:
 Average Home Price: \$3,216,771
 Average Household Income: \$176,707

625 ARIZONA AVE

EQUINOX

3RD ST PROMENADE

VENICE HOUSING MARKET:
 Average Home Price: \$2,172,278
 Average Household Income: \$187,312

PROPER HOTEL

95K
 POPULATION IN SANTA MONICA

\$158K
 AVERAGE HOUSEHOLD INCOME

42 YEARS
 AVERAGE AGE

±84%
 OF POPULATION WORKS A WHITE-COLLAR JOB

68%
 OF RESIDENTS HAVE A BACHELOR DEGREE OR HIGHER

DOWNTOWN SANTA MONICA

**AMENITY-RICH, WALKABLE, BEACH-ADJACENT, TRANSIT-ORIENTED:
A WEST SIDE CONVERGENCE FEW LA MARKETS CAN MATCH**

DINING & RETAIL

Sugarfish Elephante Wallys

SHOPPING & MALLS

Santa Monica Place (three-level outdoor mall) anchors the southern end of the Promenade.

PARKS & OUTDOOR SPACES

Palisades Park Tongva Park (6+ acres)

TRANSPORTATION & CONNECTIVITY

Downtown Santa Monica Station (E Line terminus) is located at 4th & Colorado



625 ARIZONA AVENUE SANTA MONICA, CALIFORNIA 90401

PROPERTY USE
COMMERCIAL OFFICE

LAND AREA
0.52 ACRES

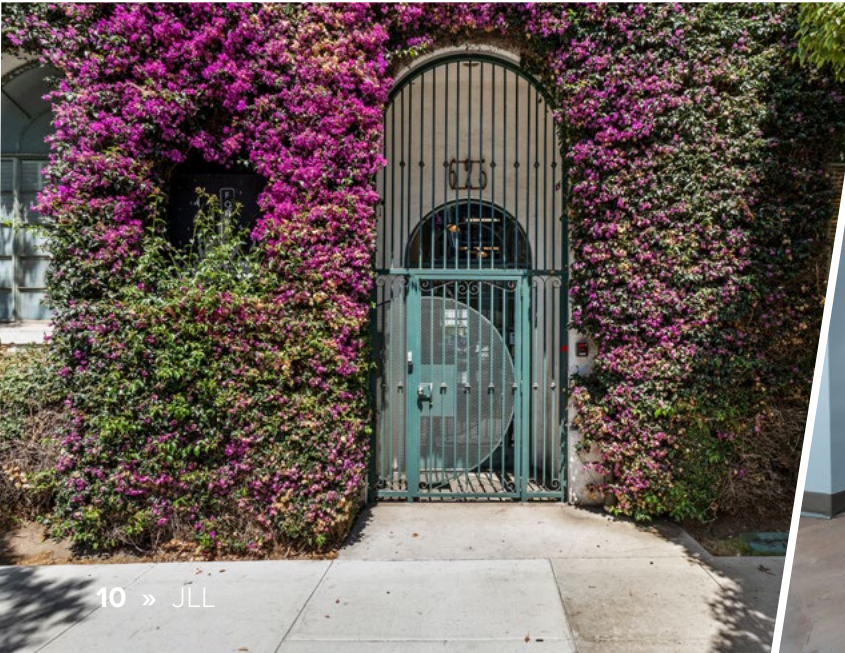
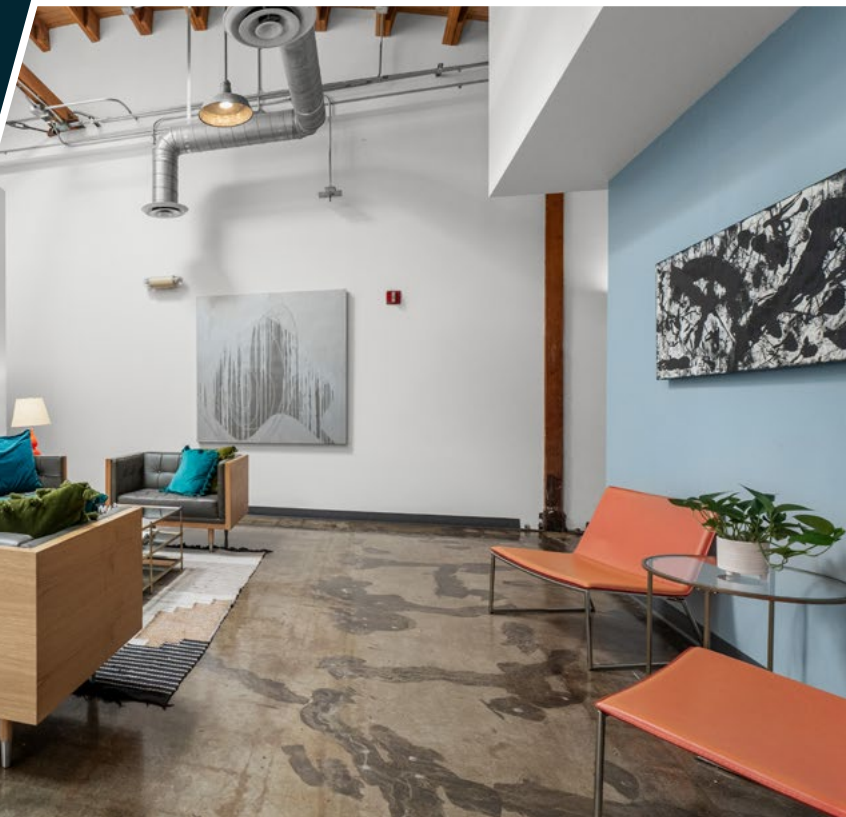
NUMBER OF BUILDINGS
ONE

NUMBER OF FLOORS
SINGLE WITH MEZZANINE

NET RENTABLE AREA
18,500 SF

NUMBER OF TENANT SPACES
ONE

PARKING SPACES
19 TOTAL
(1 ADA)



CONSTRUCTION DETAILS 625 ARIZONA AVENUE

FOUNDATION/SUBSTRUCTURE:

- Concrete slab construction

SUPERSTRUCTURE:

- Reinforced concrete frame
- Concrete masonry unit (CMU) walls
- Wood stud shear walls
- Steel moment resisting frames

BUILDING ENVELOPE:

- **Exterior Walls:** Painted stucco finish
- **Roof System:** Mixed - pitched clay Mission tiles and low-slope built-up roofing (BUR) with spray foam coating
- **Windows:** Single-pane fixed and operable units, storefront glazing with vinyl gaskets
- **Window Framing:** Wood, steel, and aluminum construction
- **Doors:** Aluminum-framed with glazing, steel French doors, metal secondary doors

PARKING & SITE FEATURES

PARKING CONFIGURATION:

- Surface lots with asphalt paved surfaces
- No curbing present
- Faded striping and markings noted

SITE ACCESS:

- One-way drive lane from 7th Street
- Exit via service alley
- Keypad-controlled sliding metal gates
- Decorative metal security gate at main pedestrian entrance



BUILDING SYSTEMS SPECIFICATIONS 625 ARIZONA AVENUE

MECHANICAL SYSTEMS

HVAC SYSTEMS

- **Equipment Type:** Package rooftop units (RTUs)
- **Distribution:** Sheet metal ducts with ceiling-mounted diffusers
- **Cooling:** Direct expansion with R22/R410A refrigerant Heating: Electric resistance coils Ventilation: Common fans with roof exhaust

PLUMBING SYSTEMS

- **Water Supply:** Copper piping
- **Waste/Vent:** Cast iron piping
- **Domestic Hot Water:** Individual electric water heaters
 - Bradford White 30-gallon units
 - Eemax point-source water heaters

ELECTRICAL SYSTEMS

- **Service Rating:** 1200-amp, 120/208-volt
- **Panels:** ITE manufactured breaker panels
- **Metering:** Building-level metering (not individually metered)
- **Wiring:** Copper branch wiring
- **Safety Features:** GFCI outlets in wet areas
- **Transformer:** Pad-mounted transformer in landscaped area

LIFE SAFETY SYSTEMS

FIRE SUPPRESSION

- **Primary System:** FM-200 clean agent fire suppression system
- **Coverage:** Halon system for specialized protection
- **Portable:** Fire extinguishers throughout tenant spaces

FIRE ALARM SYSTEM

- **Components:** Pull stations, horn/strobes, alarm bells, control panels
- **Emergency Lighting:** Wall and ceiling-mounted battery fixtures
- **Exit Signs:** Illuminated exit signage

UTILITY PROVIDERS

Utility	Provider	Meter Location
Electric	Southern California Edison	Main electrical room, first floor
Gas	Southern California Gas Company	Southwest exterior wall
Water	City of Santa Monica	Below-grade vault
Storm Water	City of Santa Monica	Municipal connection
Sanitary Sewer	City of Santa Monica	Municipal connection

INVESTMENT CONTACTS

JEFFREY BRAMSON

Senior Managing Director
+1 310 407 2147
jeffrey.bramson@jll.com
CA Lic. #02173278

ANDREW HARPER

Managing Director
+1 310 407 2139
andrew.harper@jll.com
CA Lic. #01319640

WILL POULSEN

Senior Director
+1 310 407 2167
william.poulsen@jll.com
CA Lic. #02043184

JACOB MOLLOY

Associate
+1 310 595 3619
jacob.molloy@jll.com
CA Lic. #02162044

DEBT EXPERTS

MARK WINTNER

Managing Director
+1 310 407 2118
mark.winther@jll.com
CA Lic. #01338778

JACOB MICHAEL

Associate
+1 408 660 5889
jacob.michael@jll.com
CA Lic. #02194851

625 ARIZONA ■ ■ ■ ■ ■ ■ ■ ■ AVE



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.