

1620 – 1650 EUCLID ST SANTA MONICA, CA

Newly Delivered Creative Office with
Adjacent Development Optionality



*Jones Lang LaSalle Americas, Inc. ("JLL"),
real estate license #01223413*



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present qualified investors with the opportunity to acquire a 100% fee simple interest in 1620–1650 Euclid Street (collectively, the “Properties”) — three buildings on a single Santa Monica block that, together, offer a rare degree of investment optionality. The Properties comprise 1650 Euclid, a 56,623-RSF Class A creative-office building, and the adjacent 1620 & 1630 Euclid, a 0.61-acre potential development site.

Investors are invited to submit an offer for all or any of the parts of the offering: the three buildings individually or in any combination. 1650 Euclid: 56,623 RSF (57,213 as-leased), 13.6% occupied, 4.0-year WALT, a 2024 Class A lease-up play. 1630 Euclid: 8,879 RSF, 39.4% leased to Pico Youth. 1620 Euclid: 10,171 RSF, fully vacant, a value-add repositioning. Together, 1620 and 1630 can also be viewed as a 0.61 acre potential development site.

1650 EUCLID ST	
Rentable Area	56,623 RSF (BOMA 2024) · 57,213 RSF as-leased
Roof Area	6,479 RSF
Year Built	2024
Stories	3 + rentable rooftop amenity deck
Occupancy	13.6%
WALT	4.0-years
Parking	136 subterranean spaces (2.32 / 1,000 RSF)

1630 EUCLID ST	
Rentable Area	8,879 RSF (BOMA 2024)
Year Built	1956
Stories	One
Occupancy	39.4%
Construction	Brick masonry / wood frame
Parking	19 surface spaces (2.17 / 1,000 RSF)
Ceiling Height	8'6" up to 12'9"

1620 EUCLID ST	
Rentable Area	10,171 RSF (BOMA 2024)
Year Built	1925 / 1940
Stories	One
Occupancy	0%
Construction	Wood frame
Parking	3 surface spaces (0.29 / 1,000 RSF)
Ceiling Height	7'6" to 9'2"

AVAILABLE INDIVIDUALLY OR
AS A COMPLETE PORTFOLIO.



INVESTMENT HIGHLIGHTS

THREE BUILDINGS PROVIDE OPTIONALITY
Acquire the entire block, the 1650 office building, or the 1620 & 1630 development site — a flexibility rarely available on a single Santa Monica block.

25% OF SANTA MONICA’S TIER 1
1650 Euclid is a Tier 1 lifestyle-office (2015+) building. Only about 3% of Santa Monica’s office stock qualifies as Tier 1, and 1650 Euclid alone accounts for roughly 25% of that Tier 1 inventory

POSITIONED FOR FLIGHT-TO-QUALITY
Tier 1 assets are expected to outperform Tier 2 in occupancy gains over the next five years, as tenant demand continues to concentrate in new vintage product amid a slowdown in new deliveries.

BUILT FOR THE TENANTS THAT DRIVE THE MARKET
85% of the 90 active Westside requirements are below 50,000 SF, and small-tenant leasing (4,000–15,000 SF) has fully recovered to pre-Covid levels.

SCARCE DEVELOPMENT LAND
The adjacent 1620 & 1630 site offers an infill development opportunity

OPTIONALITY ACROSS A BRAND-NEW BUILD AND A FUTURE DEVELOPMENT SITE

The block delivers optionality across two distinct strategies: a completed, brand-new, best-in-class office building, and an adjacent site available for future ground-up development. Acquire the entire block to capture both, or isolate a single thesis. Take the finished new build on its own, or control the development site and time the build-out yourself.



	OPTION A – ALL THREE	OPTION B – OFFICE	OPTION C – LAND
Buildings	1650 + 1620 + 1630	1650 Euclid	1620 & 1630 Euclid
Product Type	Office + Potential Development	Class A Office	Existing Office/Development
Approx. Size	56,623 RSF + 0.61 ac	56,623 RSF	0.61 acres
In-Place Income	Yes (office)	Yes	No



ZONING SUMMARY

The property is located within the City of Santa Monica’s Industrial Conservation (IC) District, a flexible zone permitting a broad mix of uses including residential, office, and industrial. Buildable area and height scale with the development tier pursued, ranging from 1.0 FAR by-right up to 3.5 FAR for a 100% affordable housing project, subject to City confirmation. Allowed uses span multi-family residential (including ADUs and supportive housing), business and creative office, light industrial and R&D, self-storage, and small-scale retail and restaurants.

DEVELOPMENT TIER	MAX FAR	MAX HEIGHT
Base (by-right)	1	2 stories / 32 ft
Community Benefits	1.75	3 stories / 45 ft
Housing Project	3	65 ft
100% Affordable	3.5	75 ft

EXCELLENT OWNER-USER OPPORTUNITY

Side Porch Productions
7,774 RSF (BOMA: 7,184 RSF)

Floor 3: 19,939 RSF Available

Floor 2: 12,357 RSF Available

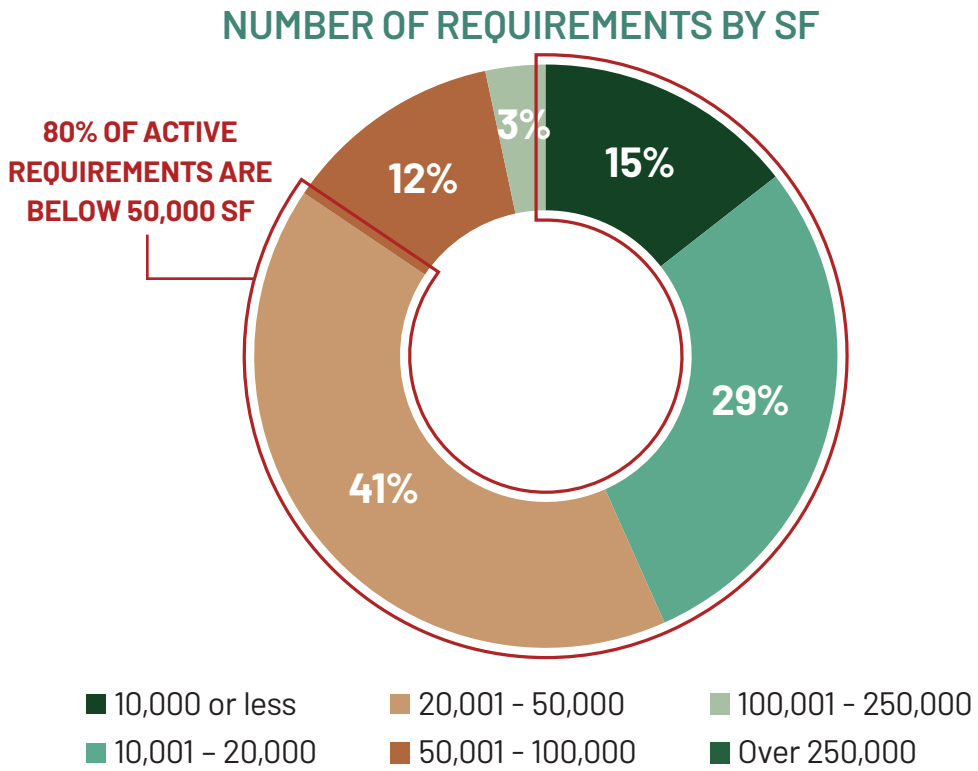
Floor 1: 15,057 RSF Available

RECENT HIGH-VALUE OWNER-USER TRANSACTIONS IN THE PAST 18 MONTHS



WESTSIDE TENANT DEMAND FAVORS SMALL TENANTS

JLL is currently tracking 90 active tenant requirements totaling 3.3 million square feet, and 85% of those requirements are for less than 50,000 SF. Media & entertainment leads demand, followed by financial services, legal, and healthcare – a tenant mix well suited to a boutique creative building.



90

ACTIVE REQUIREMENTS



MEDIA/ENTERTAINMENT
FINANCIAL SERVICES
HEALTHCARE LEGAL
TOP SMALL TENANT INDUSTRIES



3.3
MILLION S.F.

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LEASING CONTACTS

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