

604 ARIZONA AVENUE

SANTA MONICA



± 46,707 SF **DIVISIBLE**

HIGH PROFILE HQ BUILDING WITH EXPANSIVE ROOF DECK



604 ARIZONA AVENUE

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604 ARIZONA OVER THE YEARS



Where the **past** seamlessly integrates with the **present**.

Discover the unique charm and practicality of 604 Arizona Avenue, a revered commercial real estate asset situated in a prime location. Built in the 1950s and crafted by AC Martin, this historic office building has been home to notable tenants throughout its distinguished history.

Currently leased entirely by ZipRecruiter, 604 Arizona Avenue exemplifies its enduring appeal and central position in the business landscape. Past occupants include respected organizations like General Telephone, Treasury Services, Oracle Corp, and Google, highlighting its longstanding reputation as a preferred destination for forward-thinking companies.

Experience the blend of tradition and contemporary functionality at 604 Arizona Avenue, where the past seamlessly integrates with the present to create an inspiring environment for business success.

EXECUTIVE SUMMARY

604 Arizona Avenue is a three-story, ENERGY STAR certified world-class creative office building.

Ideally located in the heart of downtown Santa Monica, the Property boasts immediate access to an excellent amenity base in Los Angeles' most coveted submarket with a walk score of 94 (Walker's Paradise).

ARIZONA

<p>Premises 3rd Fl. 5,661 SF + 2,478 SF Patio 2nd Fl. 19,368 SF 1st Fl. 19,200 SF Total 46,707 SF</p>
<p>Available ± 46,707 SF See Page 12</p>
<p>Rent \$4.35/SF NNN</p>
<p>Parking 47 Total Spaces</p>
<p>Occupancy Summer 2025</p>

<p>Term 3 - 10 Years</p>



AVENUE



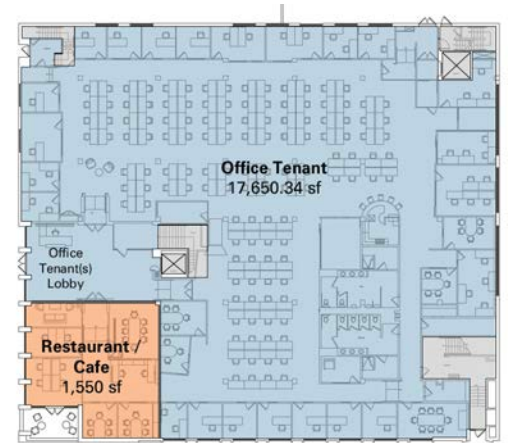
BUILDING VISION

Design by:
shook kelley



ARIZONA

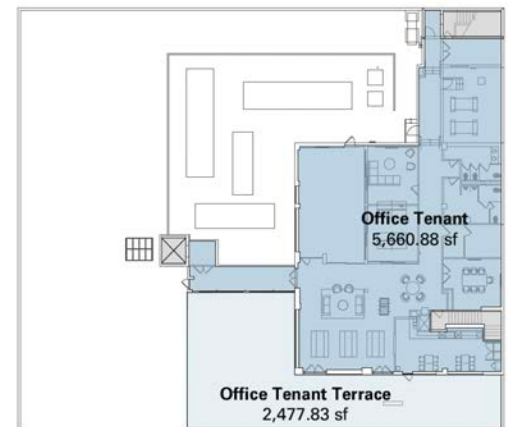
AVENUE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BUILDING HIGHLIGHTS

HIGH IMAGE LOCATION

Prominent location at the southeast corner of Arizona Avenue and 6th Street in downtown Santa Monica, offering premier signage and secure subterranean gated parking.



FUNCTIONAL CREATIVE BUILDOUT

Large, walkout patio on the third floor offers the opportunity for highly coveted open-air collaboration, breakout, and social event space.



BUILDING HIGHLIGHTS



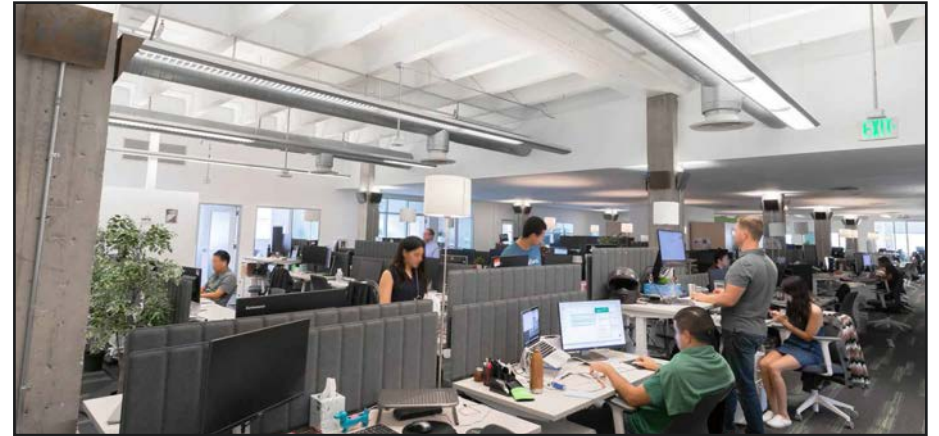
COVETED SUBMARKET

One of the highest barriers to entry markets in the world, downtown Santa Monica is an integral part of Silicon Beach with many of the of the region's top employers and most desirable demographics.

WORLD-CLASS AMENITIES

"Live-work-play" personified being six blocks away from the beach and steps from trendiest restaurants, shops, hotels, fitness centers, and nightlife in Los Angeles.





ARIZONA

AVENUE

PROPERTY DETAILS

AVENUE

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BOMA SF	Interior	Patio	Total
3rd Floor	5,661	2,478	8,139
2nd Floor	19,368		19,368
1st Floor	19,200		19,200
Total	44,229	2,478	46,707

Site Area 22,462 SF (0.515 AC)

APN 4291-009-011

Zoning NV (Neighborhood Village)

Year Built / Renovated 1950 / 2005

of Floors Three (plus one level of subterranean parking garage below)

Parking Total of 47 parking spaces provided, including 44 within the subterranean gated garage plus three surface parking spaces accessible from the alley on the east side of the Building.

Type of Construction Conventionally reinforced, cast-in place concrete slabs spanning between reinforced 5-1/2" x 14" concrete pan joists that span between interior beams and perimeter concrete walls. The interior beams are supported by perimeter concrete walls and interior concrete columns.

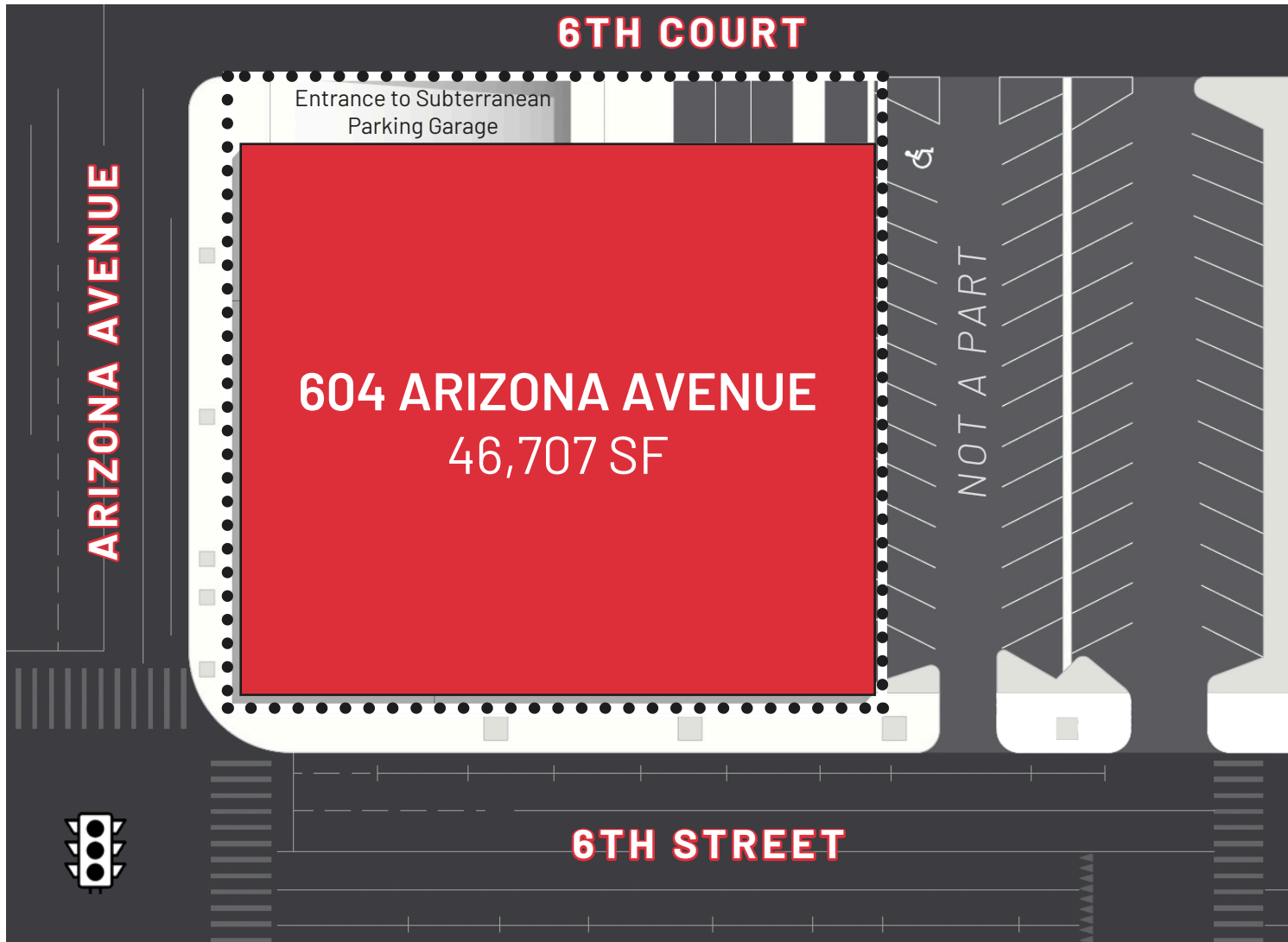
Roof The main flat roof consists of a multi-ply built-up roof membrane installed over rigid insulation and a concrete deck. The membrane is surfaced with a cap sheet and has been coated with a white elastomeric coating for surface protection.

Elevators The Property is served by two hydraulic elevators. One original Otis unit in the right corner of the Building serves the parking garage through second floor. The other newer Amtech unit, located near the entrance of the Building, serves the parking garage through the 3rd floor.

Stairwells The Property has a total of four stairwells, three of which are located in the corner of the floor-plate and serve all three floors, and a 4th stairwell near the middle of the floor that connects the main lobby to the 2nd floor.

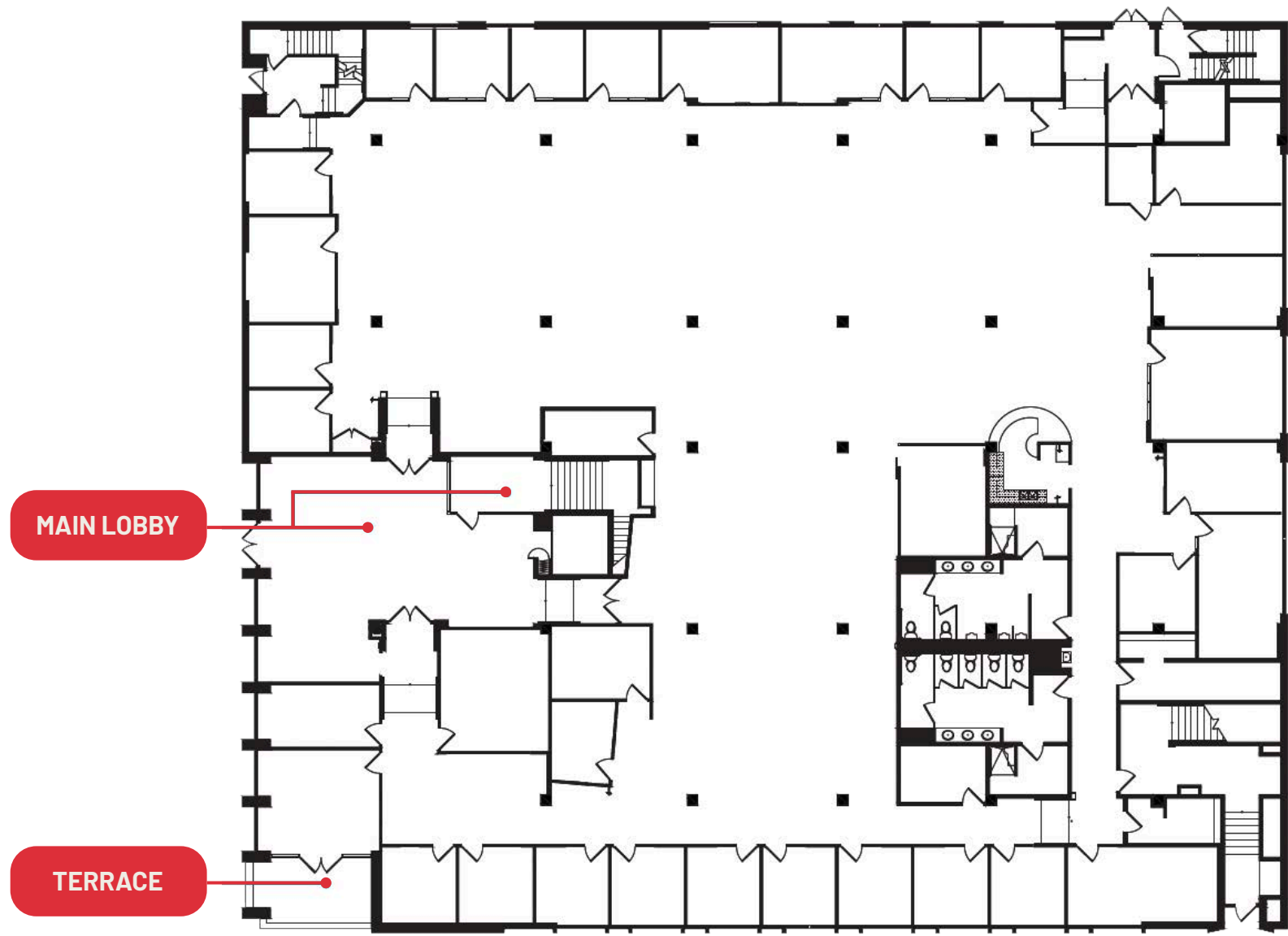
HVAC Heating and cooling for the first and second floors is provided by a variable air volume (VAV) system. Conditioned air is provided by three Trane package units. Heating and cooling for the third floor is provided by five rooftop package heat pump units.

SITE PLAN



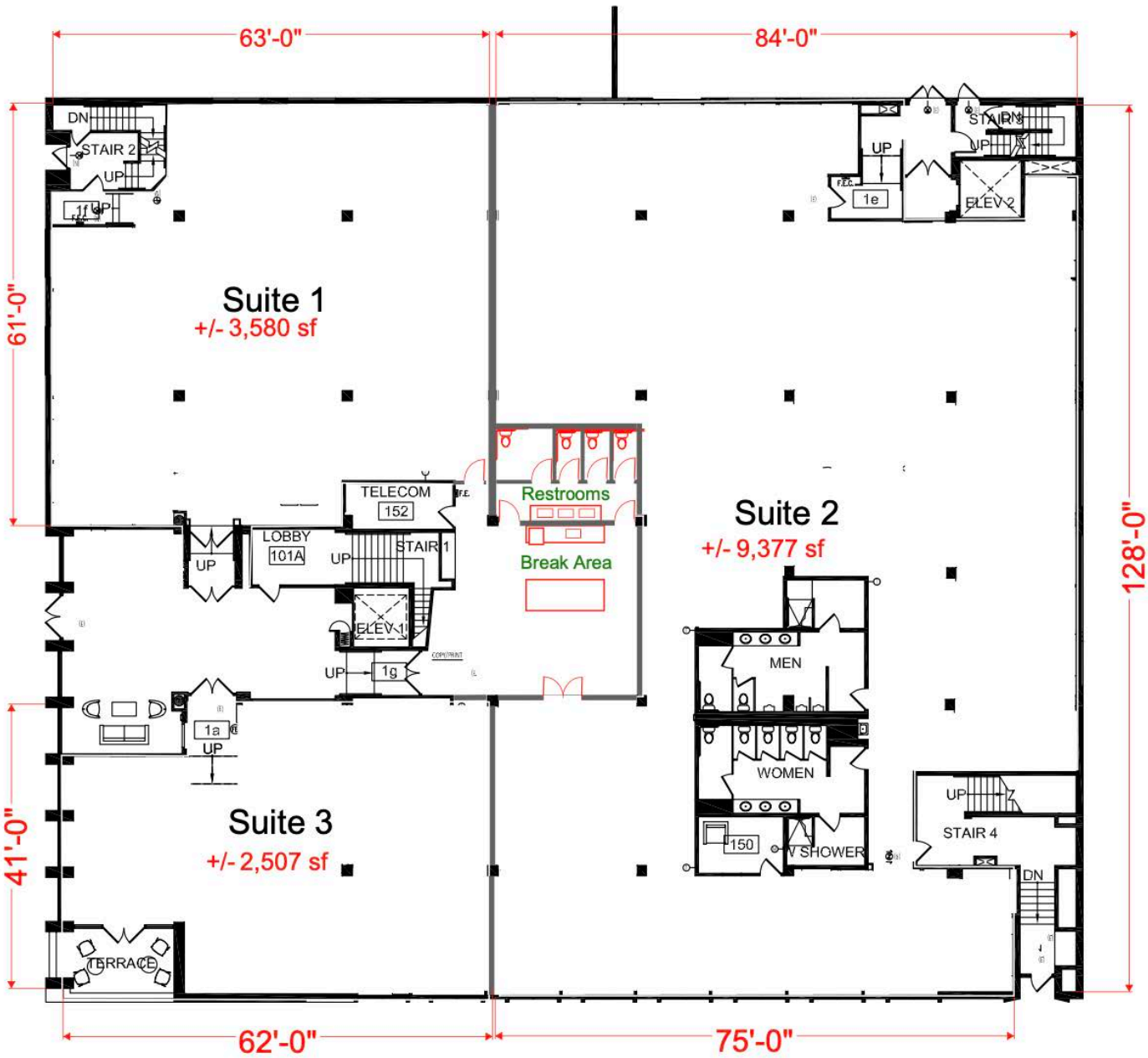
FLOOR PLANS

First Floor
± 19,200 SF



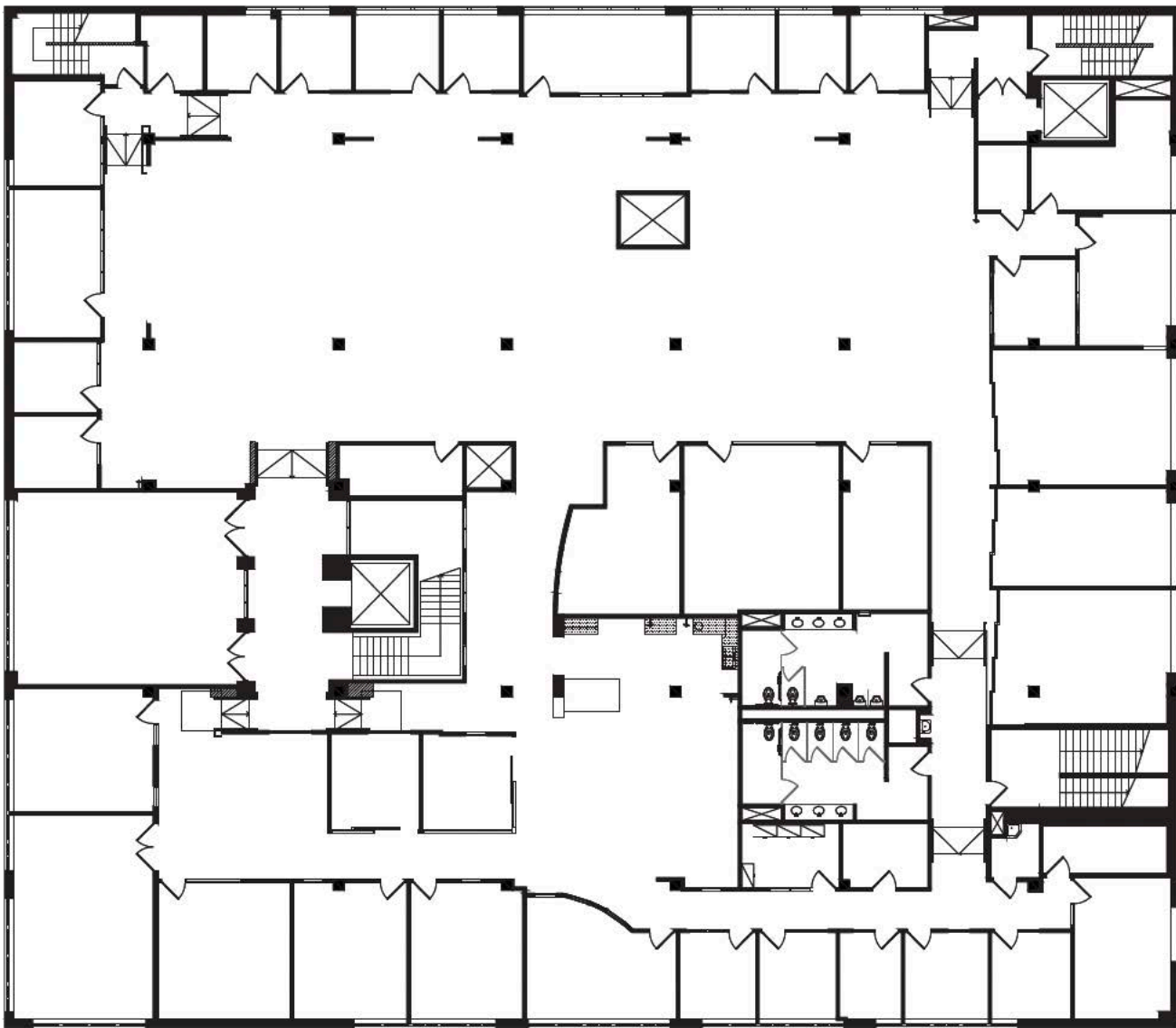
FLOOR PLANS

Divisible
First Floor
± 2,507 - 9,377 SF



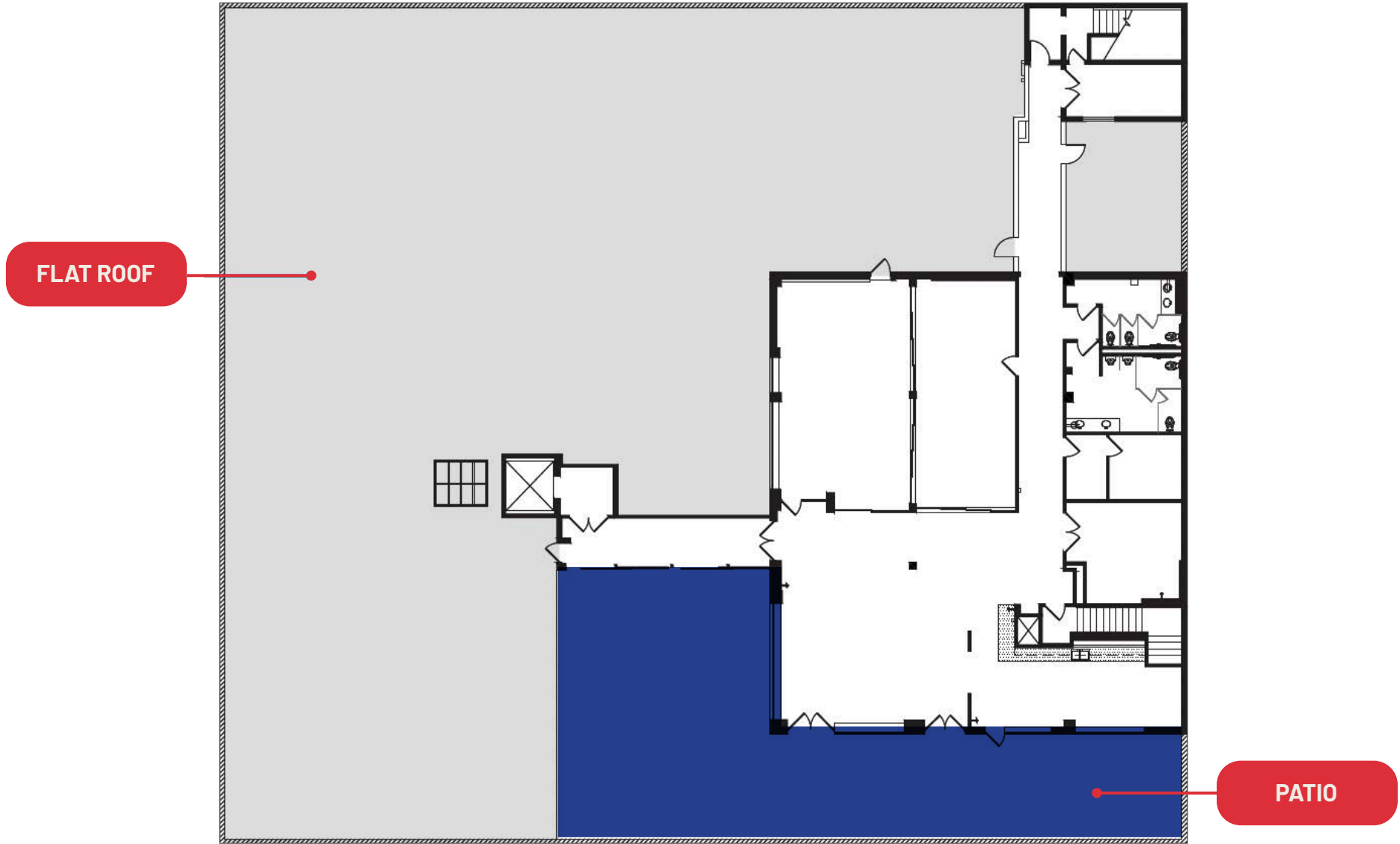
FLOOR PLANS

Second Floor
± 19,368 SF

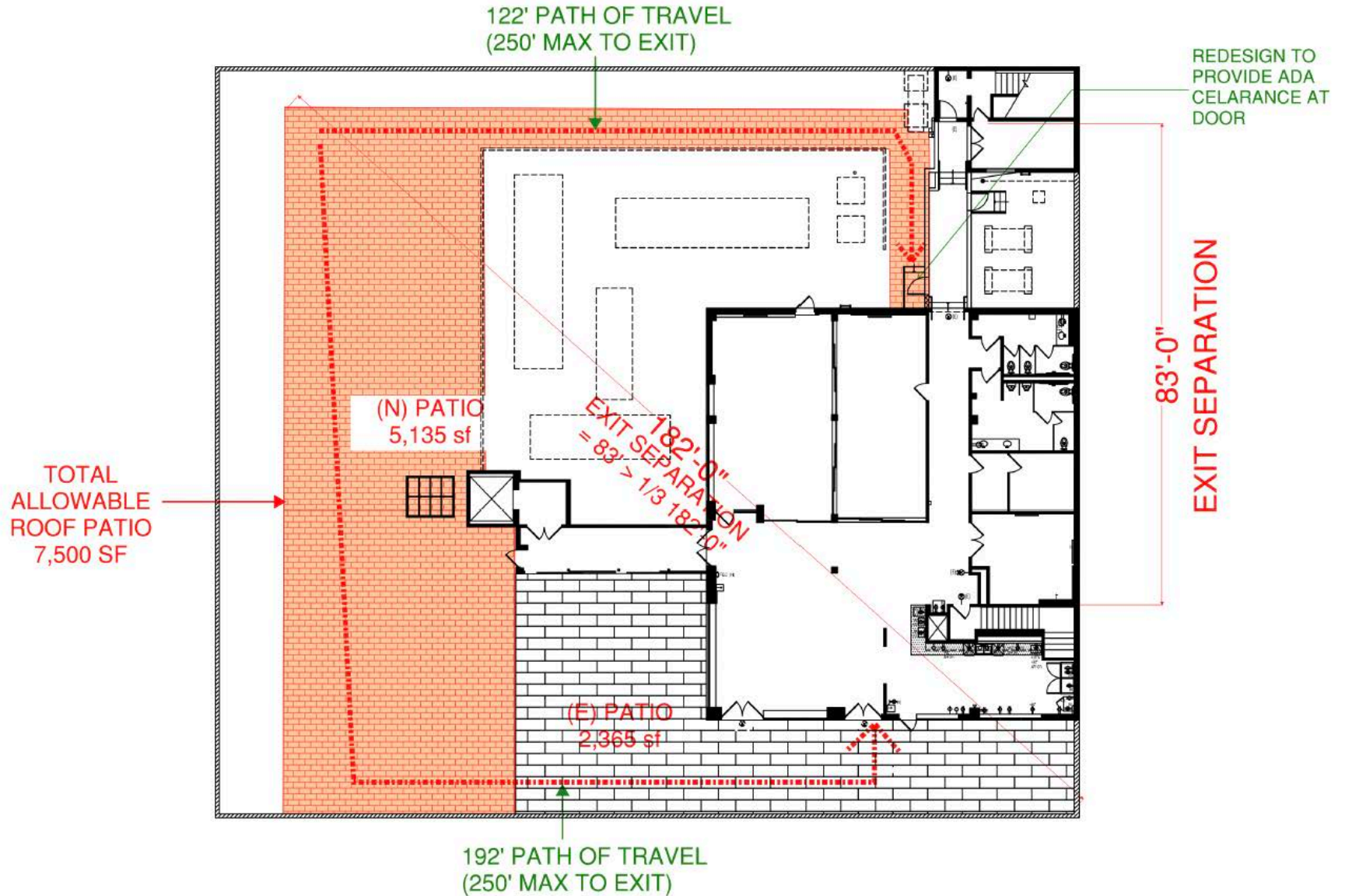


FLOOR PLANS

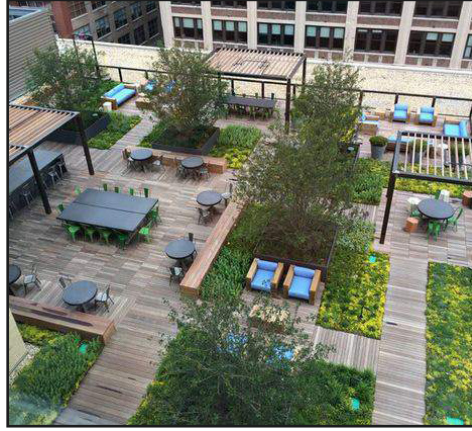
Third Floor
± 5,661 SF Interior
± 2,478 SF Patio



POTENTIAL REACTIVATION & Expansion of the Roof Deck



CONCEPTUAL RENDERINGS



BUILDING VISION

Design by:

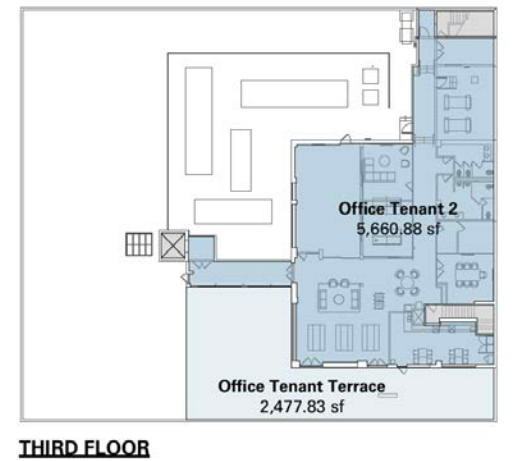
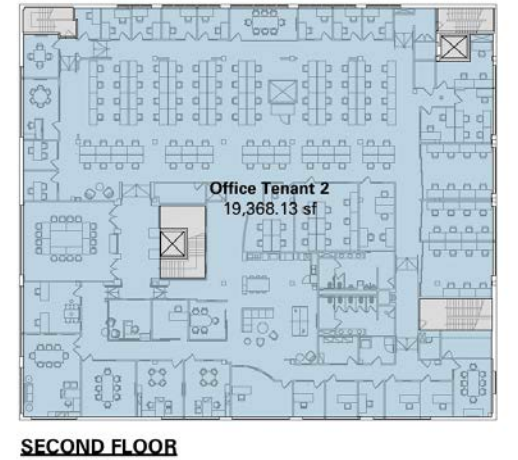
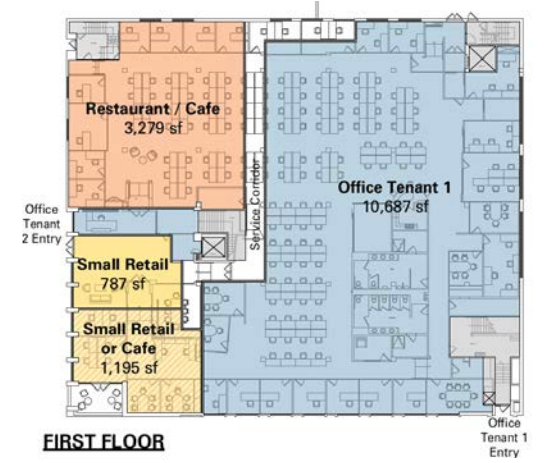
shook kelley

ALTERNATIVE USE: MULTI-TENANT OFFICE / RETAIL



ARIZONA

AVENUE



BUILDING VISION

ALTERNATIVE USE: BOUTIQUE HOTEL

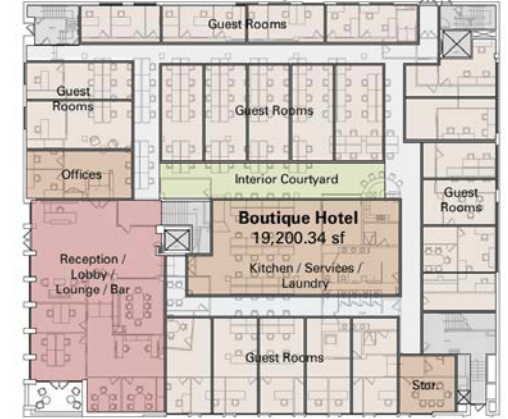
Design by:

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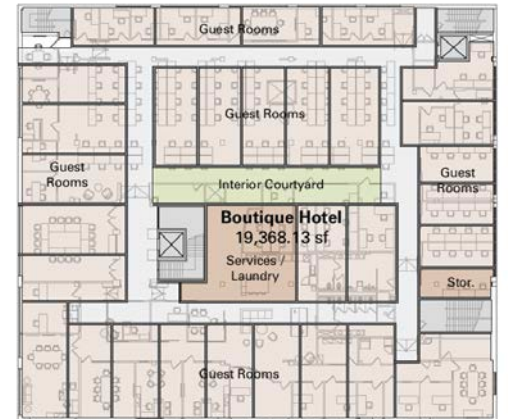


ARIZONA

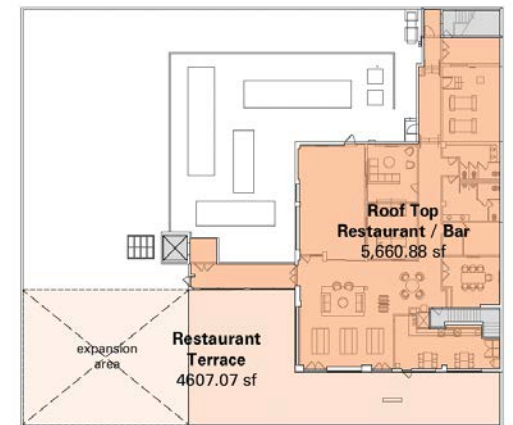
AVENUE



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

MARKET & AREA OVERVIEW

Santa Monica has been West Los Angeles' top performing sub-market throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media, and entertainment. Santa Monica is a city rich in tradition and diversity. Historic roots, a plethora of walkable amenities, and its beach-side location have established Santa Monica as an economic hub, accentuated by its vibrant commercial districts; affluent residential communities; celebrated hospitals; recreational and art venues; high-profile corporate headquarters; and booming tech, media, and entertainment sectors.

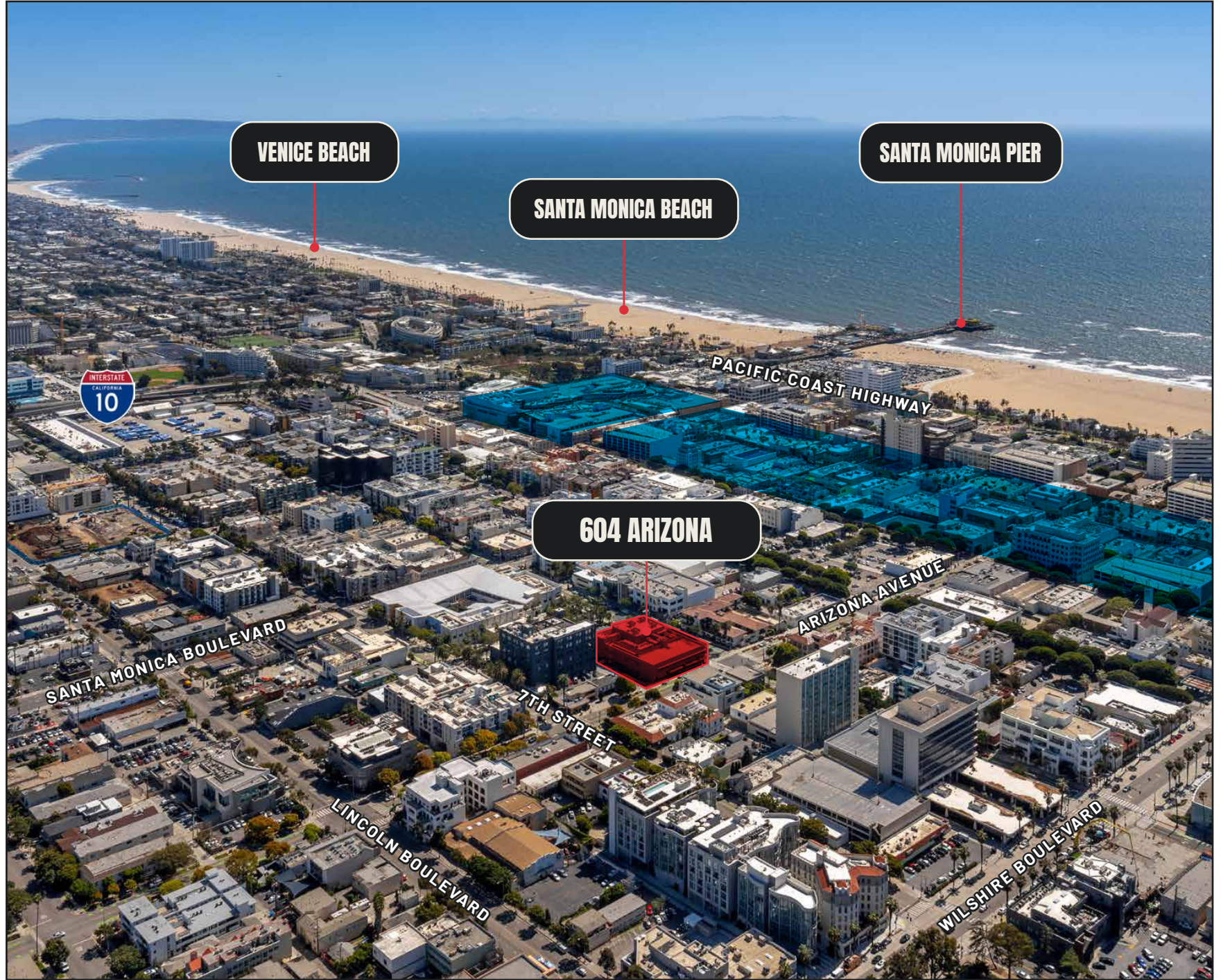
Submarket	Bldgs	SF	Vacancy	Avg. Rent	Net Absorption
LA County	1,755	220,505,659	17.3%	\$3.96	-667,401
West LA	473	58,945,504	13.4%	\$5.42	-224,502
Santa Monica	97	9,891,031	10.6%	\$5.85	56,864



AREA OVERVIEW

AVENUE

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604 ARIZONA

3RD STREET PROMENADE

Élephante

FLOWER CHILD

BOA
Steakhouse

TUMBI
CRAFT INDIAN KITCHEN

Shutters
ON THE BEACH

Capo

DOG TOWN COFFEE

KAFEK

yogaworks

TIPSY CHEF

BLUE BOTTLE
COFFEE

THE GALLEY
RESTAURANT

alfalfa

pressed

SHOOP'S

THE BEACH CLUB
VICTORIAN, SANTA MONICA

THE LOBSTER

KAZU
NORI

manchego

gget

SANTA MONICA
PIER

CASA DEL MAR
HOTEL BY THE SEA

Cha
Cha Chicken

STELLA BARRA
PIZZERIA & WINE BAR

Urth Caffé

THAI VEGAN

CHINOIS
ON MAIN

ARIZONA

604 ARIZONA AVENUE

AVENUE

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