

# 604 ARIZONA AVENUE

## SANTA MONICA



± 46,707 SF **DIVISIBLE**

HIGH PROFILE HQ BUILDING WITH EXPANSIVE ROOF DECK



A DIVISION OF  
**LEE & ASSOCIATES**

# 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.

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, ZipRecruiter, 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

## Premises

3rd Fl. 5,661 SF + 2,478 SF Patio  
2nd Fl. 19,368 SF  
1st Fl. 19,200 SF  
Total 46,707 SF

## Available

± 46,707 SF  
See Page 12

## Rent

\$4.35/SF NNN

## Parking

47 Total Spaces Gated Secure  
On-Site and 3.5/1000 Available at  
Public Library Next Door

## Occupancy

Summer 2025

## Term

3 - 10 Years



AVENUE







# 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

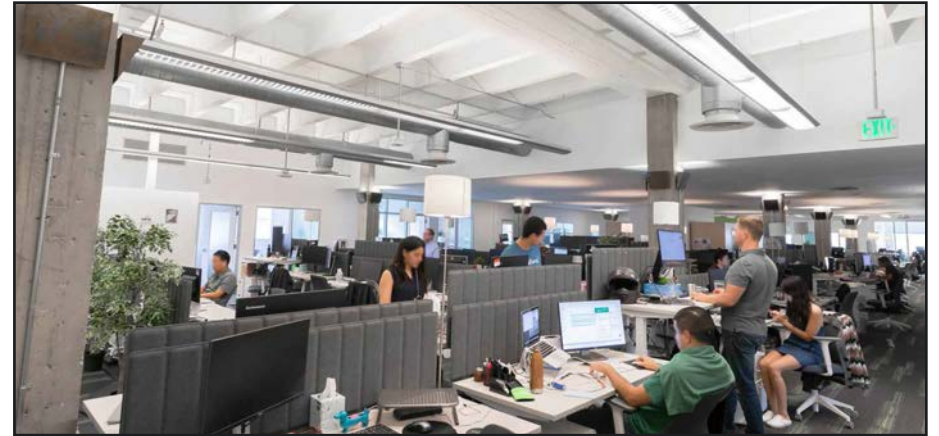
One of the highest barriers to entry markets in the world, downtown Santa Monica is an integral part of Silicon Beach with many of the of the region's top employers and most desirable demographics.

## 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.







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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
<b>Total</b>	<b>44,229</b>	<b>2,478</b>	<b>46,707</b>

**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. 3.5/1000 available directly from Public Library next door.

**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.

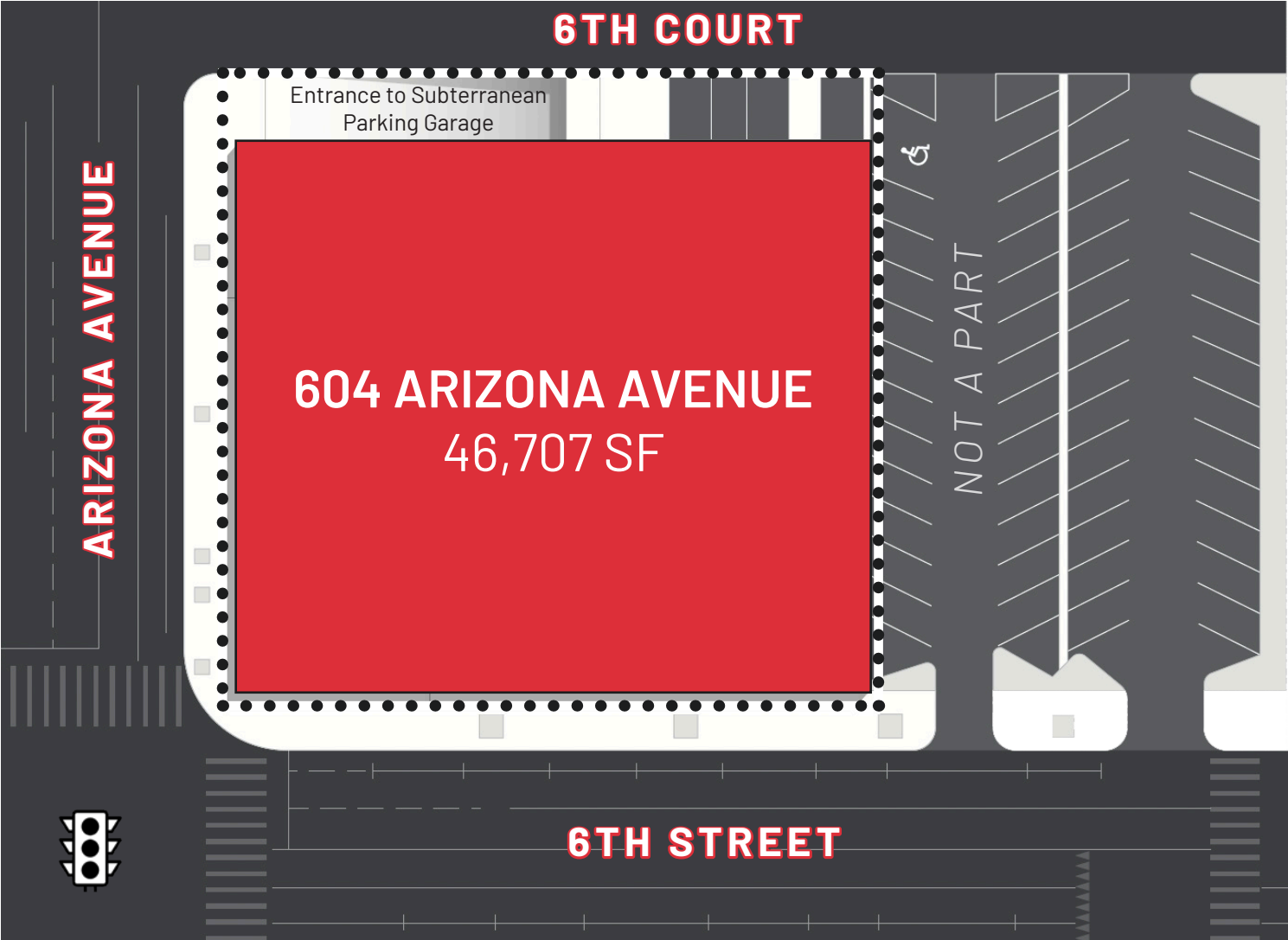
**Roof** The main flat roof consists of a multi-ply built-up roof membrane installed over rigid insulation and a concrete deck. The membrane is surfaced with a cap sheet and has been coated with a white elastomeric coating for surface protection.

**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.

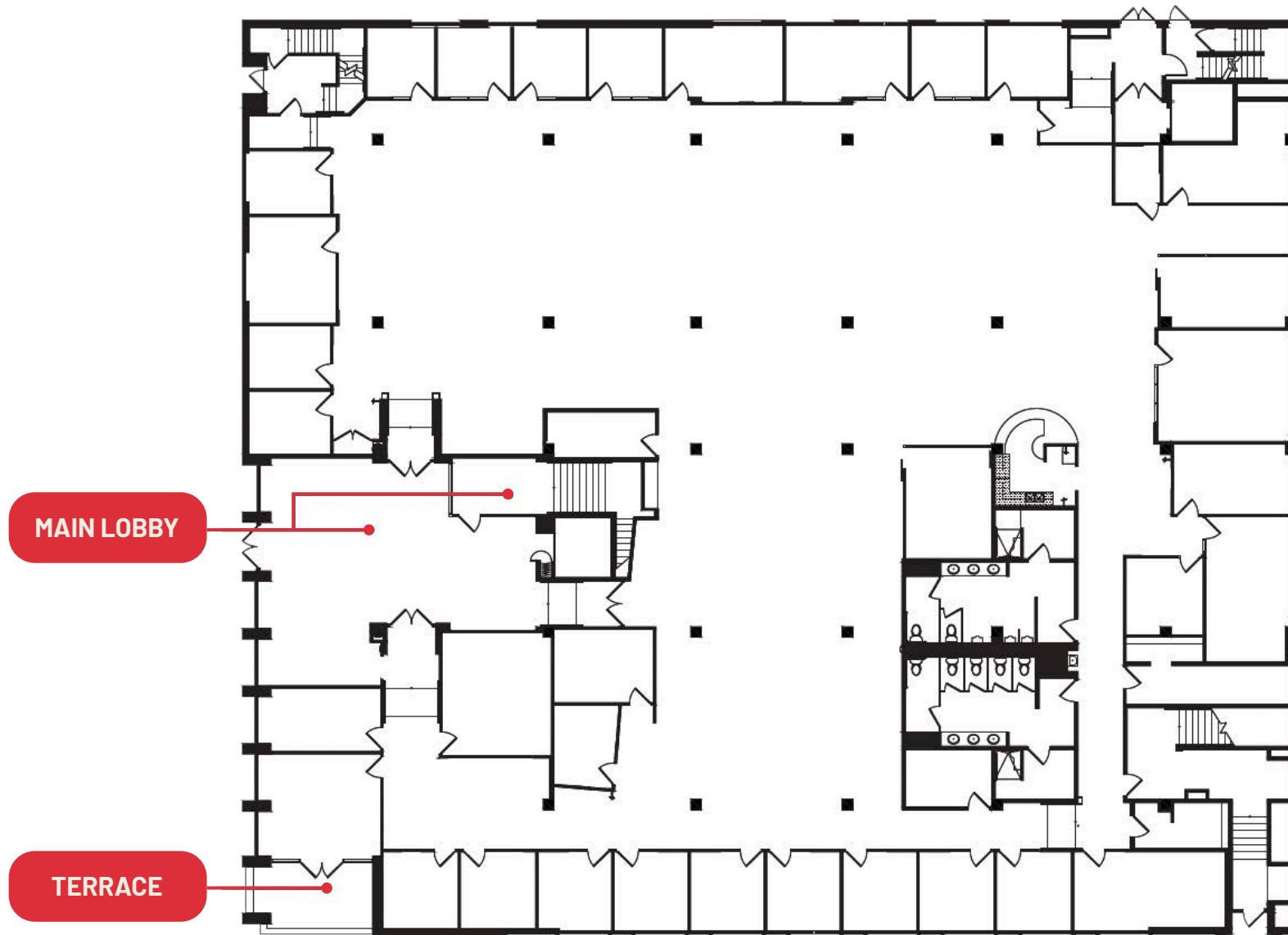
# SITE PLAN





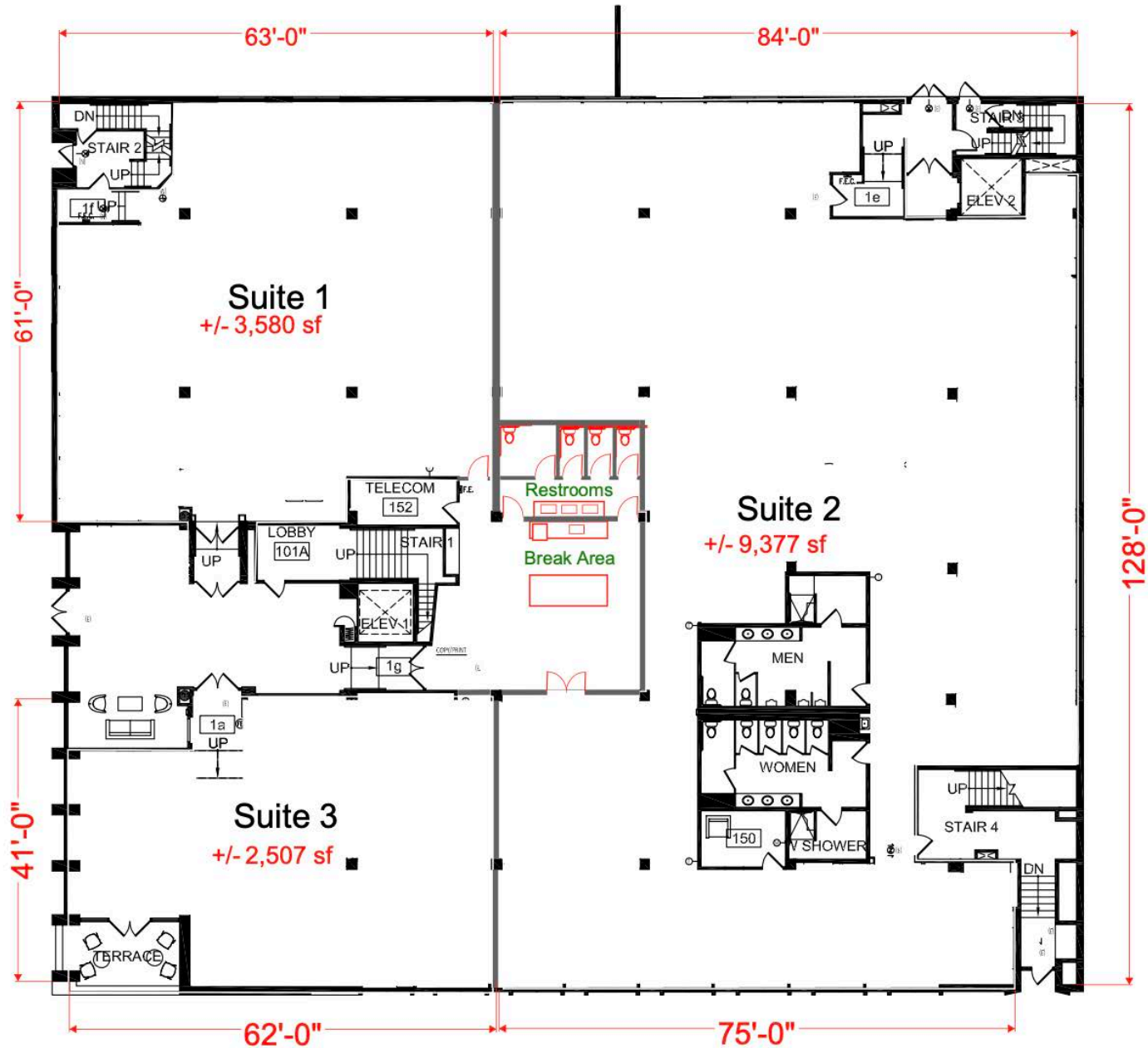
# FLOOR PLANS

First Floor  
± 19,200 SF



# FLOOR PLANS

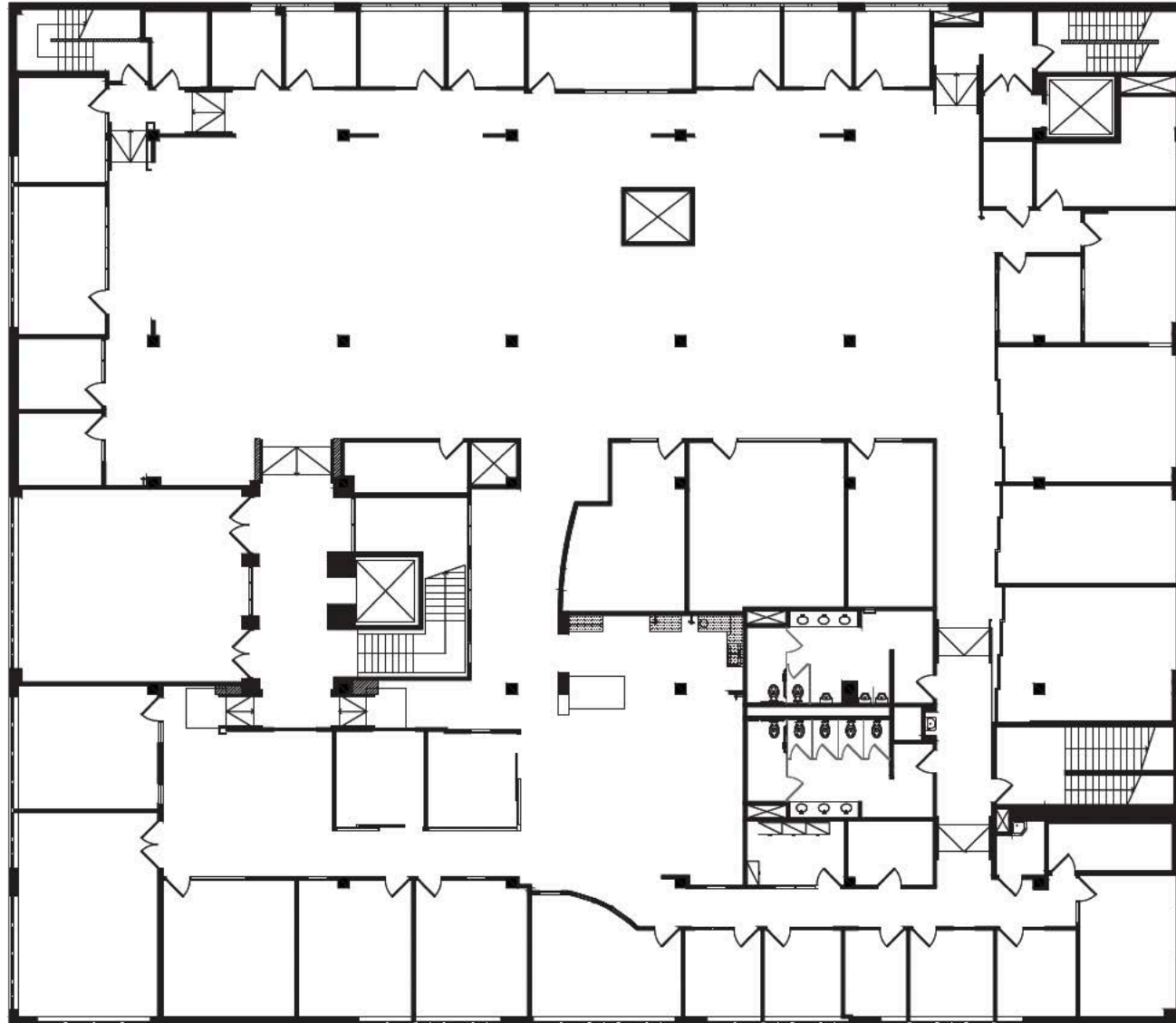
**Divisible**  
First Floor  
± 2,507 - 9,377 SF





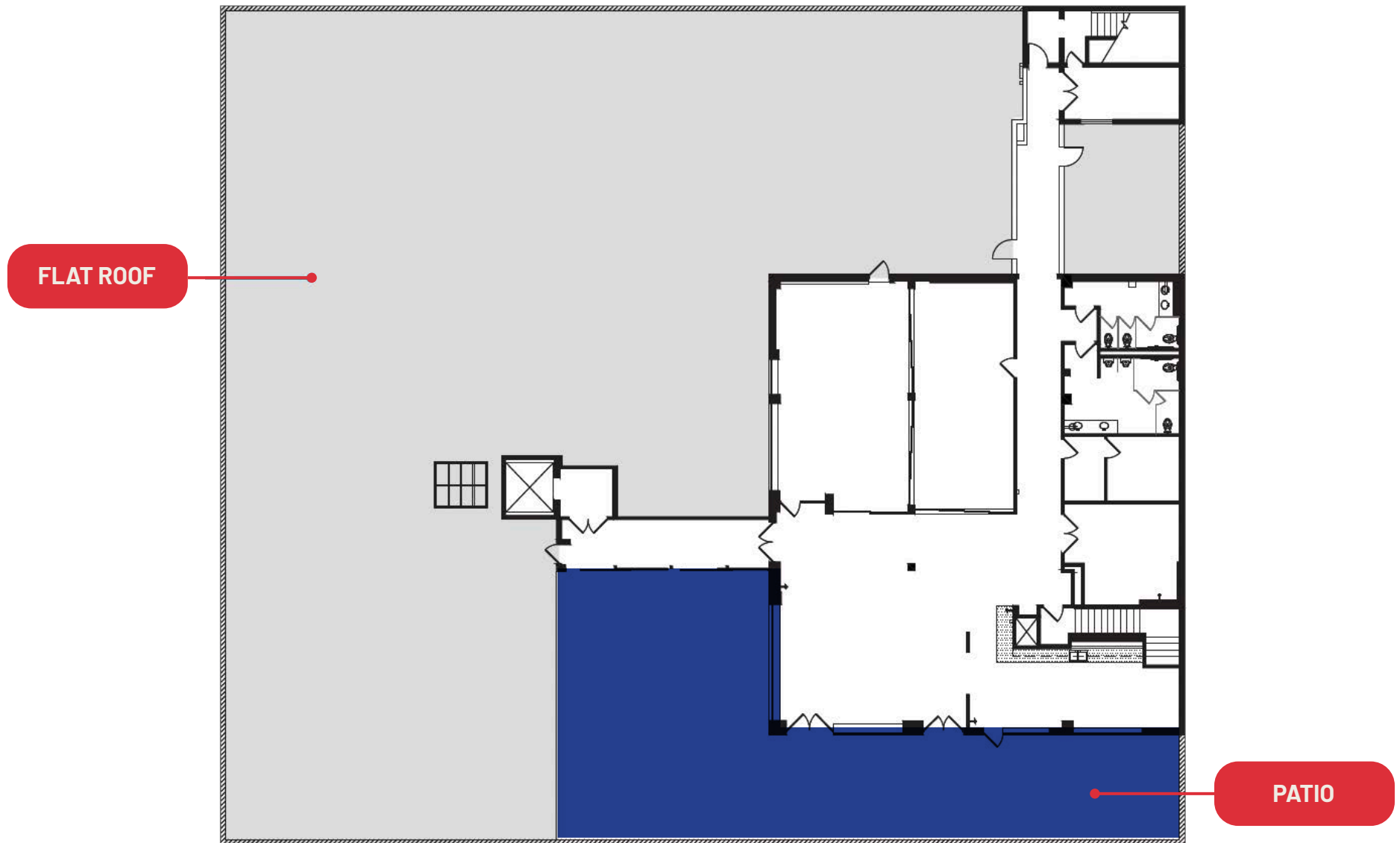
# FLOOR PLANS

Second Floor  
± 19,368 SF



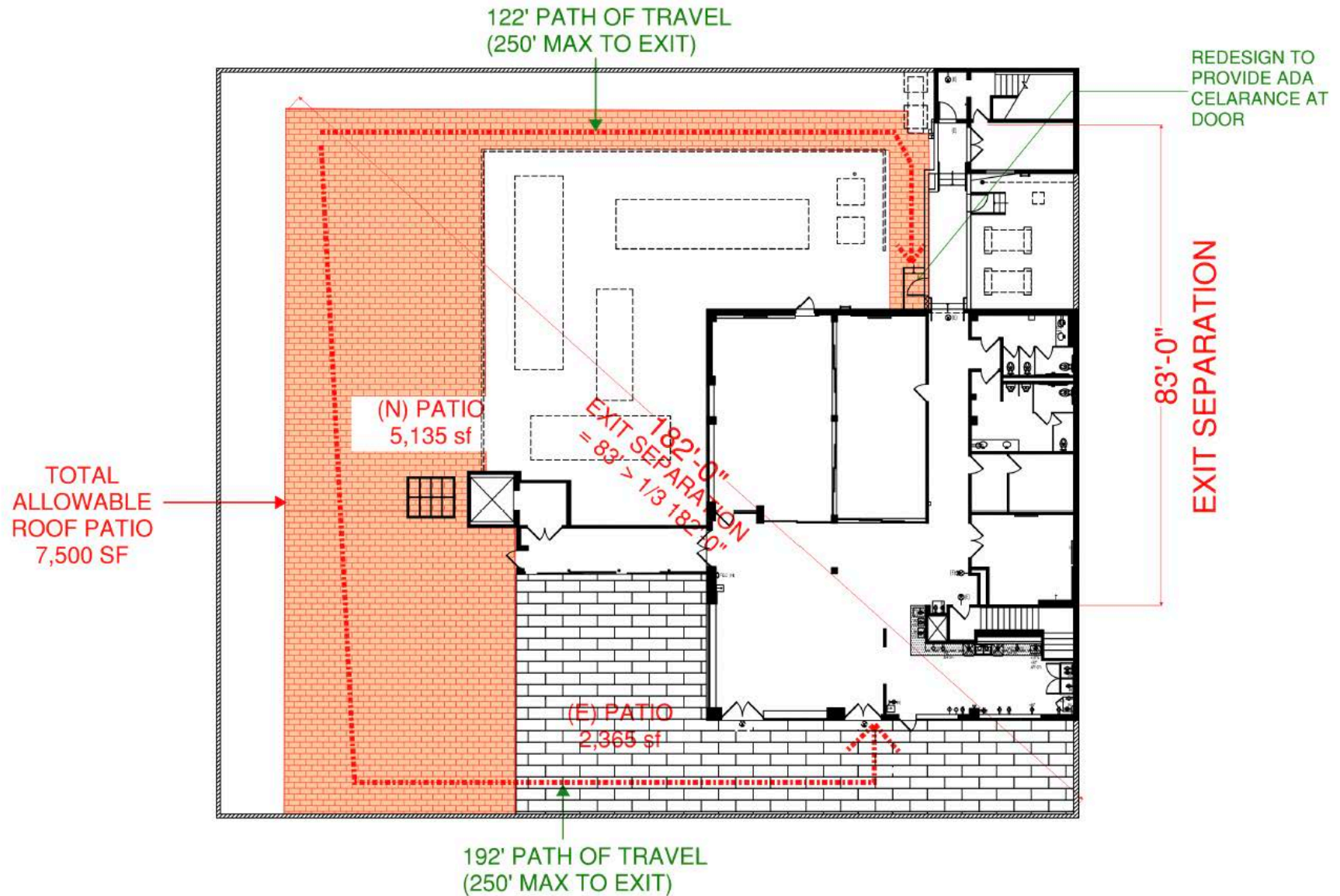
# FLOOR PLANS

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



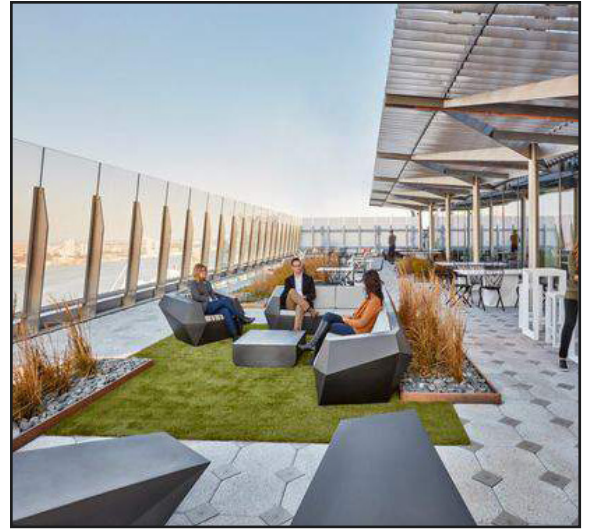
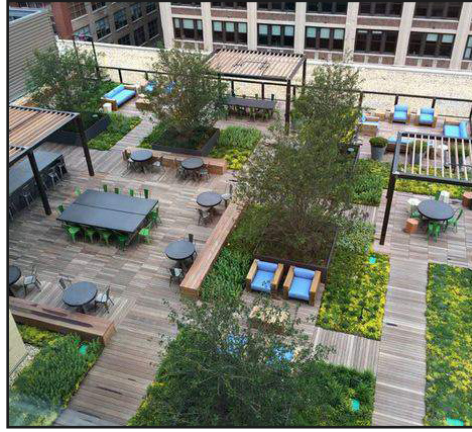


# POTENTIAL REACTIVATION & Expansion of the Roof Deck





# CONCEPTUAL RENDERINGS

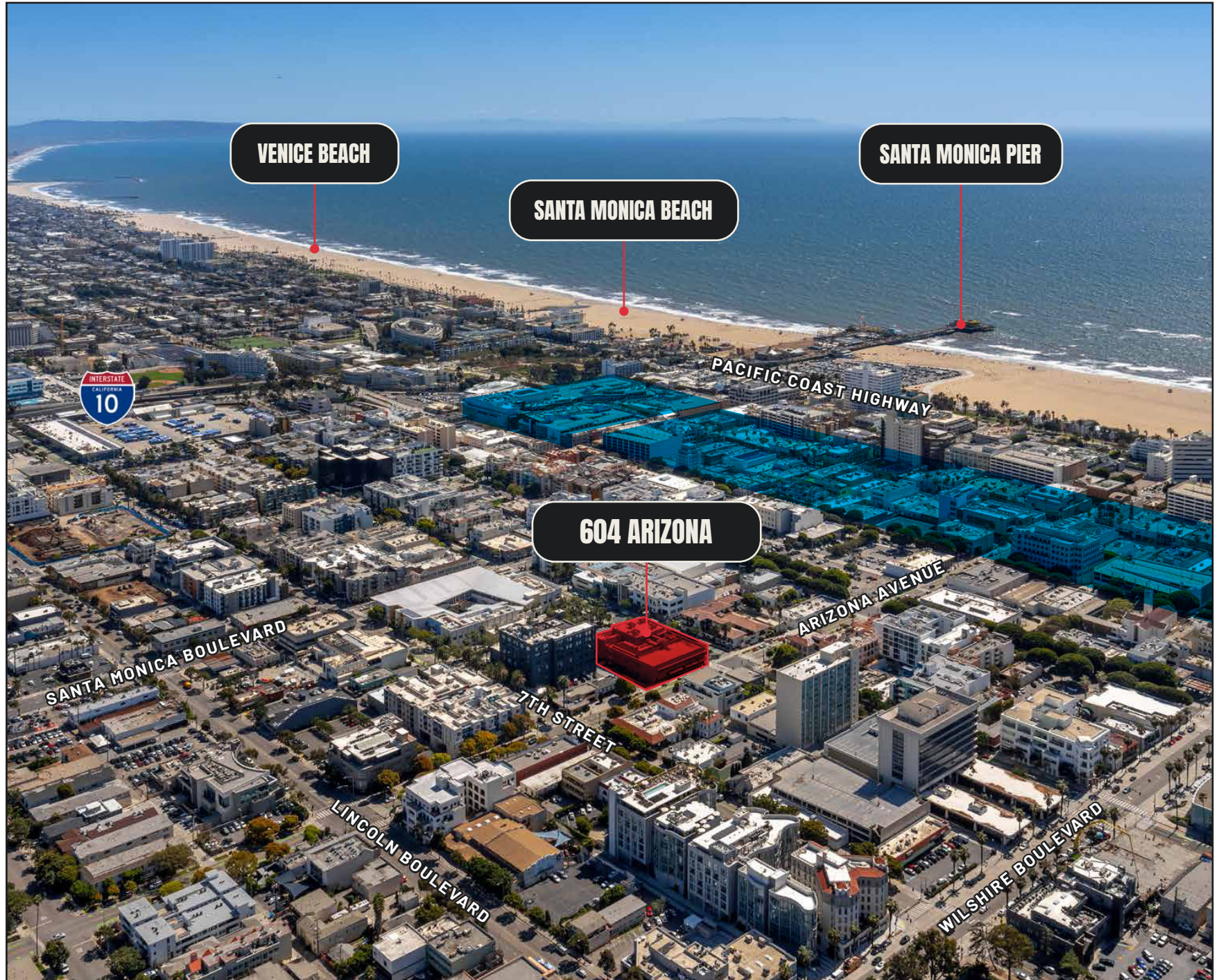




# AREA OVERVIEW

AVENUE

ARIZONA





# 8 WITHIN WALKING DISTANCE



2 MINUTE WALK

**Ester's Wine Bar** is a chic wine bar and shop in downtown Santa Monica that feels like a neighborhood clubhouse for drinking, eating and socializing.



3 MINUTE WALK

**Santa Monica Proper** is a coastal-inspired luxury hotel in the heart of the city, offering breezy rooms, a rooftop pool and restaurant, and wellness experiences just steps from the beach.



8 MINUTE WALK

**Bay Cities Deli** is a beloved local institution, celebrated for its legendary, overstuffed sandwiches, authentic Italian deli fare, and curated selection of gourmet groceries.



10 MINUTE WALK

**Élephante** brings the essence of southern Italy to life with coastal-inspired design and seasonal menus that transport guests to the shores of Pantelleria and the Aeolian Islands.



11 MINUTE WALK

**Hillstone** offers Modern American cuisine and an elevated sushi selection served in a striking, contemporary space creating a vibrant and sophisticated dining experience.



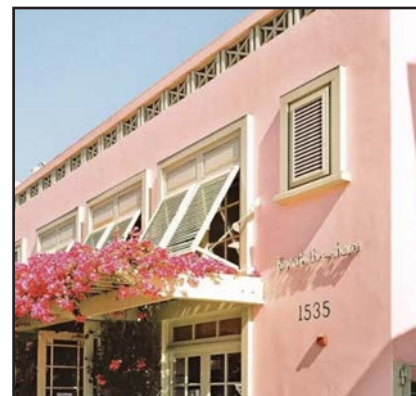
11 MINUTE WALK

**Pacific Catch** is a contemporary restaurant that serves sustainably-sourced seafood inspired by Pacific Rim flavors, with a vibrant, ever-evolving menu, lively bar, dining room, and patio.



12 MINUTE WALK

**San Vicente Bungalows** is an exclusive members club bringing together unique, like-minded individuals in an elegant, cozy setting with personalized, old-world service.



15 MINUTE WALK

**Ivy at The Shore** in Santa Monica offers classic American and Italian dishes in a romantic atmosphere with flower adorned interiors and vibrant patio dining.





604 ARIZONA

3RD STREET PROMENADE

Élephante

FLOWER CHILD

BOA  
Steakhouse

TUMBI  
CRAFT INDIAN KITCHEN

Shutters  
ON THE BEACH

Capo

DOGTOWN 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

SANTA MONICA  
PIER

CASA DEL MAR  
HOTEL BY THE SEA

Cha  
Cha Chicken

STELLA BARRA  
PIZZERIA & WINE BAR

Urth Caffé

THAI VEGAN

manchego

gget

CHINOIS  
ON MAIN



ARIZONA

# 604 ARIZONA AVENUE

AVENUE

## PROPERTY CONTACTS

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