

# 2224

## Main Street

SANTA MONICA, CA 90405

MIXED-USE  
RESIDENTIAL  
OFFICE BUILDING





# PROPERTY DETAILS

## Purchase Price: \$10,395,000

**Property:** A three (3) story building on ± 5,196 SF of Land

**Garage & Garage Workroom:** ± 4,840 SF

**Office:** ± 2,936 SF

**Residential 2nd Floor:** ± 2,704 SF

**Residential 3rd Floor:** ± 1,606 SF

**Roof Deck, Patio and Courtyards:** ± 4,102 SF

**One-of-a-Kind Live/Work Masterpiece** – A rare opportunity to own a stunning showplace residence situated above an elegant, fully equipped office space.

**Private Subterranean Parking** – Nine (9) secure, single parking spaces.

**Unmatched Ocean & City Views** – Enjoy breathtaking vistas from every angle, with 360° panoramic views from the expansive rooftop deck.

**Versatile Live/Work Layout** – Designed for seamless integration of professional and personal life—ideal for creatives, entrepreneurs, and executives.

**Prime Coastal Lifestyle** – Just steps from the beach, bike paths, fine dining, vibrant nightlife, world class Hotels and the iconic Santa Monica Pier.

**Ideal Owner-User Headquarters**

**Walker's Paradise** – Boasting a Walk Score of 96, everything you need is right outside your door.

**Flooded with Natural Light** – Thoughtfully designed with expansive windows to invite sunlight throughout the space.

**Private Residence Elevator**

**Indoor/Outdoor Flow** – Enjoy the best of Southern California living with open-air spaces and a strong connection to the outdoors.

**Architectural Elegance** – Soaring ceilings, artistic design elements, and meticulous craftsmanship throughout.



RESIDENCE



RESIDENCE



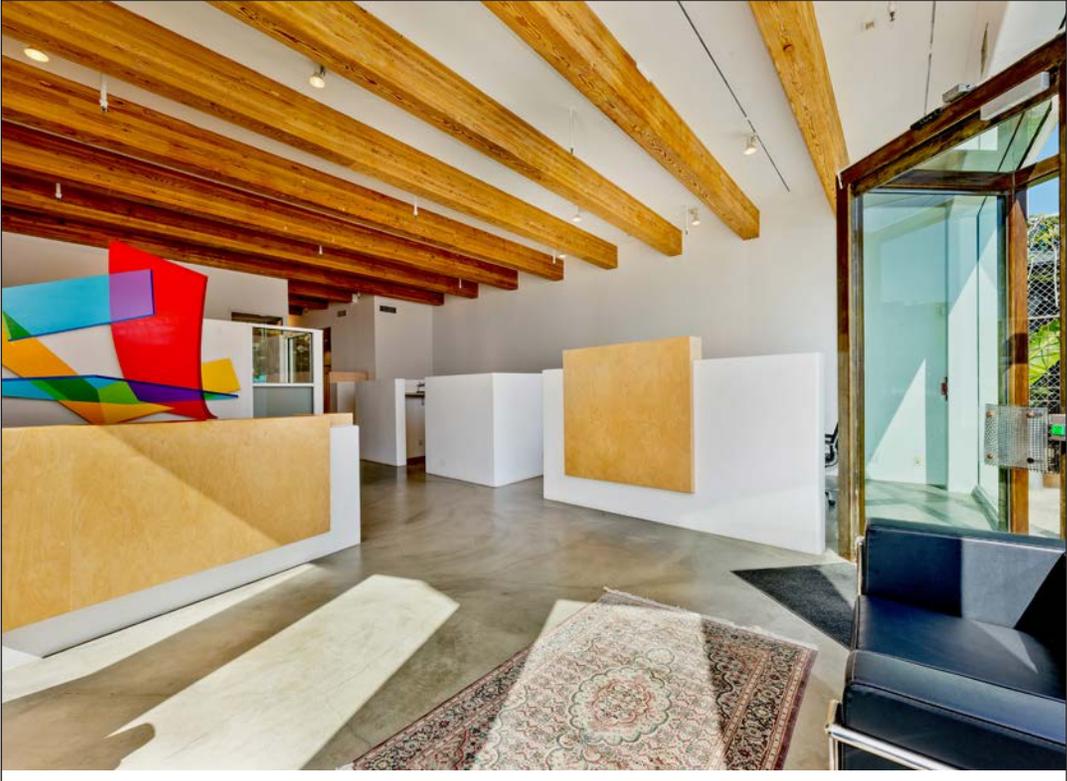
RESIDENCE



RESIDENCE



OFFICE



OFFICE



# AREA DEMOGRAPHICS



## 2024 POPULATION

### 1 Miles

29,139

### 3 Miles

182,422

### 5 Miles

447,751



## 2029 PROJECTION

### 1 Miles

28,730

### 3 Miles

179,005

### 5 Miles

439,440



## MEDIAN AGE

### 1 Miles

41.9

### 3 Miles

41.8

### 5 Miles

39.1



## AVG HOUSEHOLD INCOME

### 1 Miles

\$123,919

### 3 Miles

\$143,258

### 5 Miles

\$139,316



## INCOME OVER \$200K

### 1 Miles

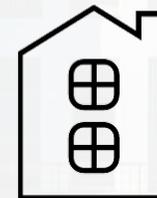
3,321

### 3 Miles

24,714

### 5 Miles

52,350



## MEDIAN HOME VALUE

### 1 Miles

\$1,106,914

### 3 Miles

\$1,116,829

### 5 Miles

\$1,104,879



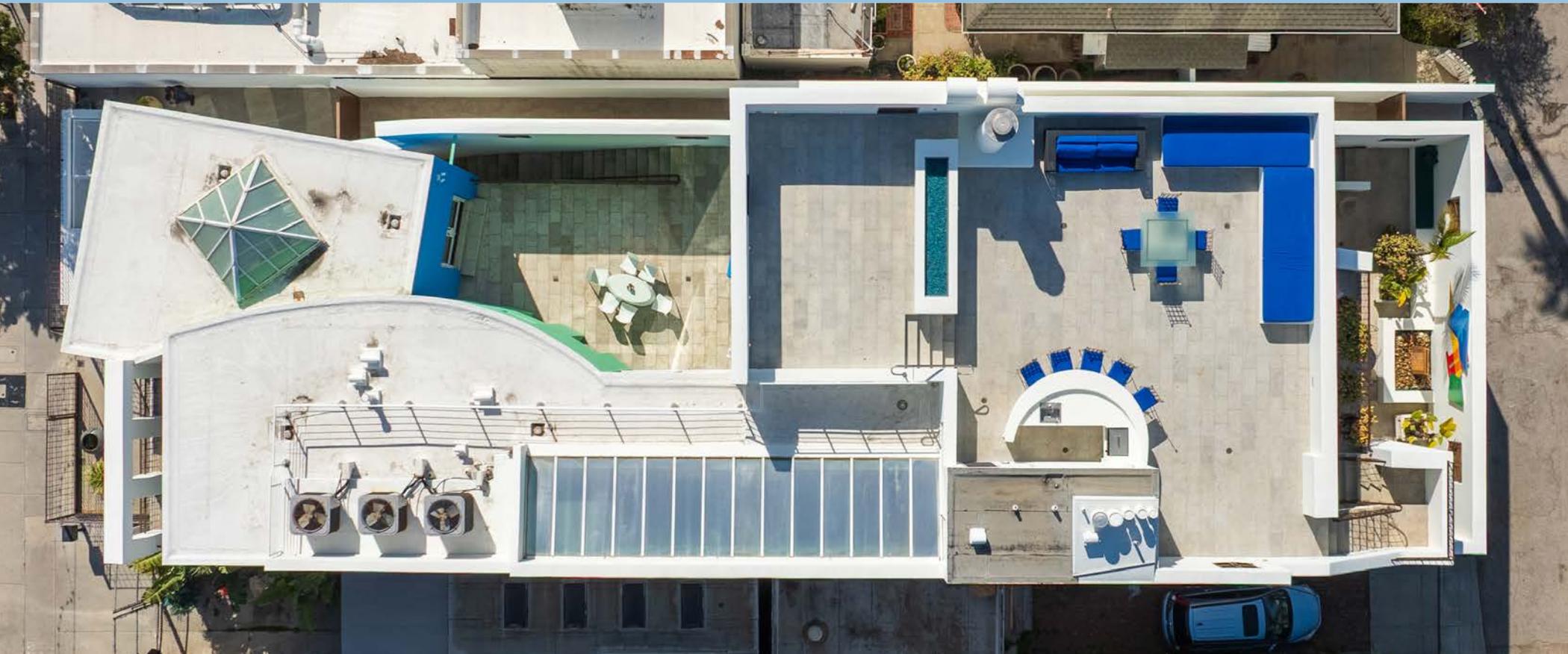
# SANTA MONICA OVERVIEW

**Santa Monica, California** is a vibrant and picturesque coastal city that perfectly blends relaxed beach town charm with modern urban living. Known for its iconic Santa Monica Pier—with its historic carousel and Pacific Park amusement rides—the city draws both tourists and locals year-round. Other top landmarks include the scenic Palisades Park, the bustling Third Street Promenade, and the upscale Santa Monica Place shopping center. Residents enjoy access to world-class dining, boutique shopping, and miles of sandy beaches and bike paths. With excellent public schools, a strong local economy, and close proximity to Los Angeles, Santa Monica offers a high quality of life and enduring appeal. Its unique mix of natural beauty, cultural attractions, and walkable neighborhoods make it a highly desirable location for purchasing property, whether as a primary residence, vacation home, or investment opportunity.





# PROPERTY CONTACTS



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