

OFFERING MEMORANDUM

619

ARIZONA
AVENUE

SANTA MONICA, CA



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619 ARIZONA AVENUE



THE OFFERING



EXECUTIVE SUMMARY

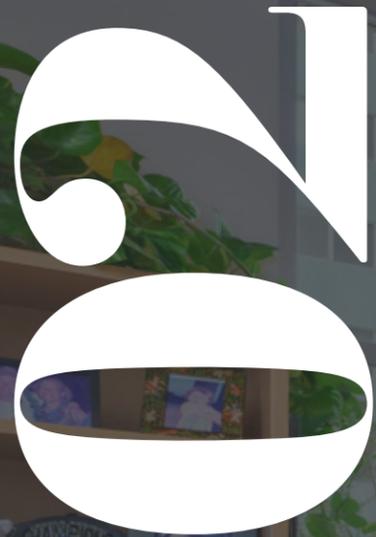
619 Arizona represents an opportunity to acquire a premier, free-standing office property in one of Los Angeles' most desirable coastal submarkets. Meticulously designed and exceptionally maintained, the property offers a rare blend of architectural character and modern functionality. High ceilings, abundant natural light, and thoughtful design elements give the interiors a sophistication that is refined but also versatile enough to accommodate a range of configurations, from private executive offices to collaborative workspaces. It is a building that feels both timeless and tailored for the contemporary creative workplace. The free-standing structure provides complete autonomy, allowing its owner to fully brand and control the environment as a true expression of the company and its culture.

Surrounded by Santa Monica's unique blend of beachside energy, cultural vitality, and executive convenience, the property delivers both inspiration and accessibility. The location strikes an ideal balance that is just blocks from the core of downtown, yet situated on Arizona Street, a quieter thoroughfare, offering central access without the congestion of a major boulevard. Surrounded by restaurants, cafés, and wellness amenities, it places teams at the center of a lifestyle ecosystem that attracts the region's most talented professionals. The location reinforces identity and culture, offering a daily connection between the workplace and the creative community that defines the Westside.

It is uncommon for a property to become available that combines this level of sophistication in a perfect location and at an ideal scale. This building stands out as a rare generational opportunity for a buyer seeking lasting control, long-term stability, and a distinguished presence on the Westside.



619 ARIZONA AVENUE



PROPERTY DETAILS





THE PROPERTY

ADDRESS

619 Arizona Avenue,
Santa Monica, CA 90401

ASSESSOR PARCEL NUMBER

4291-006-028

EXISTING ON-SITE IMPROVEMENTS

First Floor: 2,315 SF
Second Floor: 5,902 SF
Third Floor: 4,295 SF

LAND AREA

7,513 RSF

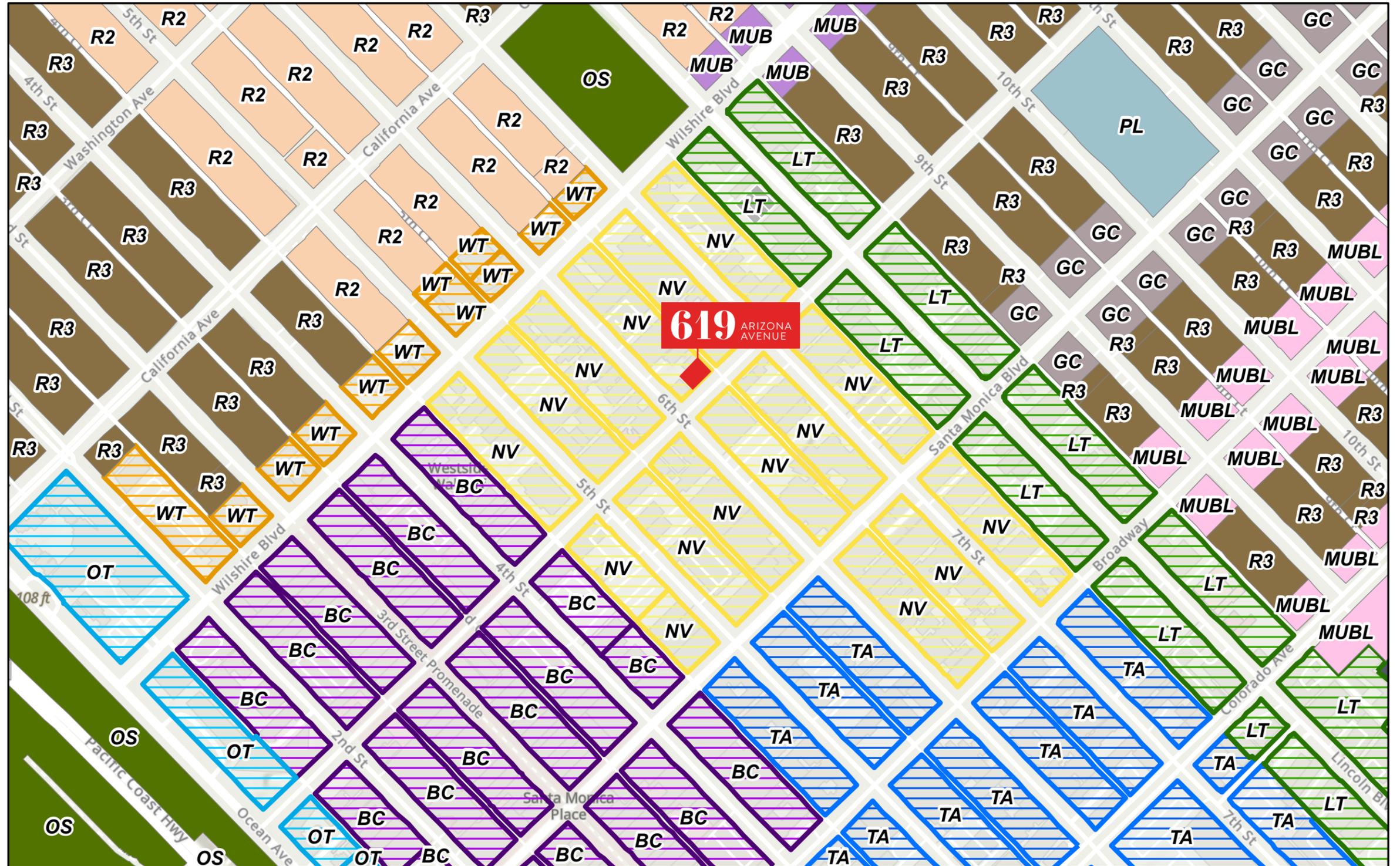
PARKING

27 Gated and Covered

YEAR BUILT

2002

ZONING



11/14/2025

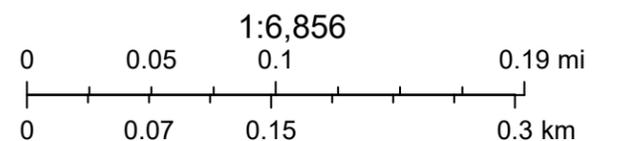
Zoning

- R2: Low Density Residential
- R3: Medium Density Residential
- MUBL: Mixed-Use Boulevard Low

- MUB: Mixed-Use Boulevard
- GC: General Commercial
- IC: Industrial Conservation
- PL: Institutional/Public Lands
- BC: Bayside Conservation

- OS: Parks and Open Space
- LT: Lincoln Transition
- NV: Neighborhood Village
- WT: Wilshire Transition

- TA: Transit Adjacent
- OT: Ocean Transition



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User

619 ARIZONA AVENUE



LOCATION & AMENITIES





LOCATION

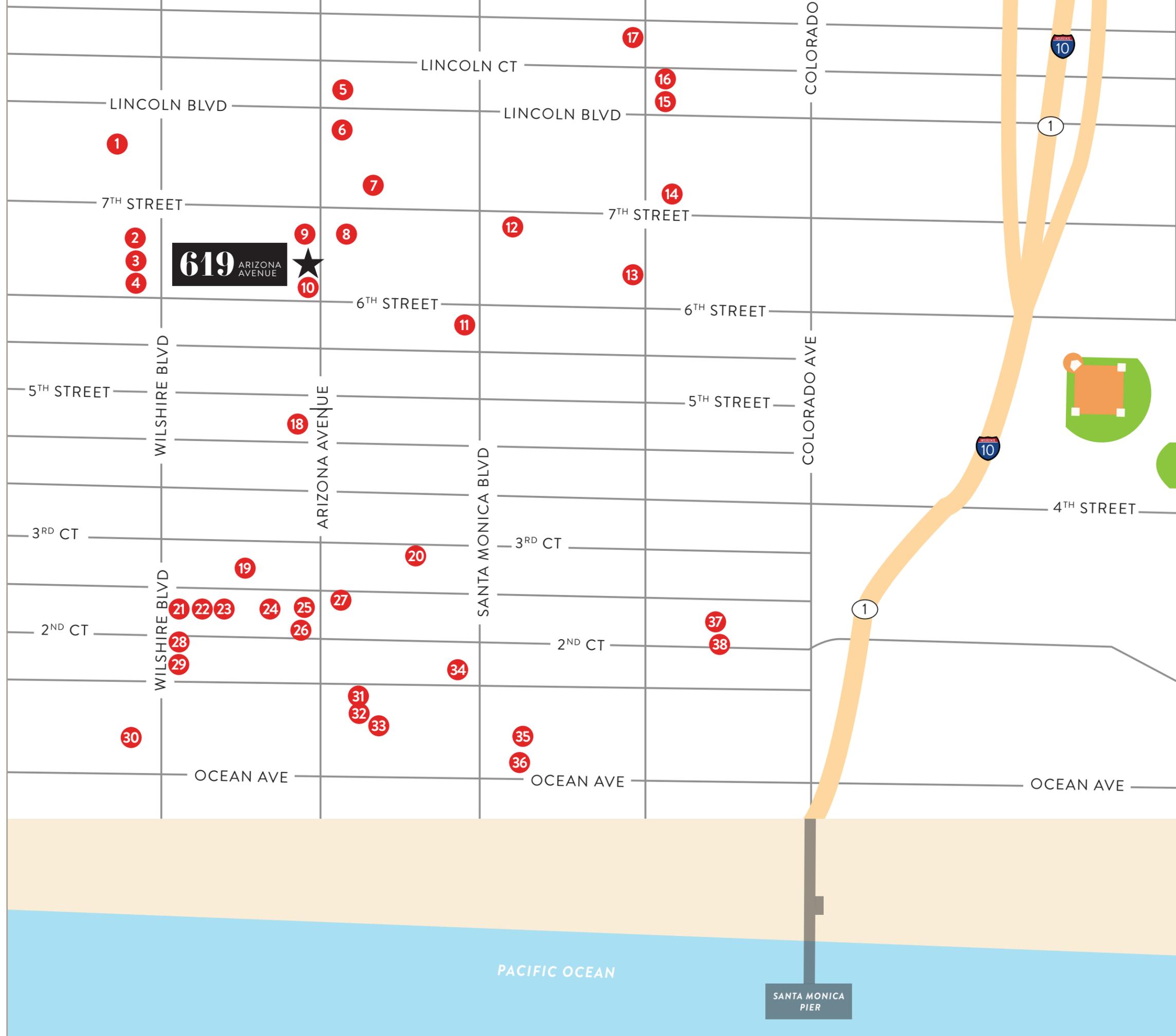
Santa Monica has long stood at the intersection of creativity, commerce, and coastal lifestyle, the city is a uniquely balanced ecosystem that continues to attract the world's most forward-thinking companies. Anchored by a proximity to both the Pacific Ocean and Los Angeles' entertainment and technology core, the city remains one of the Westside's most desirable submarkets for creative, media, production, and design-oriented businesses.

The area's connectivity and lifestyle offerings reinforce its competitive edge. Santa Monica's fundamentals are resilient, driven by its limited supply of quality assets, irreplaceable location, and enduring appeal to talent. Within minutes of the property are hundreds of restaurants, boutique fitness studios, creative agencies, post-production houses, and global brand offices. The nearby Expo Line, I-10 Freeway, and major arterial streets provide direct access to Downtown Los Angeles, Beverly Hills, and the rest of the Westside, while Los Angeles International Airport is only 20 minutes away. For executives and employees, few markets combine this convenience with the atmosphere of Santa Monica.

For buyers, this convergence of quality, scarcity, and long-term desirability creates a rare ownership opportunity. For the right business, this property represents more than a workplace, it is an asset that enhances brand value, recruits top talent, and provides lasting control in a location that will remain relevant for decades to come.

AMENITIES

- | | |
|----------------------------|---------------------------|
| 1 Santa Monica Tennis Club | 21 John Reed Fitness |
| 2 Bluestone Lane | 22 1212 Santa Monica Blvd |
| 3 Sidecar Donuts | 23 Chipotle |
| 4 Mendocino Farms | 24 Cabo Cantina |
| 5 Basecamp Fitness | 25 Gin Roku |
| 6 Sweat Yoga | 26 Nick The Greek |
| 7 Backyard Bowls | 27 Stefanos Pizza |
| 8 Easter Wine & Oyster Bar | 28 Wally's |
| 9 Proper Hotel Calabra | 29 Hillstone |
| 10 Gloveworx | 30 The Bungalow |
| 11 Marmalade Cafe | 31 HiHo |
| 12 Frito Misto | 32 Cava |
| 13 Blue Daisy | 33 Elephante |
| 14 Vons | 34 Sugarfina |
| 15 Hermanito | 35 San Vincente Bungalows |
| 16 Bodega | 36 Water Grill |
| 17 Sweetfin | 37 Din Tai Fung |
| 18 Colapasta | 38 Lou Lou |
| 19 Pickle Pop | |
| 20 Yogurt Land | |



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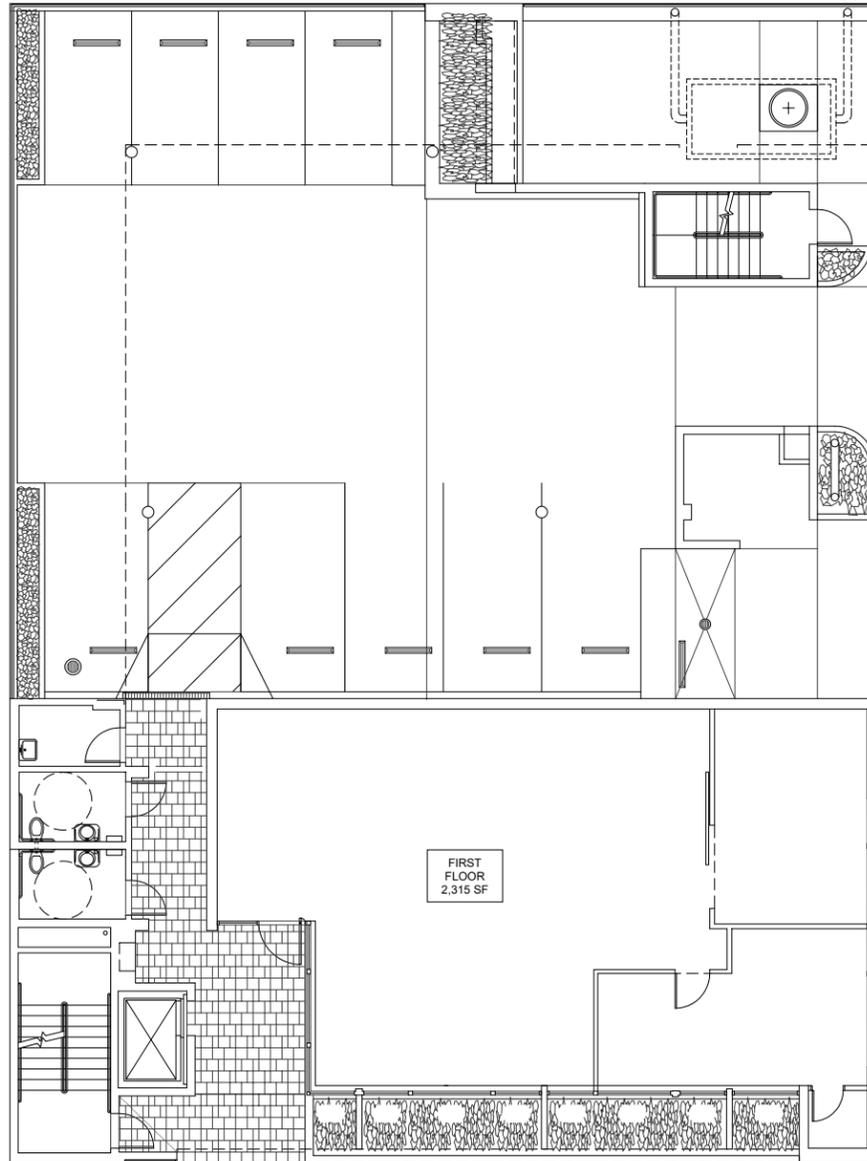


FLOOR PLANS

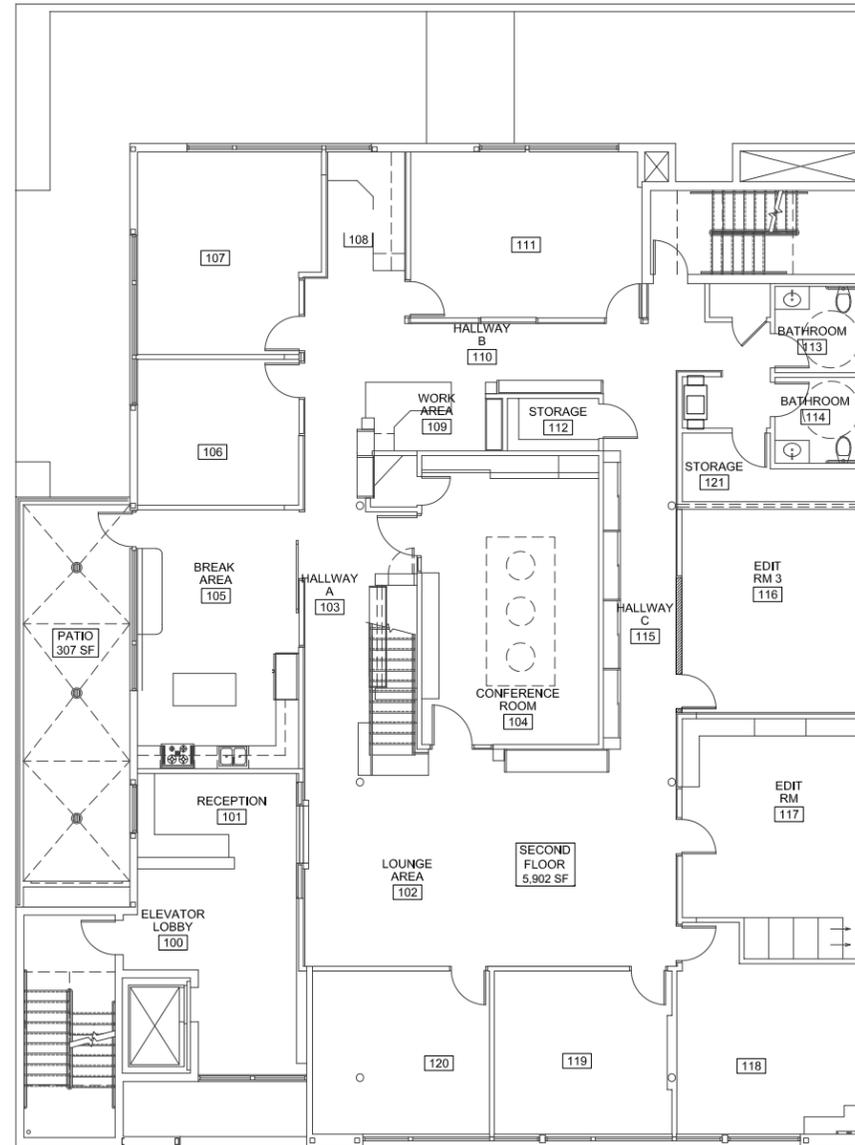


FLOOR PLANS

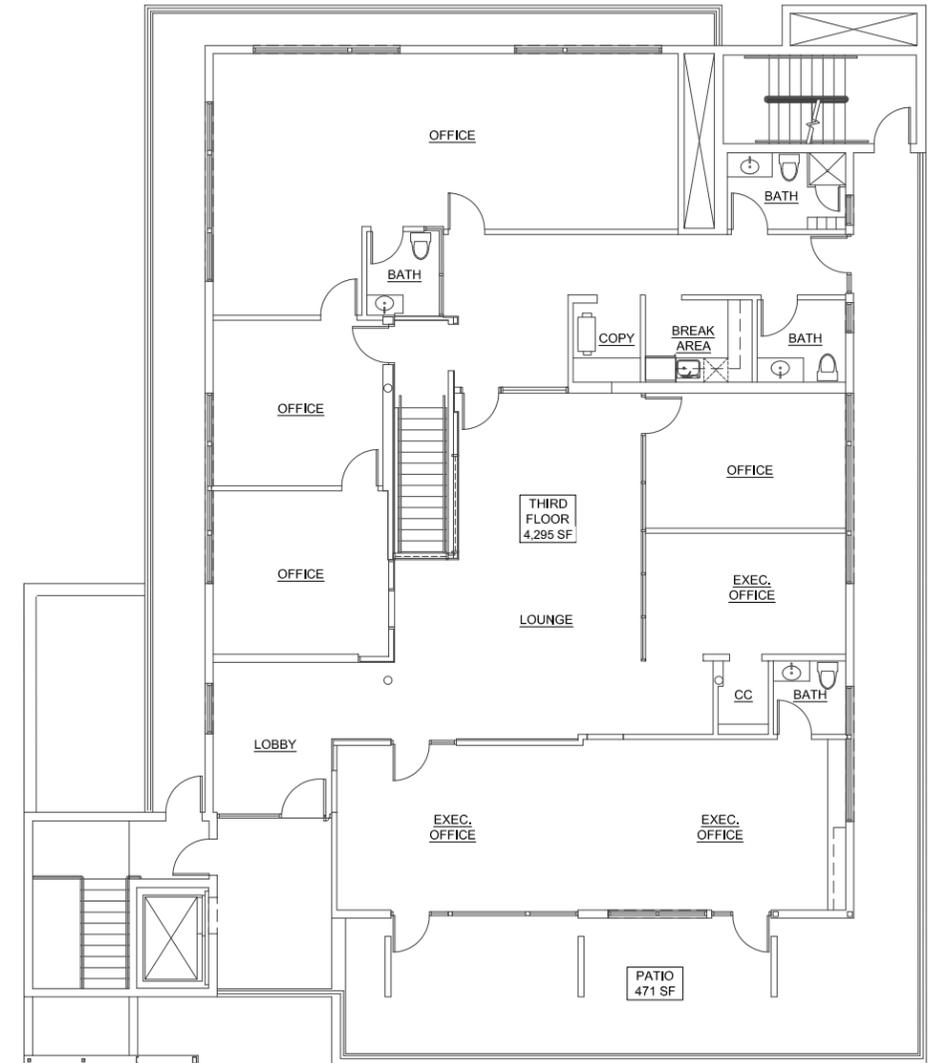
FIRST FLOOR - 2,315 SF

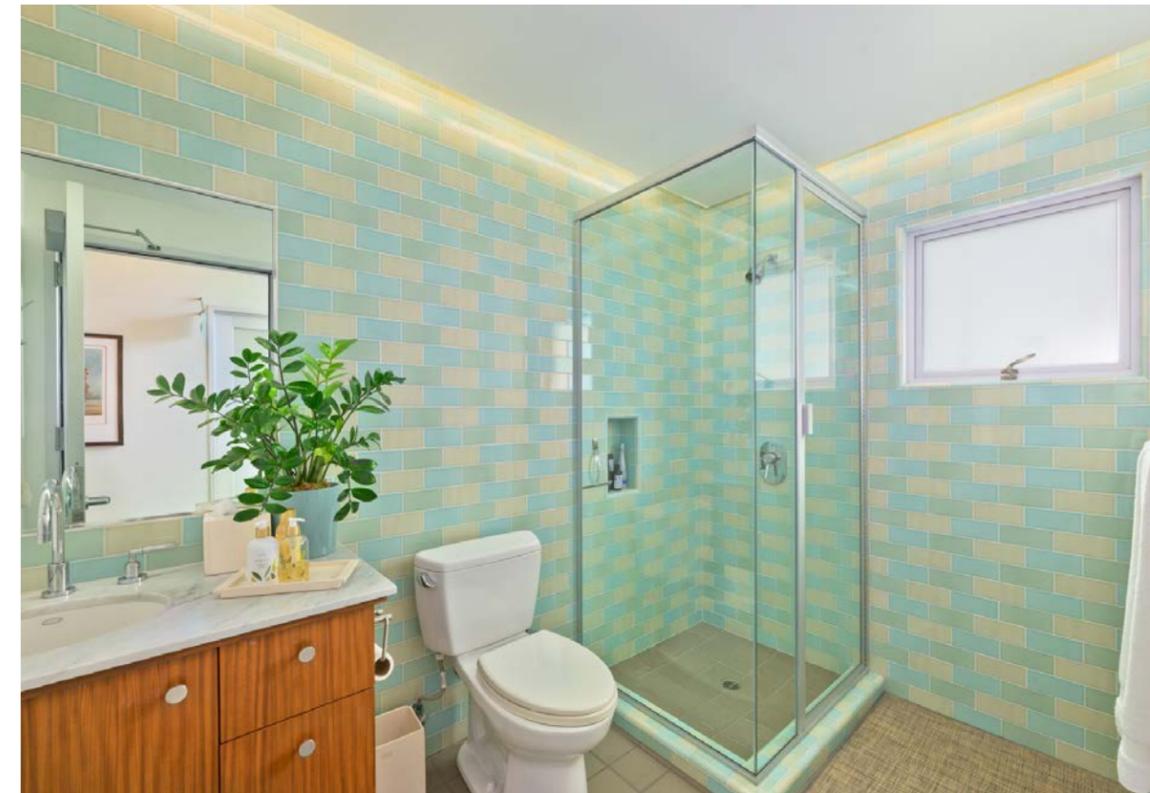
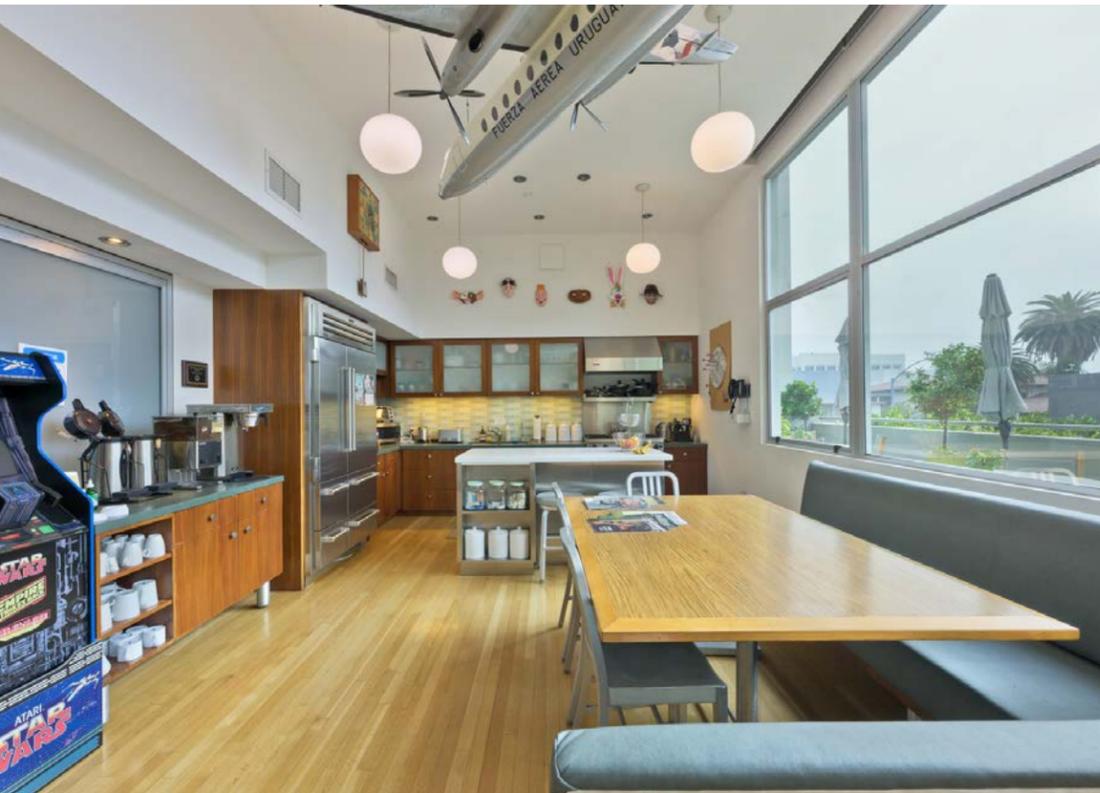


SECOND FLOOR - 5,902 SF



THIRD FLOOR - 4,295 SF





PROPERTY HIGHLIGHTS

SOPHISTICATED & FUNCTIONAL DESIGN.

AREA WITH LIMITED OWNERSHIP OPPORTUNITIES AND UNMATCHED LIFESTYLE AMENITIES.

IDEAL BALANCE BETWEEN CORPORATE PRESENCE AND BOUTIQUE SCALE.

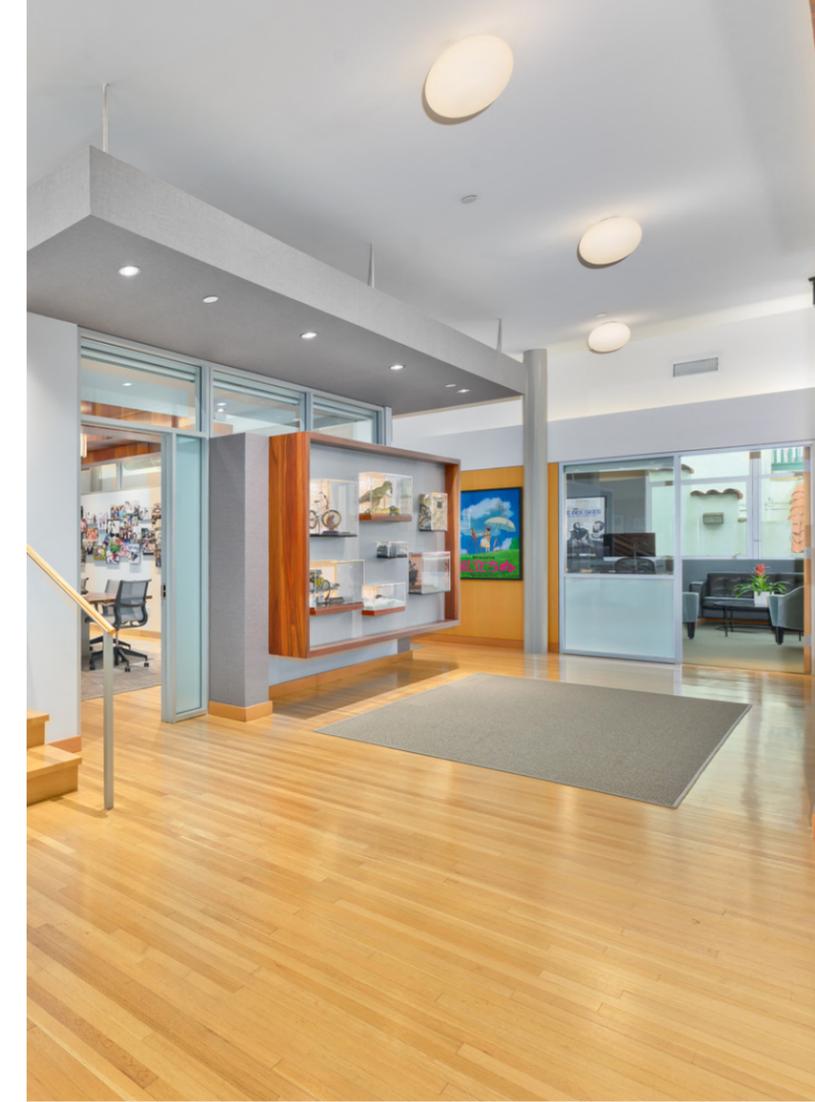
SURROUNDED BY RESTAURANTS, CAFÉS, AND WELLNESS AMENITIES.

EXPO LINE, I-10 FREEWAY, AND MAJOR ARTERIAL STREETS PROVIDE DIRECT ACCESS TO DTLA, BEVERLY HILLS, AND ALL OF THE WESTSIDE, WHILE LAX IS ONLY 20 MINUTES AWAY.

CLOSE TO THE CORE OF DOWNTOWN SM, YET LOCATED ON A QUIETER THOROUGHFARE.

RARE GENERATIONAL ASSET OWNERSHIP OPPORTUNITY.

PRIVATE SUBTERRANEAN AND GRADE LEVEL PARKING.





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