



1434 BERKELEY ST

SANTA MONICA, CA 90404

SEVEN UNITS IN SANTA MONICA • JUST SOUTH OF SANTA MONICA BLVD

ATTRACTIVE UNIT MIX FEATURING FIVE TOWNHOUSES • FULLY PARKED • UPGRADED SYSTEMS



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# 1434 BERKELEY ST

## SANTA MONICA, CA 90404

**EXCLUSIVELY LISTED BY**

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**Marcus & Millichap**  
**THE NEEMA GROUP**





The Neema Group of Marcus & Millichap is pleased to present a seven-unit multifamily investment opportunity at 1434 Berkeley St, located in Santa Monica's Mid-City neighborhood just south of Santa Monica Blvd, one of the Westside's most established and supply-constrained rental submarkets.

The property offers a rare mix of large, townhouse-style units, uncommon for the submarket. Of the seven units, five are spacious two-bedroom, two-bath townhomes, one is a one-bedroom, one-bath unit, and one is a three-bedroom, two-bath unit, giving ownership a diversified rent roll across floor plans. Built in 1964, the property totals approximately 8,390 square feet on a 7,807 square foot lot. Most units feature granite countertops, and every unit includes copper plumbing and individual washer and dryers, reducing near-term capital exposure for ownership.

The property provides seven on-site parking spaces, with five spaces in the rear and two tandem spaces at the front of the building, a meaningful amenity in a submarket where covered parking is limited. A small grass yard fronts the building, adding curb appeal along Berkeley St.

Mid-City is Santa Monica's second most walkable neighborhood, carrying a Walk Score of 92. Residents are within walking distance of the Wilshire Blvd retail and restaurant corridor and Santa Monica College, with the Expo Line's 26th St/Bergamot station providing direct transit access.



# PROPERTY SUMMARY

## PROPERTY INFORMATION

|                   |                                               |
|-------------------|-----------------------------------------------|
| ADDRESS:          | 1434 Berkeley St<br>Santa Monica, CA 90404    |
| NUMBER OF UNITS:  | 7                                             |
| APPROX. GROSS SF: | 8,390 SF                                      |
| APPROX. LOT SIZE: | 7,807 SF                                      |
| YEAR BUILT:       | 1964                                          |
| PARCEL NUMBER:    | 4267-017-015                                  |
| PROPERTY TYPE:    | Multifamily                                   |
| UNIT MIX:         | (1) 1 + 1<br>(5) 2 + 2 Townhouse<br>(1) 3 + 2 |

## PRICING INFORMATION

|                   |             |
|-------------------|-------------|
| SALE PRICE:       | \$2,500,000 |
| PRICE PER UNIT    | \$357,143   |
| PRICE PER SF:     | \$297.97    |
| CURRENT CAP RATE: | 5.28%       |
| CURRENT GRM:      | 11.38       |
| MARKET CAP RATE:  | 6.42%       |
| MARKET GRM:       | 9.94        |





# INVESTMENT HIGHLIGHTS

## §

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## §

The property provides seven on-site parking spaces, with five spaces in the rear and two tandem spaces at the front of the building, a meaningful amenity in a submarket where covered parking is limited.

## §

Most units feature granite countertops, copper plumbing, and individual washer and dryers, reducing near-term capital exposure for ownership. Newly installed garage gates in the rear of the building add a further layer of security and curb appeal.

## §

Built in 1964, the property totals approximately 8,390 square feet on a 7,807 square foot lot, with a small grass yard fronting the building along Berkeley St.

## §

Mid-City is Santa Monica's second most walkable neighborhood, carrying a Walk Score of 92. Residents are within walking distance of the Wilshire Blvd retail and restaurant corridor and Santa Monica College.

## §

The Expo Line's 26th St/Bergamot station provides direct transit access, connecting residents to Downtown Santa Monica, Downtown Los Angeles, and destinations throughout the Westside.









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# Nearby Retail & Amenities

## TRANSPORTATION

- 1 Santa Monica Blvd
- 2 10 Freeway
- 3 Wilshire Blvd
- 4 Olympic Blvd

## SCHOOLS

- 5 Santa Monica City College
- 6 McKinley Elementary
- 7 New Roads School

## RETAIL

- 8 Bristol Farms
- 9 Bevmo
- 10 BlueJam Cafe
- 11 Ralphs
- 12 LA Fitness
- 13 Trader Joes
- 14 Public Storage
- 15 Petco
- 16 CVS
- 17 Erewhon
- 18 Blueys

## MISCELLANEOUS

- 19 Stoner Park
- 20 Ohio and Bundy Triangle Park
- 21 Douglas Park
- 22 Colorado Center Park
- 23 Riot Games







McDonald's

Yale St

UCLA Health

Santa Monica Blvd

Days Inn By Wyndham

Erewon

Wilshire Blvd

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Brentwood

Wilshire Corridor

Century City

Japan Town

Santa Monica Blvd

Centinela Ave

Idaho Ave

1434 BERKELEY ST

SANTA MONICA, CA 90404



# SANTA MONICA

Southern California's premier coastal destination for entertainment, shopping and business. Consisting of 8.5 square miles, Santa Monica is bordered by the Pacific Ocean to the west, the Pacific Palisades to the north, Brentwood and West Los Angeles to the east and Venice to the South and features three miles of spectacular coastline along Santa Monica Bay. As one of the oldest cities in Los Angeles County, Santa Monica has become a major business center, luxury retail locale and popular entertainment district.

Over the years, Santa Monica has experienced significant growth as a dining and entertainment center serving the greater Los Angeles area. The downtown Santa Monica area has seen a wave of redevelopment - historic and functionally outdated buildings have been transformed into trendy retail and entertainment venues including a \$50 million dollar restoration of the iconic City Hall building, a \$55 million seven acre redesign of Palisades Park and the \$265 million renovation of the Santa Monica Place mall. Adjacent to Santa Monica Place lies the Third Street Promenade, Santa Monica's premier tourist attraction and the center of the city's retail and entertainment.

Santa Monica has been Los Angeles' top performing Westside submarket 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, central access and 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. Serving as Southern California's tech hub, Santa Monica's "Silicon Beach" has attracted major tech companies and start-ups like Google, Microsoft, Facebook, Snap Chat, Hulu and YouTube.

## 5-Mile Trade Area Demographic Snapshot

Condensed OM-ready view of population, income, households and demand drivers

P

**520,826**

**2025 Population**

+1.8% projected by 2030

H

**241,926**

**Households**

+2.0% projected by 2030

\$

**\$126,897**

**Median HH Income**

vs. \$78,171 U.S. avg.

D

**859,903**

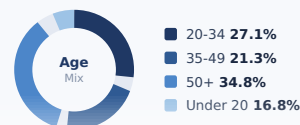
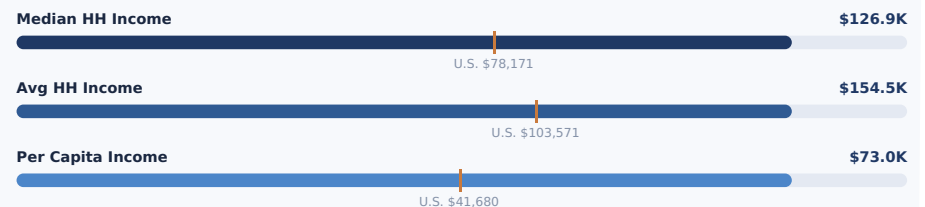
**Daytime Population**

large daily market presence

### Why it matters for the OM

- **High-income customer base**  
\$154,539 average household income and \$72,960 per-capita income.
- **Dense residential demand**  
530,461 projected residents by 2030 within the 5-mile area.
- **Educated consumer profile**  
68.7% hold a bachelor's or graduate degree.
- **Premium housing context**  
\$1,000,000+ median housing value reported for the selected geography.

### At-a-glance indicators





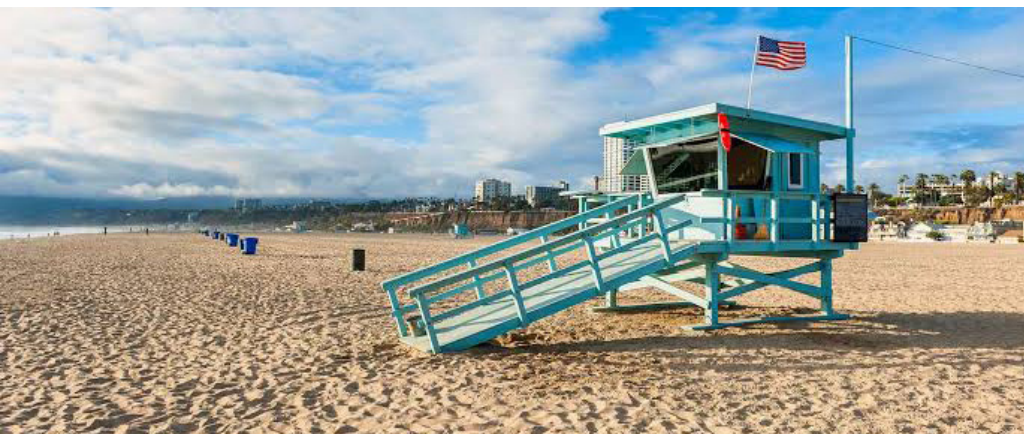


## SANTA MONICA PIER

A Los Angeles landmark since 1909, the pier is home to Pacific Park's iconic Ferris wheel, an historic carousel, and sweeping views of the coastline. It draws roughly 8 million visitors a year, making it one of the most visited attractions in Southern California and a defining feature of the Santa Monica waterfront.

## THIRD STREET PROMENADE

This pedestrian-only stretch spans three blocks of downtown Santa Monica, lined with retail, dining, and entertainment. A mix of national retailers, local boutiques, and street performers keep the corridor active day and night, and its proximity to the beach makes it one of the Westside's most consistently trafficked shopping districts.



## SANTA MONICA BEACH

Wide sand and mild year-round weather make this one of the most visited beaches in Los Angeles County. Bordered by Palisades Park to the north and the pier to the south, it draws both locals and tourists for its walkability, bike paths, and direct access to the city's retail and dining core.



# RENT ROLL

| NO. OF UNITS | UNIT TYPE     | APPROX UNIT SF | ACTUAL RENTS | PRO FORMA RENTS |
|--------------|---------------|----------------|--------------|-----------------|
| 1            | 2+2 Townhouse | 1,200          | \$3,084      | \$3,000         |
| 2            | 2+2 Townhouse | 1,200          | \$2,700      | \$3,000         |
| 3            | 2+2 Townhouse | 1,150          | \$3,155      | \$3,000         |
| 4            | 2+2 Townhouse | 1,200          | \$2,946      | \$3,000         |
| 5            | 2+2 Townhouse | 1,200          | \$1,480      | \$3,000         |
| 6            | 1+1           | 750            | \$1,939      | \$2,450         |
| 7            | 3+2           | 1400           | \$3,000      | \$3,500         |
| 7            |               |                | \$18,304     | \$20,950        |

|   |               |      |          |          |
|---|---------------|------|----------|----------|
| 1 | 1+1           | 750  | \$1,939  | \$2,450  |
| 5 | 2+2 Townhouse | 1190 | \$13,365 | \$15,000 |
| 1 | 3+2           | 1400 | \$3,000  | \$3,500  |
| 7 | TOTAL         |      | \$18,304 | \$20,950 |



# FINANCIAL ANALYSIS

| ANNUALIZED OPERATING DATA      | CURRENT RENTS |       | PRO FORMA  |       |
|--------------------------------|---------------|-------|------------|-------|
| Scheduled Gross Rental Income: | \$219,642     |       | \$251,400  |       |
| Less Vacancy Rate Reserve:     | \$(10,982)    | 5.0%  | \$(12,570) | 5.0%  |
| Gross Effective Rental Income: | \$208,660     |       | \$238,830  |       |
| Less Expenses:                 | \$76,704      | 34.9% | \$78,213   | 31.1% |
| Net Operating Income:          | \$131,956     |       | \$160,617  |       |

| ESTIMATED ANNUALIZED EXPENSES | CURRENT RENTS   |  | PRO FORMA       |  |
|-------------------------------|-----------------|--|-----------------|--|
| Taxes Rate:                   | \$29,750        |  | \$29,750        |  |
| Insurance                     | \$9,229         |  | \$9,229         |  |
| Utilities                     | \$13,213        |  | \$13,213        |  |
| Waste Removal                 | \$1,312         |  | \$1,312         |  |
| Repairs & Maintenance         | \$3,500         |  | \$3,500         |  |
| Management                    | \$10,433        |  | \$11,942        |  |
| Landscaping                   | \$3,500         |  | \$3,500         |  |
| Cleaning                      | \$722           |  | \$722           |  |
| Fire / Safety                 | \$731           |  | \$731           |  |
| Pest Control                  | \$600           |  | \$600           |  |
| License & Fees                | \$1,490         |  | \$1,490         |  |
| Direct Assessment             | \$2,224         |  | \$2,224         |  |
| <b>Total Expenses:</b>        | <b>\$76,704</b> |  | <b>\$78,213</b> |  |
| Per Net Sq. Ft.:              | \$9.14          |  | \$9.32          |  |
| Per Unit:                     | \$10,958        |  | \$11,173        |  |

| SUMMARY               |             |
|-----------------------|-------------|
| Price:                | \$2,500,000 |
| Down Payment ( 40% ): | \$1,000,000 |
| Number of Units:      | 7           |
| Cost per Legal Unit:  | \$357,143   |
| Cost per Net GSF:     | \$297.97    |
| Approx. Lot Size:     | 7,807       |
| Approx. Gross SF:     | 8,390       |
| Approx. Age:          | 1964        |

| RETURNS      | CURRENT | PRO FORMA |
|--------------|---------|-----------|
| Current CAP: | 5.28%   | 6.42%     |
| Current GRM: | 11.38   | 9.94      |

| SCHEDULED INCOME             |           | CURRENT RENTS          |                 | PRO FORMA              |                 |
|------------------------------|-----------|------------------------|-----------------|------------------------|-----------------|
| No. of Units                 | Unit Type | Avg. Monthly Rent/Unit | Monthly Income  | Avg. Monthly Rent/Unit | Monthly Income  |
| 1                            | 1+1       | \$1,939                | \$1,939         | \$2,450                | \$2,450         |
| 5                            | 2+2 TH    | \$2,673                | \$13,365        | \$3,000                | \$15,000        |
| 1                            | 3+2       | \$3,000                | \$3,000         | \$3,500                | \$3,500         |
| <b>Total Scheduled Rent:</b> |           |                        | <b>\$18,304</b> |                        | <b>\$20,950</b> |



# SALE COMPARABLES



**1434 BERKELEY ST**  
Santa Monica, CA 90404

SALE PRICE \$2,500,000

YEAR BUILT 1964

NO. OF UNITS 7

PRICE PER UNIT \$357,143

PRICE PER SF \$297

ACTUAL CAP RATE 5.28%

GRM 11.38

SALE DATE FOR SALE



**801-811 26TH ST**  
Santa Monica, CA 90403

SALE PRICE \$4,850,000

YEAR BUILT 1948

NO. OF UNITS 12

PRICE PER UNIT \$404,167

PRICE PER SF \$457

ACTUAL CAP RATE —

GRM —

SALE DATE 12/31/25



**1131 17TH ST**  
Santa Monica, CA 90403

SALE PRICE \$2,630,000

YEAR BUILT 1966

NO. OF UNITS 6

PRICE PER UNIT \$438,333

PRICE PER SF \$294

ACTUAL CAP RATE 4.41%

GRM —

SALE DATE 12/23/25



**2336 34TH ST**  
Santa Monica, CA 90405

SALE PRICE \$2,310,000

YEAR BUILT 1966

NO. OF UNITS 6

PRICE PER UNIT \$385,000

PRICE PER SF \$390

ACTUAL CAP RATE —

GRM —

SALE DATE 12/5/25



# SALE COMPARABLES



**1247 BERKELEY ST**  
Santa Monica, CA 90404

SALE PRICE \$3,330,000

YEAR BUILT 1961

NO. OF UNITS 6

PRICE PER UNIT \$555,000

PRICE PER SF \$370

ACTUAL CAP RATE —

GRM —

SALE DATE 11/25/25



**1810 12TH ST**  
Santa Monica, CA 90404

SALE PRICE \$2,525,000

YEAR BUILT 1963

NO. OF UNITS 7

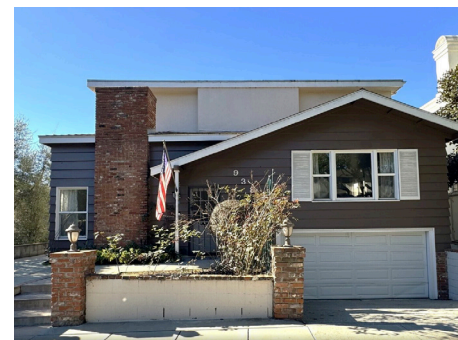
PRICE PER UNIT \$360,714

PRICE PER SF \$487

ACTUAL CAP RATE 6.38%

GRM 12.89

SALE DATE 10/24/25



**938 20TH ST**  
Santa Monica, CA 90403

SALE PRICE \$3,882,000

YEAR BUILT 1969

NO. OF UNITS 7

PRICE PER UNIT \$554,571

PRICE PER SF \$421

ACTUAL CAP RATE 5.95%

GRM 12.23

SALE DATE 10/16/25



**1533 YALE ST**  
Santa Monica, CA 90404

SALE PRICE \$2,200,000

YEAR BUILT 1957

NO. OF UNITS 6

PRICE PER UNIT \$366,667

PRICE PER SF \$454

ACTUAL CAP RATE —

GRM —

SALE DATE 10/10/25





OFFERING MEMORANDUM

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