

\$9,999,000 - 1637 Stanford,

MLS® #SB24031693

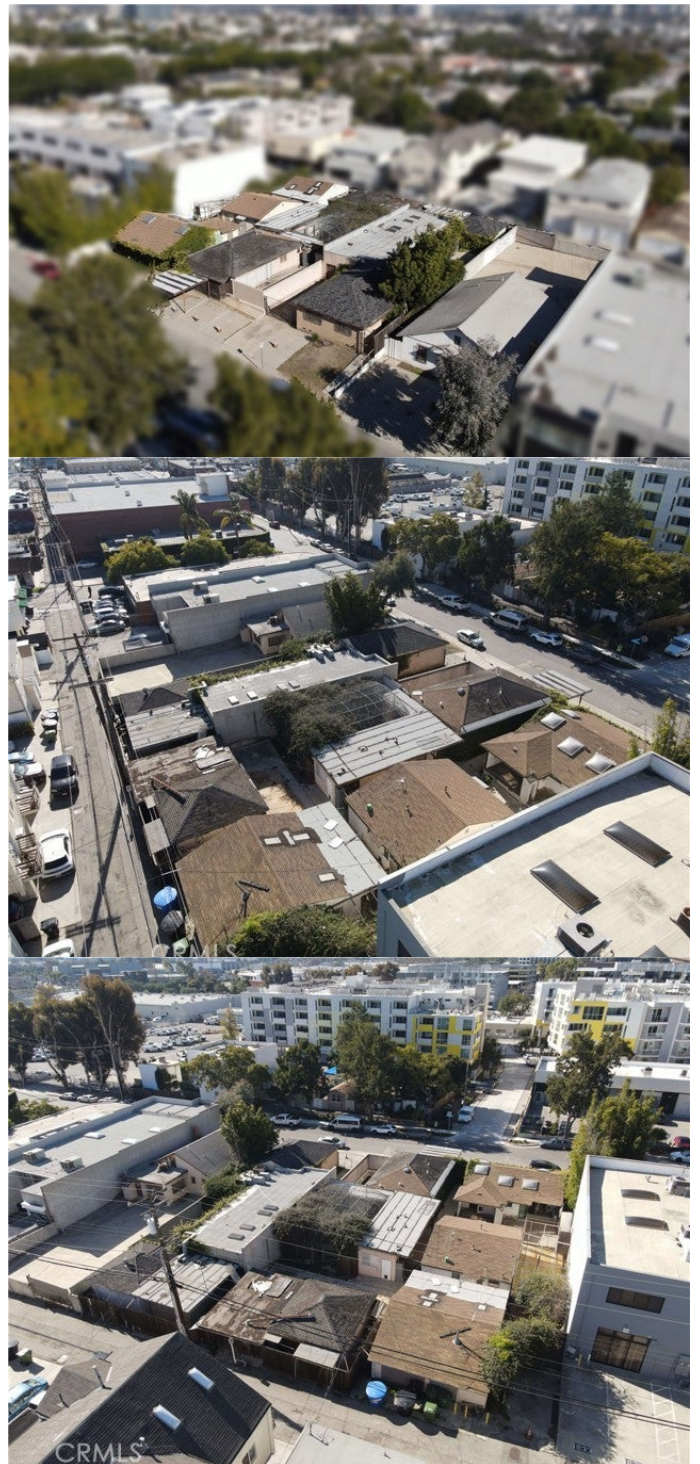
\$9,999,000

Bedroom, Bathroom, 23,134 sqft

Lot / Land on 1 Acres

N/A, , CA

We are pleased to present 1637-1651 Stanford Street, a multifamily development opportunity in Bergamot neighborhood of Santa Monica. The Bergamot Neighbor of Santa Monica is one of the most desirable development markets in the country with many world-renowned companies calling the neighborhood home. 1637-1651 Stanford Street is located blocks away from some of the nations most prestigious companies which include Amazon Studios, Oracle, Red Bull, GoodRX, CBS Television and Lionsgate. 1637-1651 Stanford Street consists of four contiguous parcels on a total of 23,134 SF of land. The sites are all located within the Conservation Creative Sector of the Bergamot Plan. For Housing Projects located within the Conservation Creative Sector, the plan allows for market-rate multifamily to reach a height of 55 ft with a FAR of 2.5 while 100% affordable housing developments are allowed a maximum height of 65 ft with a FAR of 3. The sites are located within a half mile of the 26th Street/Bergamot light rail Metro line giving developers the ability to use California Assembly Bill 2097 to significantly reduce the parking requirements for housing projects. In addition, by utilizing the newly passed bill, California Assembly Bill 1287, a developer can increase the density by 100% by allocating 15% of the units to very low income, and 15% of the units to moderate income.



Additional Information

County	Los Angeles
Zip	90404
MLS® #	SB24031693
Square Ft	23,134
Lot Size	0.53
Neighborhood	SANTA MONICA (90404)

Listing Details

Provided By: Lyon Stahl Investment Real Estate, Inc.

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