

3116
Second Street

For Sale

The Powerhouse
Santa Monica, CA 90405

Restaurant / Retail / Creative Office Space

IAN STRANO

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NAI CAPITAL - WEST LOS ANGELES

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ABOUT THE PROPERTY

The mission revival style structure was built in 1909 to house a Southern California Edison substation transforming power for distribution to the Ocean Park area. While Southern California Edison was incorporated in 1909, the company is formed by the acquisition of small predecessor companies dating back to 1886. Due to the short duration of patents at the time, Thomas Edison allows electric utilities to use his patents if they include his name “Edison”.

In 1982, the building was converted into a playhouse by Ry Hay, Paul Linke and Lucinda Zeising. By the early 1990s, the theatre is in disrepair and abandoned. The Powerhouse Theatre Company revitalizes the space in 1995 and closes in 2011.

In 2016 the building is renovated at a cost of approx. \$700,000 which included but not limited to an earthquake retrofit, new electrical and plumbing, roof, bathrooms, and the exterior deck.

The property is zoned Santa Monica Mixed-Use Boulevard Low (MUBL) with restaurants / creative office space as permitted uses and is located on The California Register, which is an authoritative guide to the states historical resources and to which properties are considered significant for purposes of CEQA.



PROPERTY OVERVIEW

Address	3116 2nd Street, Santa Monica, CA 90405
Market/Submarket	Santa Monica / Venice
Approx Square Footage	1,500 SF (which doesn't include the outdoor patio)
Lot Size	5,013 SF
Year Built	1909 (Renovated 2017)
Construction Type	Concrete
Parking Spaces	8 surface spaces
APN	4288-005-011
Pricing	\$2,725,000 \$2,600,000



SANTA MONICA

SITE

pressed juicery

Starbucks

VIA VENETO

ROSE

THE BUTCHER'S DAUGHTER

GJELINA

greenleaf catering & events

lemonade

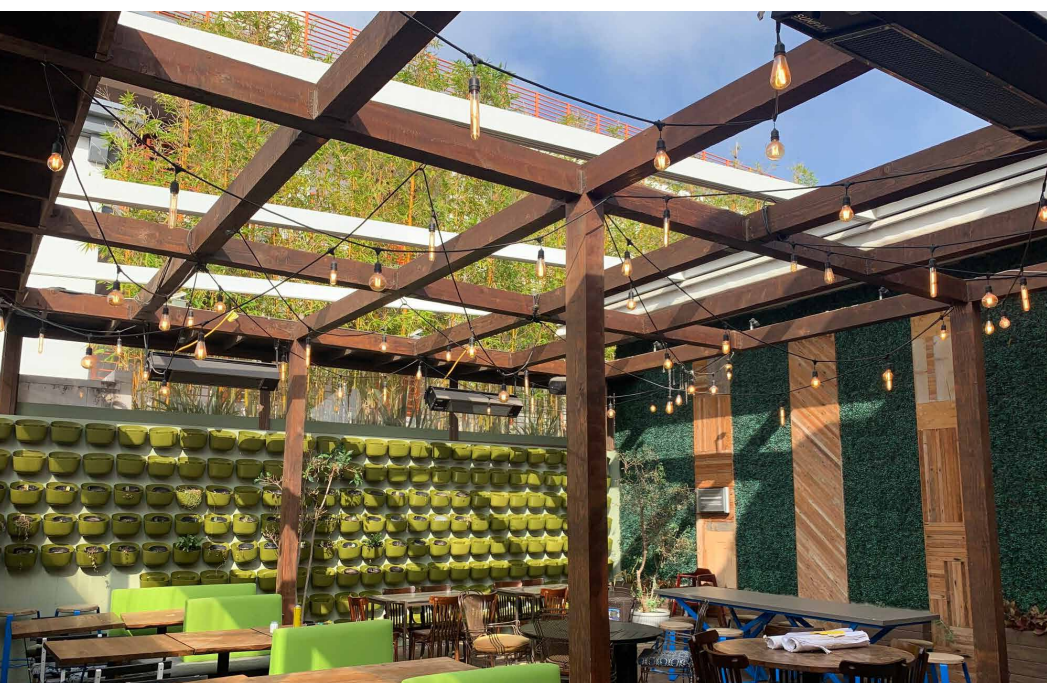
SALT & STRAW

BLUE BOTTLE COFFEE

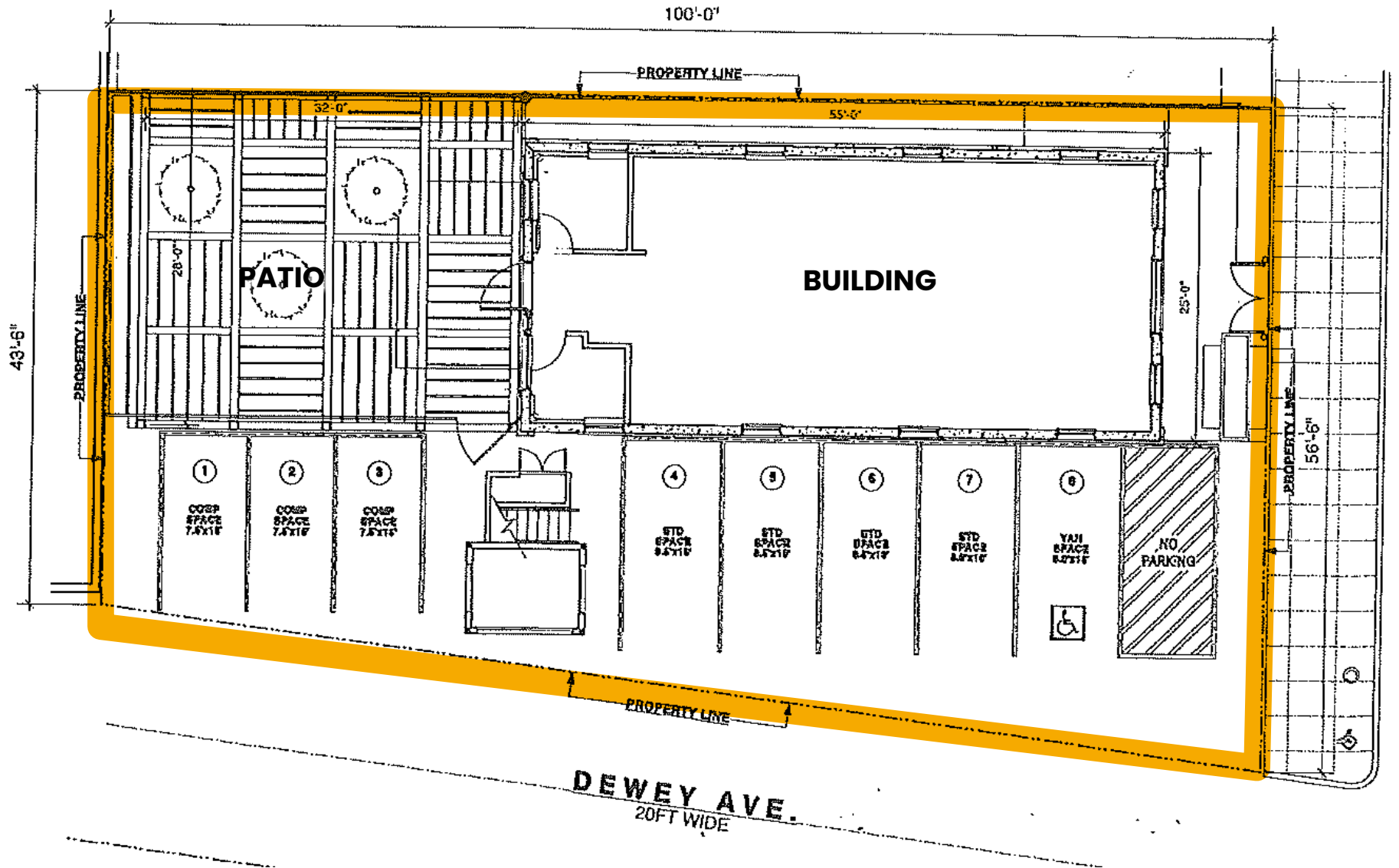
THE TASTING KITCHEN

Sweetfin





SITE PLAN



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