

Rare opportunity to reimagine or redevelop in Prime Sunset Park Location



2333 22nd St, Sunset Park | \$1,999,000 | 2333TwentySecond.com
2 bd | 1.5 ba | 1,175 sq ft | 6,745 sq ft lot

First time on the market in over 80 years, this 1928 Spanish-style home sits on an approximately 6,745 sq.ft. lot (50 x 135) with desirable corner alley access, on one of Sunset Park's most sought-after tree-lined streets. Priced for land value, the property presents a rare opportunity to reimagine, expand, or redevelop in a location where new construction is commanding \$5M+. A charming front courtyard introduces the existing residence, which includes two bedrooms, one and a half bathrooms, a living room with fireplace, formal dining room, and an original kitchen with breakfast room. Period details remain throughout, including hardwood floors, built-ins, coved ceilings, original windows and doors, plaster walls, and abundant natural light. At the rear of the property is a detached three-car garage with an attached bonus space and laundry area, offering additional flexibility. The generous lot size and alley access create a wide range of possibilities for buyers looking to maximize the potential of this prime setting. Ideally located just a few blocks from Grant Elementary School, parks, restaurants, grocery stores, coffee shops, and neighborhood amenities, this is a compelling opportunity in the heart of Sunset Park.



TREGGRUSTAD 310.623.8825
PETERMAURICE 310.623.8819

ListingSunsetPark.com



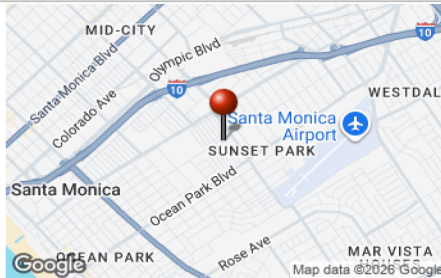
2333 22nd St
Santa Monica, CA 90405

2
Beds

Baths 2.00
(1F 0T 1H 0Q)

1,175 Sqft
Assessor

Single Family
LP \$1,999,000



Area	14 Santa Monica
Subdivision	
List Price Per Sqft	\$1,701.28
Lot Size	6,745/Assessor
HOA Fee 1 & 2	
MLS#	26637511
APN	4273-014-007

Directions: Sunset Park: South of Pico Blvd , North of Ocean Park Blvd , West of Centinela Ave, East of Lincoln Blvd

Remarks: First time on the market in over 80 years, this 1928 Spanish-style home sits on an approximately 6,745 sq.ft. lot (50 x 135) with desirable corner alley access, on one of Sunset Park's most sought-after tree-lined streets. Priced for land value, the property presents a rare opportunity to reimagine, expand, or redevelop in a location where new construction is commanding \$5M+. A charming front courtyard introduces the existing residence, which includes two bedrooms, one and a half bathrooms, a living room with fireplace, formal dining room, and an original kitchen with breakfast room. Period details remain throughout, including hardwood floors, built-ins, coved ceilings, original windows and doors, plaster walls, and abundant natural light. At the rear of the property is a detached three-car garage with an attached bonus space and laundry area, offering additional flexibility. The generous lot size and alley access create a wide range of possibilities for buyers looking to maximize the potential of this prime setting. Ideally located just a few blocks from Grant Elementary School, parks, restaurants, grocery stores, coffee shops, and neighborhood amenities, this is a compelling opportunity in the heart of Sunset Park.

Structure Info	Land/Lot Info	Contract Info
Year Built/Source	Zoning	List Date
1928/Assessor	SMR1*	01-15-2026
View	Land Type	List Price
No		\$1,999,000
Stories	Land Lease Purchase	Orig List Price
1	No	\$1,999,000
Guest House	Horse Property	Status Date
None	No	01-15-2026
PUD	Lot Acreage	Change Date/Type
No	0.155	01-15-2026/New Listing
Sewer	Special Zone	Sale Type
In Street	Property Report	Standard
Style	Addl Parcel	Seller Concessions?
Spanish	No	Maybe
		Co-Ownership
		No

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	

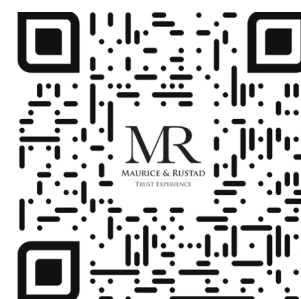
Parking Details	
Parking Type	Garage - 3 Car
Total Spaces	3
Covered Spaces	3
Uncovered Spaces	
Garage Spaces	3
Carport Spaces	

Interior Features	
# Fireplaces/Details	1/Decorative, Living Room
Furnished	Unfurnished
AC/Cooling	None
Heating	Floor
Flooring	Hardwood
Equip/Apppl	Washer, Dryer, Range/Oven, Refrigerator, Built-Ins
Laundry	Garage

Exterior Features	
Pool	No / Room For
Spa	None
Tennis/Courts	None
Roofing	Flat Roof, Spanish Clay Tile
Fence	Block Wall

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tregg Rustad CALDRE# 01349144

scan for more info



TREGG RUSTAD DRE# 01349144
310.623.8825 TREGG@TREGGRUSTAD.COM

PETER MAURICE DRE# 01129738
310.623.8819 PETER@PETERMAURICE.COM