

FOR SALE OR LEASE ——— 4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016

**SERIOUS SELLER,
SERIOUS OPPORTUNITY**

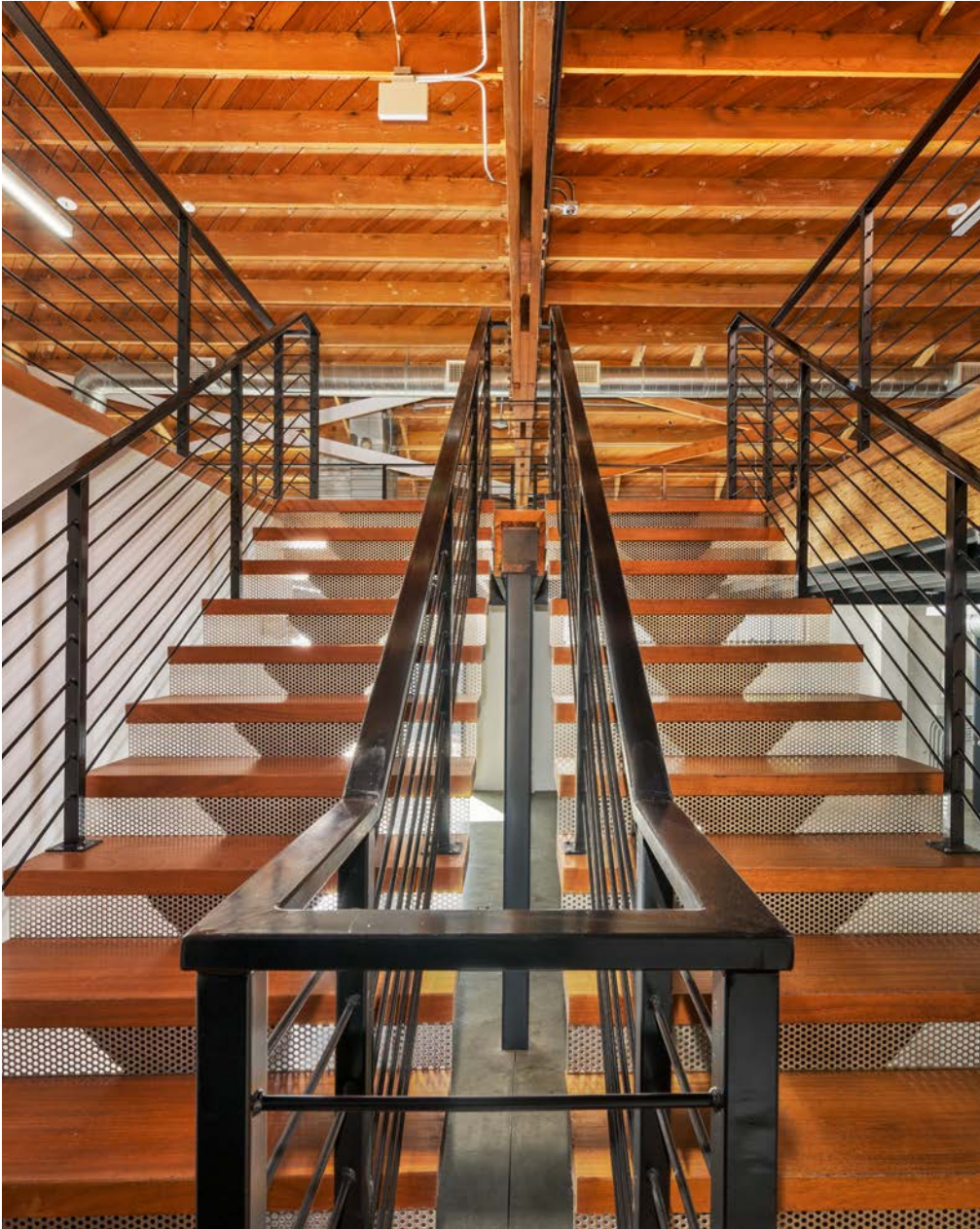


± 7,874 SF OWNER - USER
OPPORTUNITY WITH INCOME



PROPERTY DESCRIPTION

4310 - 4312 JEFFERSON BOULEVARD LOS ANGELES, CA 90016



PREMISES

Total Building: ± 10,013 SF Building
± 10,081 SF Land

Available Creative Space: ± 7,874 SF

Ground Floor: ± 7,208 SF

Mezzanine: ± 666 SF

Leased Retail Space: ± 2,139 SF

SALE

\$5,999,000 (\$599 PSF)

RENT

\$2.95/SF, NNN (Nets Approx. \$0.60)
7,874 SF

ZONING

LACM - 1VL - State Enterprise Zone

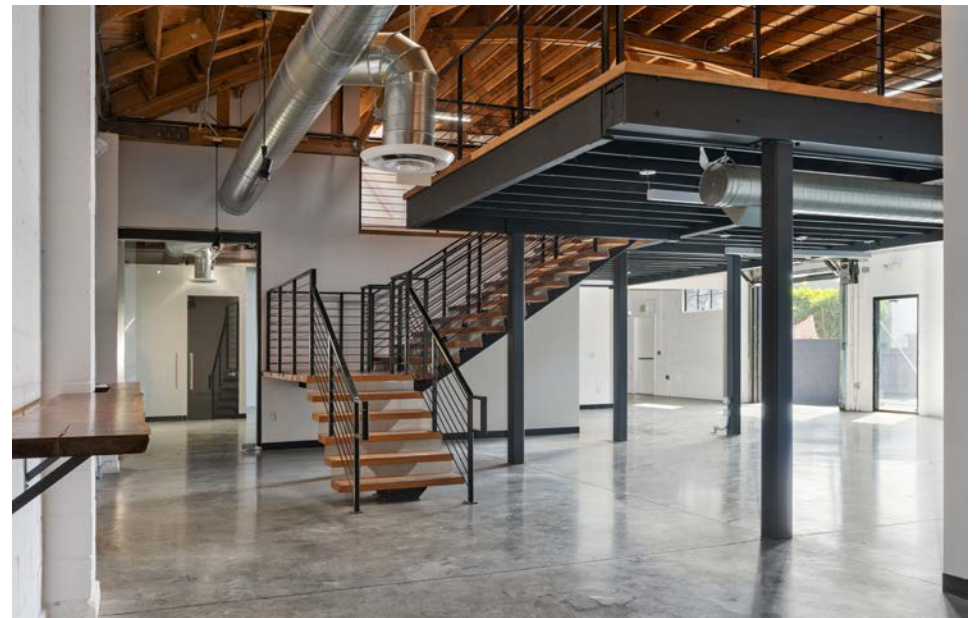
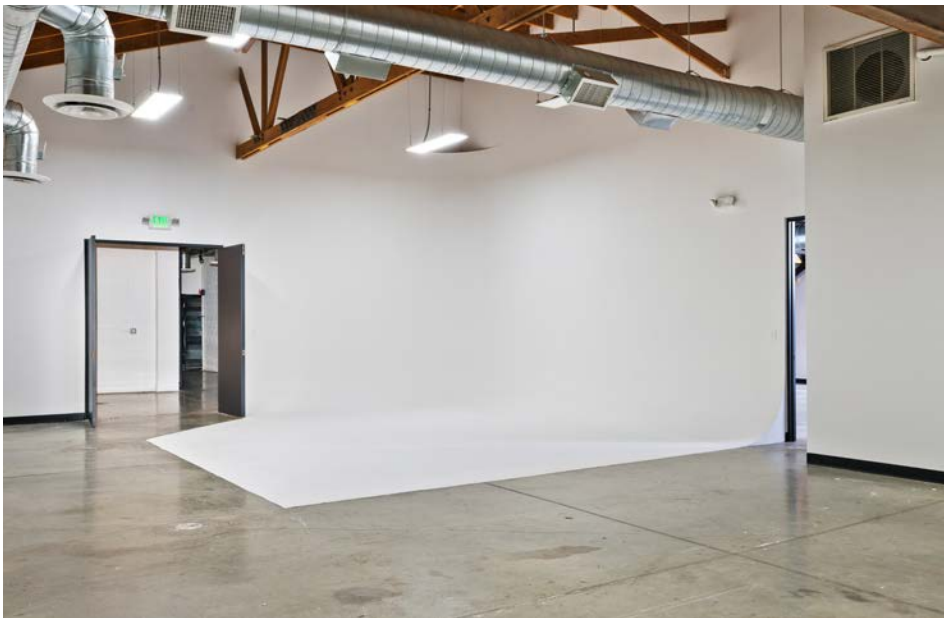
FEATURES

- Opportunity Zone
- Creative and Retail Space in Prime West Adams
- Multi Tenant Building
 - Available Creative Space
 - Cyc Wall
 - Bow Truss Ceiling
 - Reception Area
 - Built Out Conference Rooms and Offices
 - Concrete Floors
 - Two Bathrooms
 - Leased Retail Space
 - Highly Likely Cafe
 - Full Kitchen with Hood & Grease Trap
 - Leased Through 3/31/28 with 5 year option



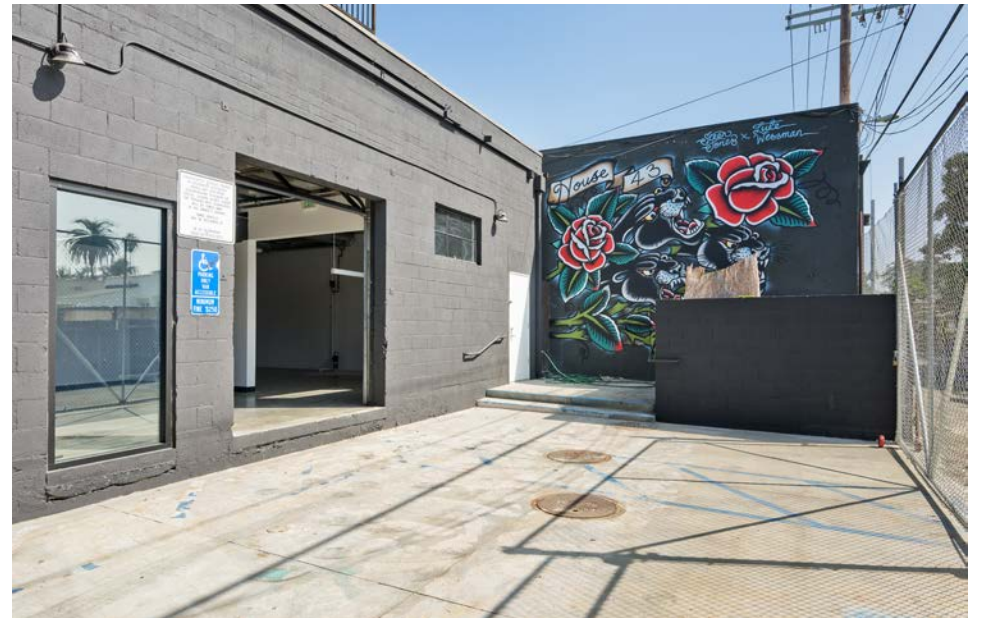
INTERIOR PHOTOS //
AVAILABLE CREATIVE SPACE

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INTERIOR & EXTERIOR PHOTOS //
AVAILABLE CREATIVE SPACE

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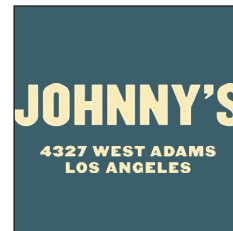
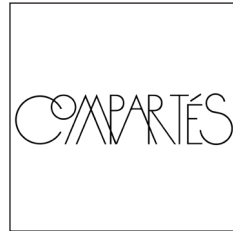
INTERIOR PHOTOS //
HIGHLY LIKELY

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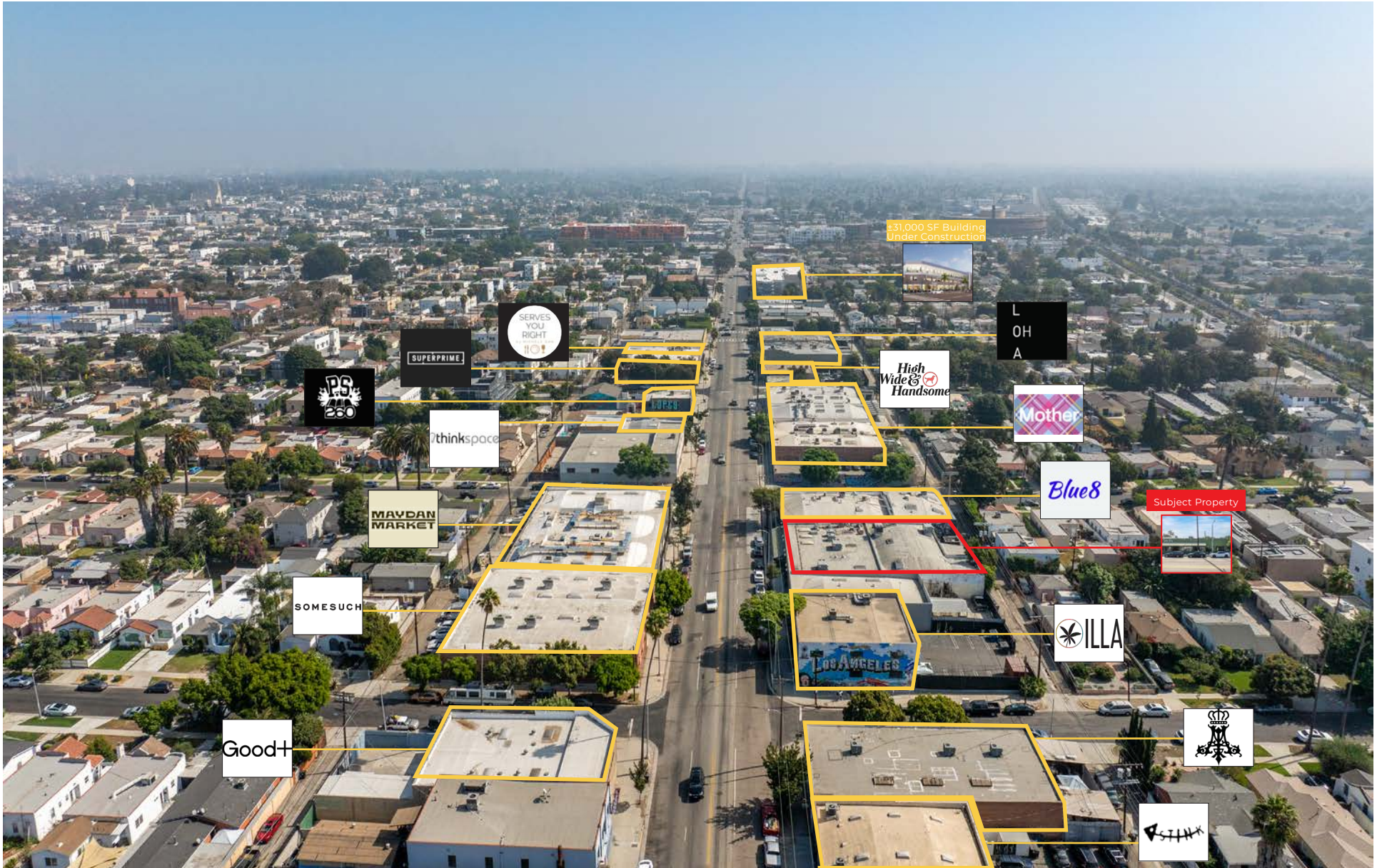
LOCAL AMENITIES

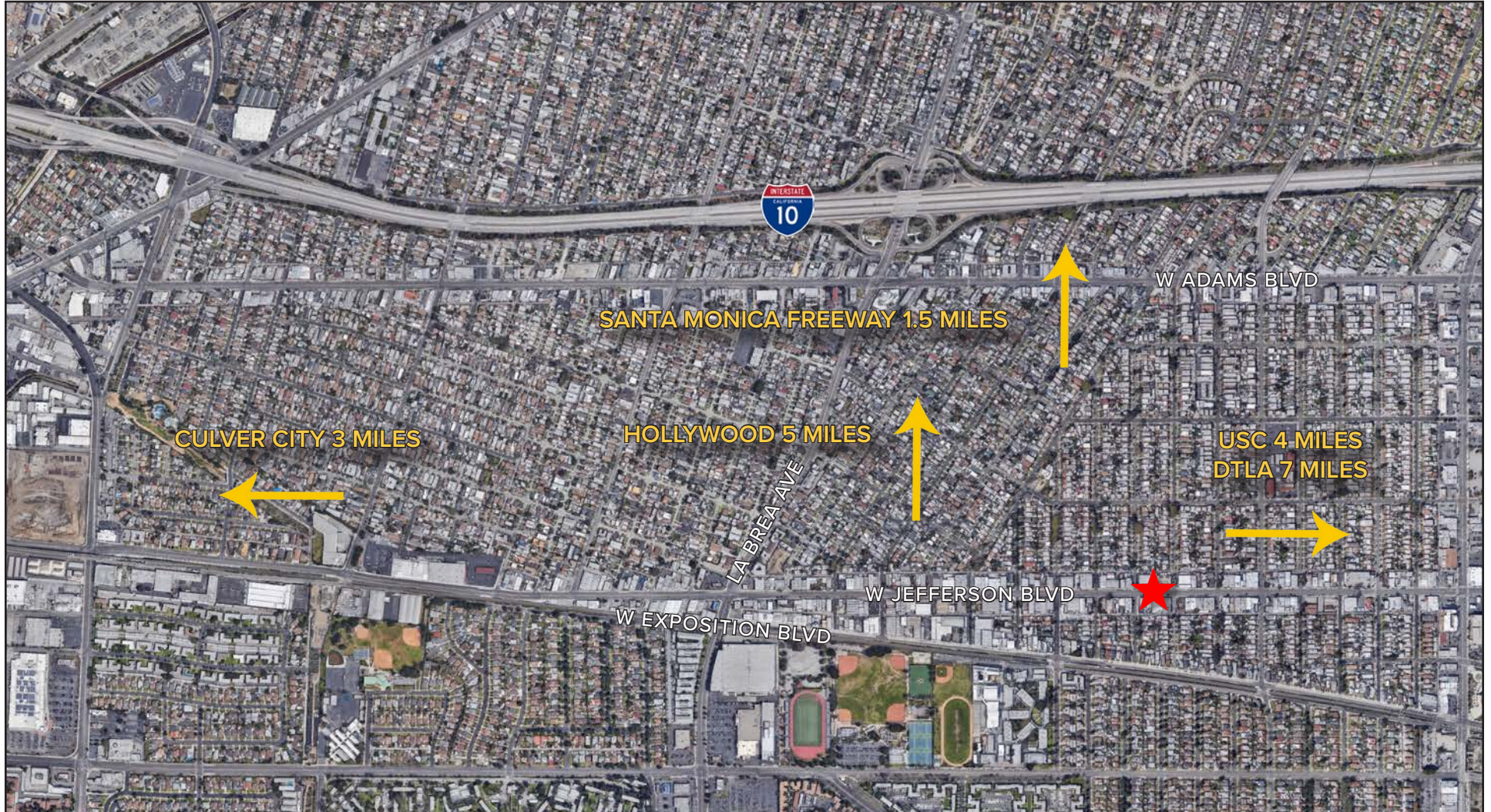
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LOCAL OFFICE &
DEVELOPMENTS

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CONTACTS

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No warranty or representation is made to the accuracy of the foregoing information.