

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

**SERIOUS SELLER,
SERIOUS OPPORTUNITY**



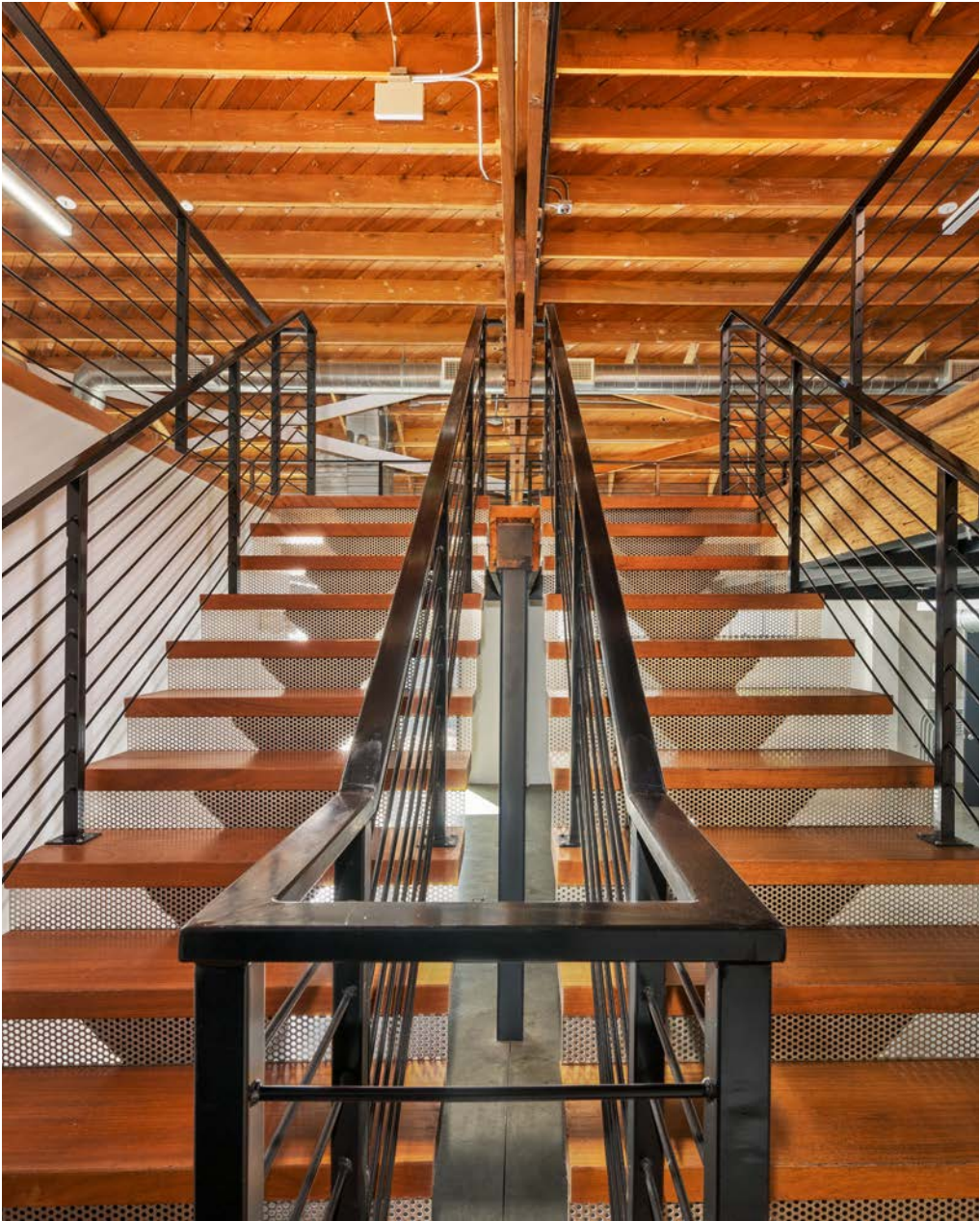
± 7,874 SF OWNER - USER
OPPORTUNITY WITH INCOME



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PROPERTY DESCRIPTION

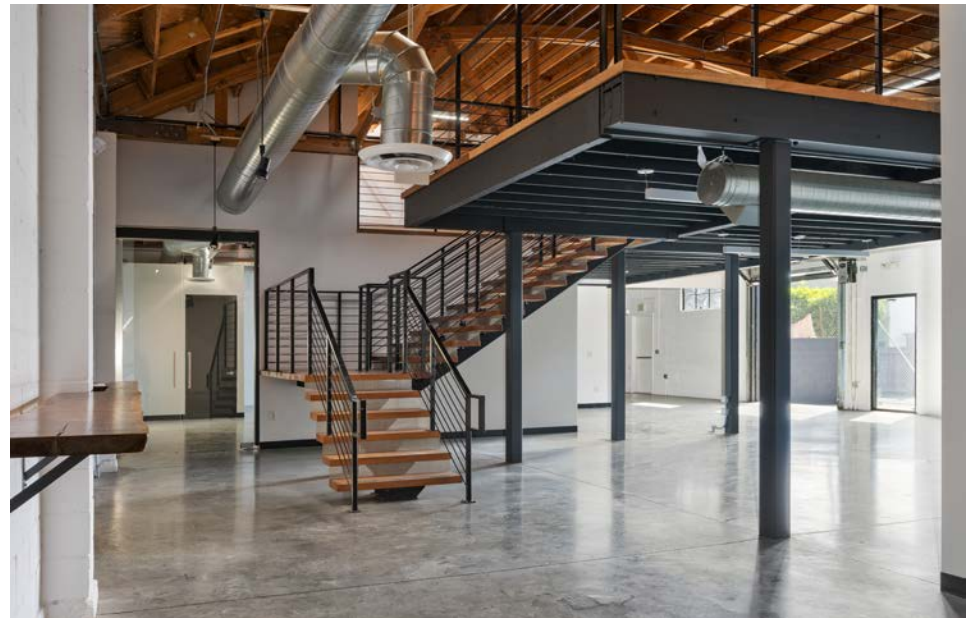
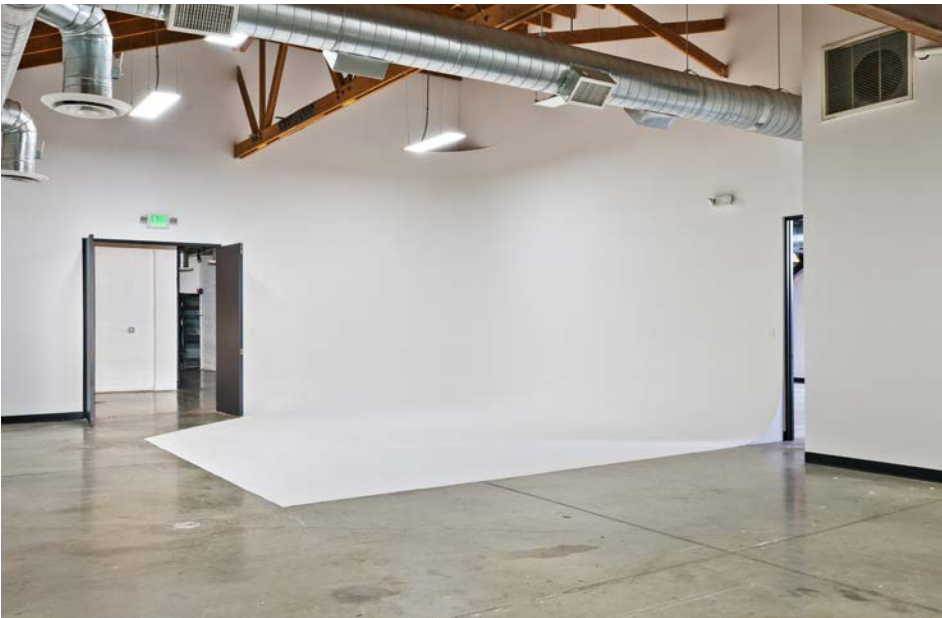
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PREMISES	Total Building: ± 10,013 SF Building ± 10,081 SF Land Available Creative Space: ± 7,874 SF Ground Floor: ± 7,208 SF Mezzanine: ± 666 SF Leased Retail Space: ± 2,139 SF
SALE	\$5,999,000 (\$599 PSF)
RENT	\$2.95/SF, NNN (Nets Approx. \$0.60) 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

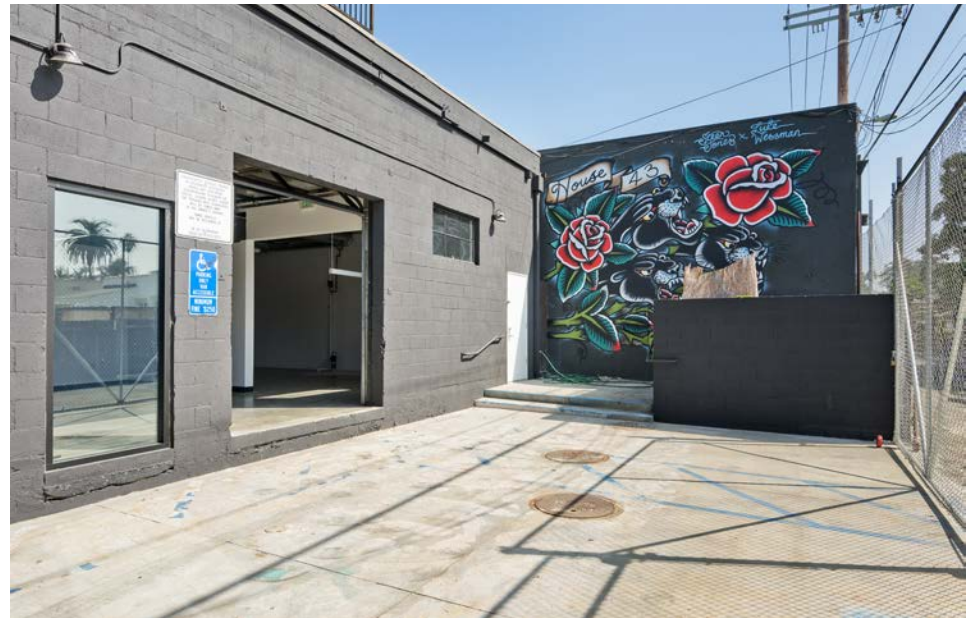
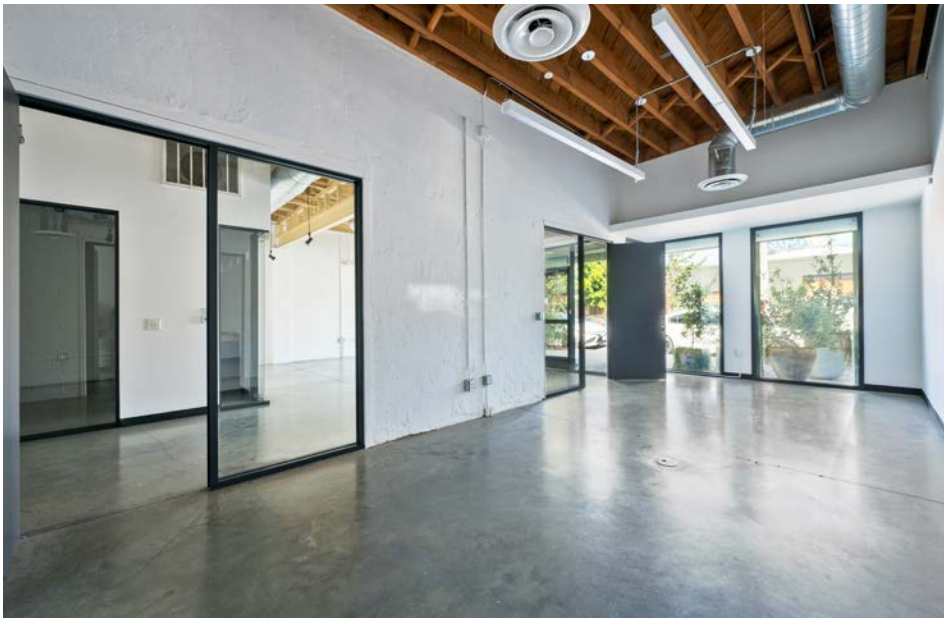
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INTERIOR & EXTERIOR PHOTOS //
AVAILABLE CREATIVE SPACE

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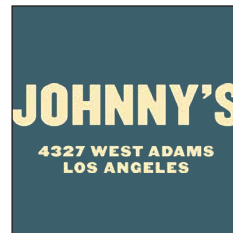
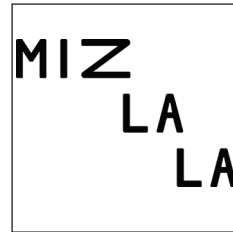
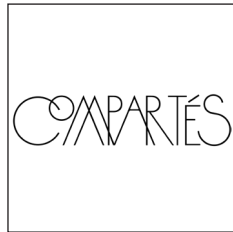
INTERIOR PHOTOS //
HIGHLY LIKELY

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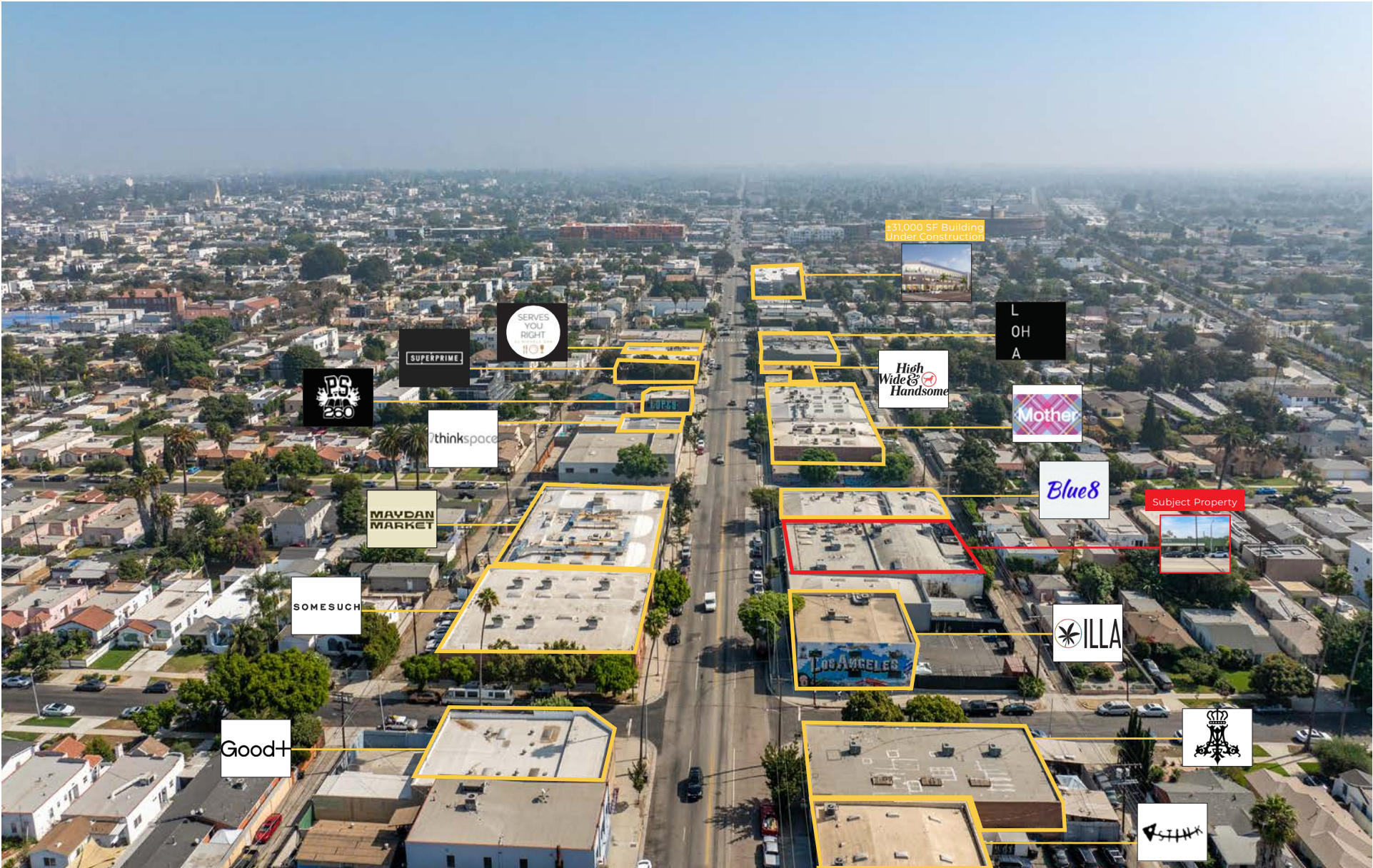
LOCAL AMENITIES

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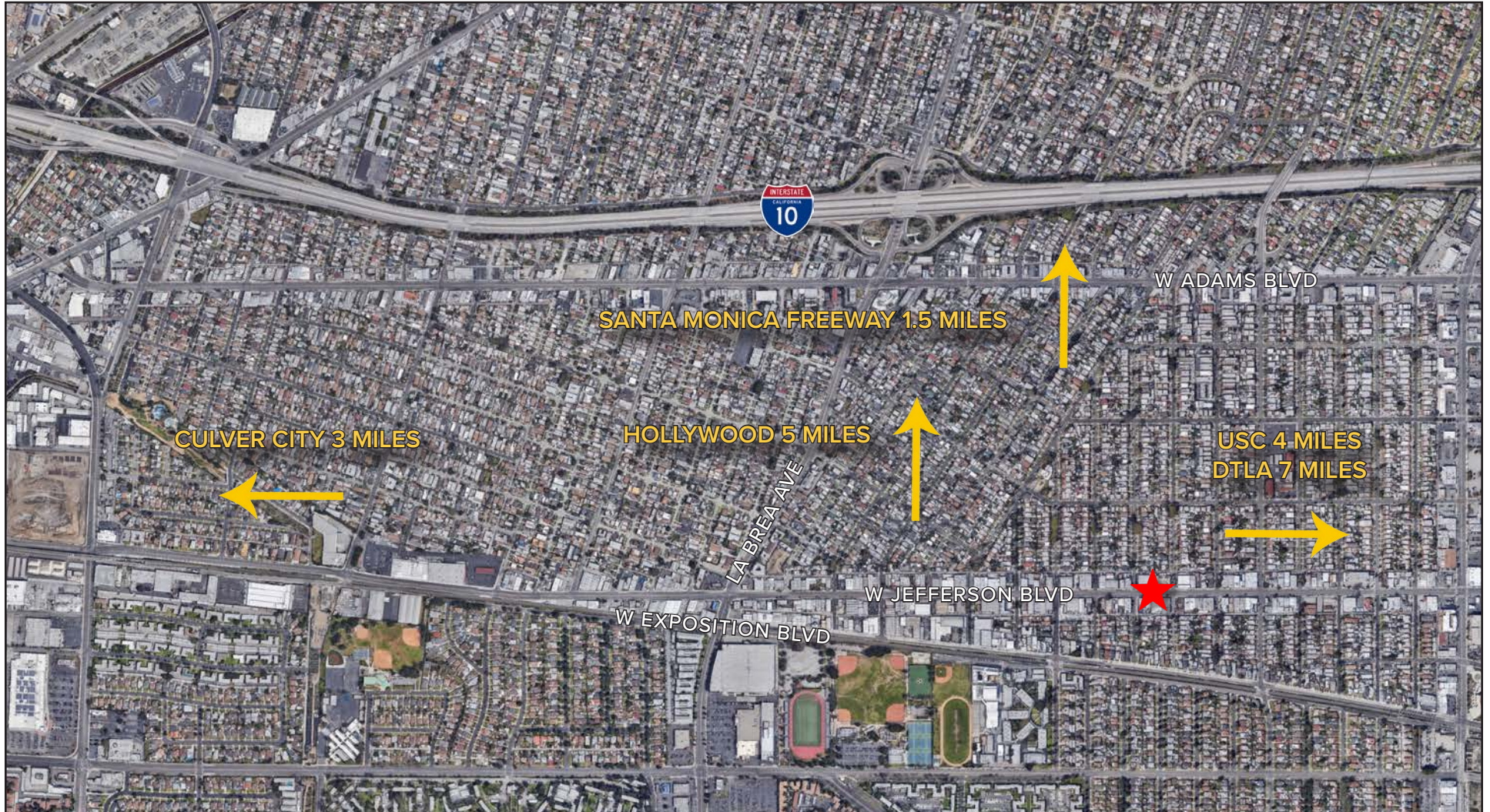
LOCAL OFFICE &
DEVELOPMENTS

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AREA MAP

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EXPO MAP

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CONTACTS

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