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INDUSTRIAL RENOVATIONS COMPLETE

2216 - 2222 S. Barrington Ave

THREE INDUSTRIAL BUILDINGS FOR SALE

SALE PRICE $15,500,000

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Executive Summary

We are pleased to present the opportunity to acquire 2216-2222 S. Barrington Avenue three separate industrial buildings totaling approximately 20,290 SF—in the highly sought-after West Los Angeles market. These buildings can be purchased individually or together, offering exceptional flexibility for an owner-user or investor seeking customizable industrial/flex space.

This rare property has been transformed from years of office use back to its original industrial/flex design, making it an ideal space for businesses seeking a highly adaptable environment (design, R&D, automative showroom, warehousing, storage, etc...). The project offers divisible space options of 5,453 SF up to 20,290 SF. Prominently positioned in West Los Angeles, the buildings provide easy access to major freeways (I-10 and I-405) and numerous local amenities. Key features include high ceilings (11'-17' clear), skylights, concrete flooring, and ground-level loading, accommodating a range of operational needs.

This opportunity comes with significant upside potential. Industrial values in Los Angeles are at the lowest price in the last 10 years. Additionally, although the property is currently used as industrial, it is located in the "New Industry Exposition Corridor" in West LA, which allows flexible zoning. The zoning allows for a wide variety of uses including residential, mixed-use developments, research & development, and hospitality, which bodes well for significant value increase upon market recovery.

With its prime location, adaptable configuration, and strong market demand, 2216-2222 S. Barrington Avenue is a rare and versatile asset for tenants, owner-users, and investors alike.

For Sale

Premises:

2216 Barrington (APN #: 4260-013-023)

Building: 5,453 SF
Land: 5,504 SF
Loading Doors: 1

2222 Barrington (APN#: 4260-013-022)

Building 1: 6,877 SF
Loading Doors: 1

Building 2: 7,960 SF
Loading Doors: 1

Land: 16,899 SF

***2216 & 2222 Barrington Can Be Sold Separately or Together**

Sale Price:

2216 Barrington: $5,000,000

2222 Barrington: $10,500,000

Total: $15,500,000

***Seller Financing Available**

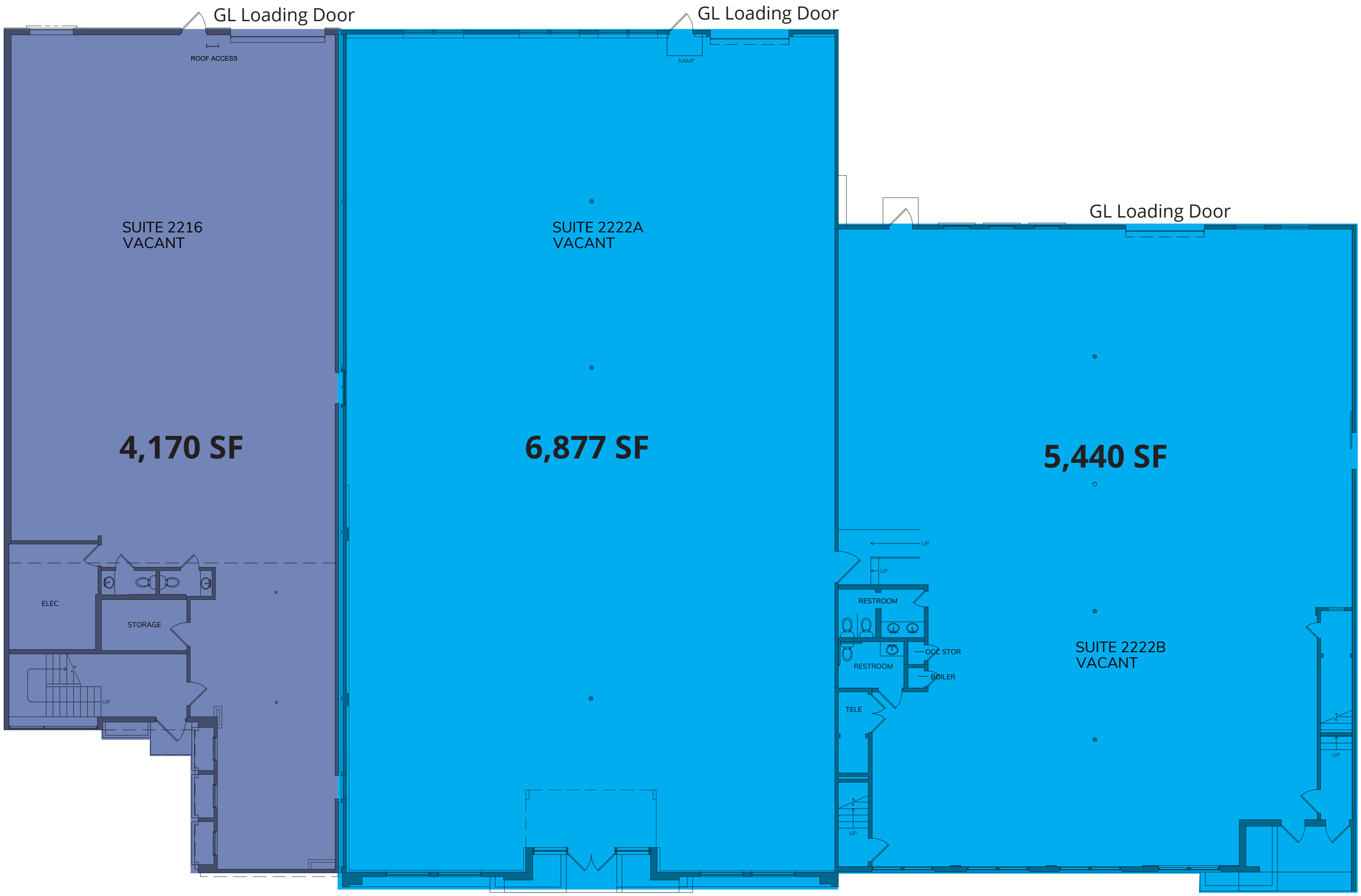
Features

- 11'-17' Clear Height
- 3 Ground Level Rear Loading Roll Up Doors
- Wide Open Warehouse Areas
- 31 Car Parking

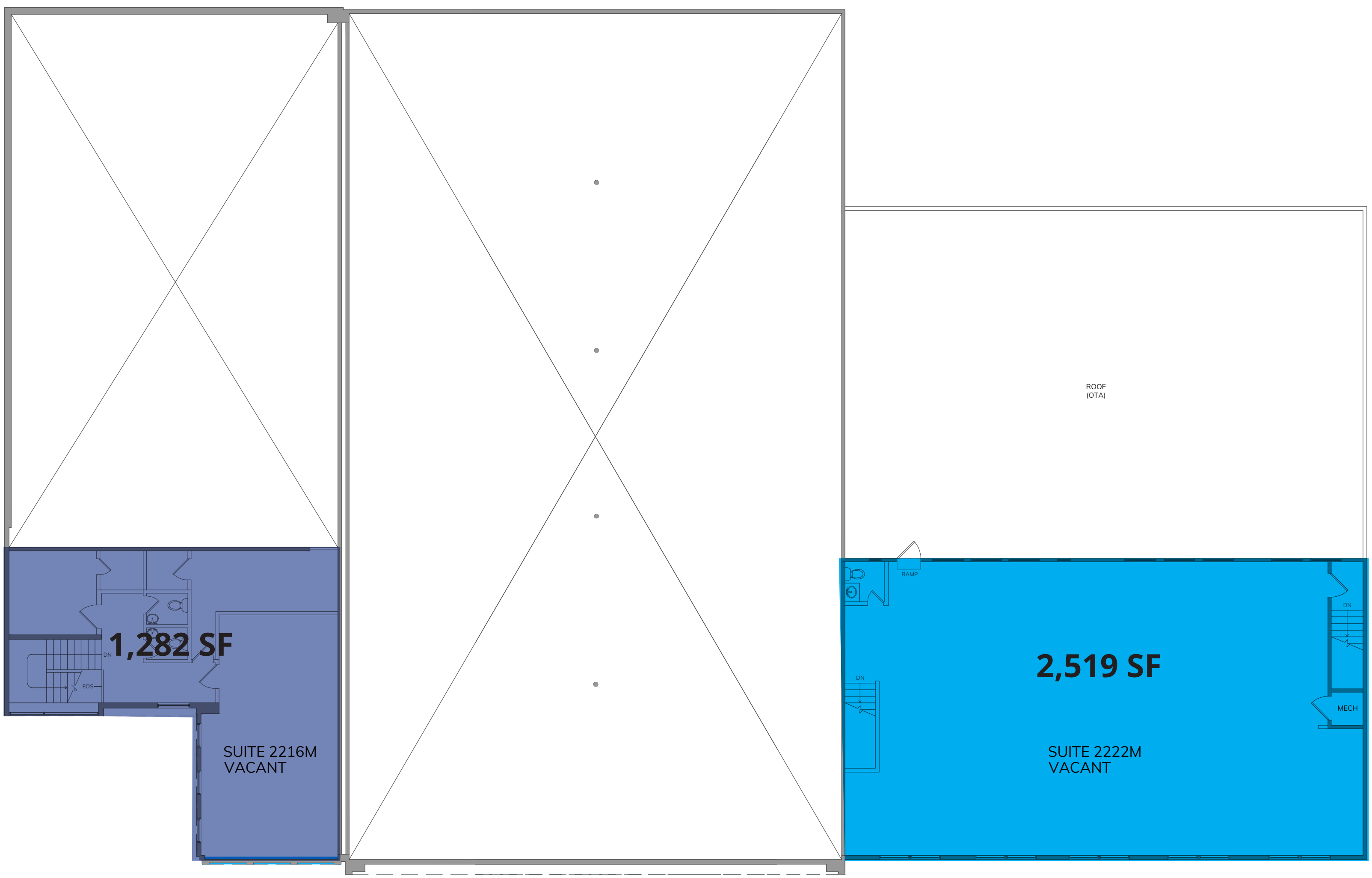
Rent Roll

Tenant	SqFt	Rent	Lease Start	Lease End
Los Angeles SMS a Limited Partnership d.b.a Verizon Wireless	466	$5,500	12/1/24	11/30/29

Floor Plan - Ground Floor



Floor Plan - Mezzanine





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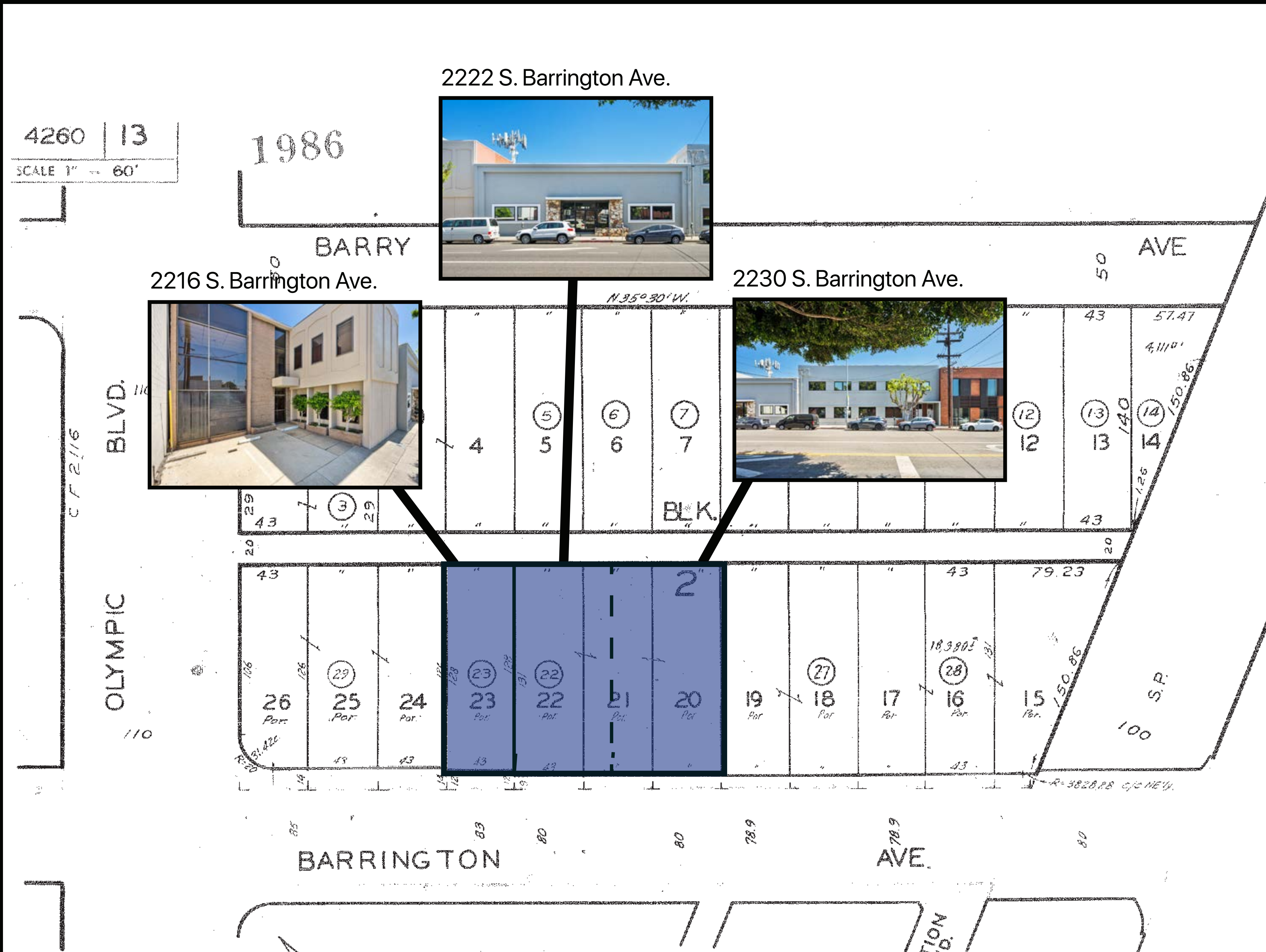
2222 S. Barrington Ave.
2216 S. Barrington Ave.
2230 S. Barrington Ave.
4260 | 13
SCALE 1" = 60'
1986
BARRY AVE
OLYMPIC BLVD.
BARRINGTON AVE.
N 35°30' W.
BLK. 2
4
5
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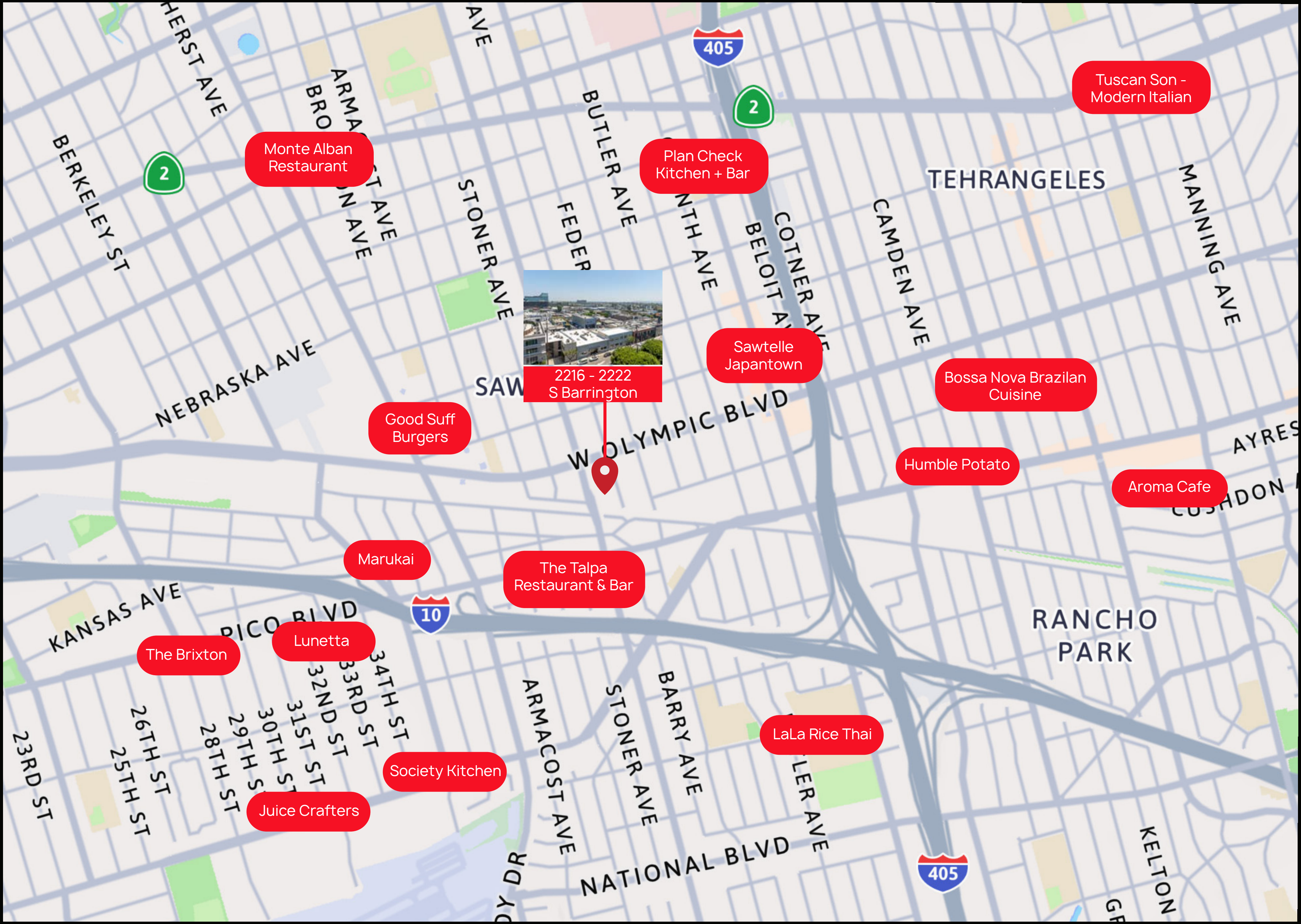
R=3828.88 c/c NE'ly
S.P.

Amenities



Tuscan Son - Modern Italian
Monte Alban Restaurant
Plan Check Kitchen + Bar
TEHRANGELES
Sawtelle Japantown
2216 - 2222 S Barrington
Bossa Nova Brazilan Cuisine
Good Suff Burgers
Humble Potato
Aroma Cafe
Marukai
The Talpa Restaurant & Bar
RANCHO PARK
Lunetta
The Brixton
LaLa Rice Thai
Society Kitchen
Juice Crafters
NEBRASKA AVE
W OLYMPIC BLVD
PICO BLVD
KANSAS AVE
NATIONAL BLVD
BERKELEY ST
STONER AVE
BUTLER AVE
COTNER AVE
CAMDEN AVE
MANNING AVE
ARMACOST AVE
BARRY AVE
405
10
2


Public Storage
LWLA

Strategic Benefits of Investing in the “New Industry Exposition Corridor” Zoning Area

The “New Industry Exposition Corridor” zoning initiative is —an exciting opportunity for forward-thinking investors, developers, and owner/users. This corridor is poised to become a dynamic hub of innovation and growth. The area promotes:

1. High-Growth Investment Zone

The zoning is designed to attract fast-growing sectors like technology, clean energy, media, and life sciences. This focus on emerging industries creates long-term demand for commercial space, driving property appreciation and strong ROI potential.

2. Prime Transit-Connected Location

The corridor runs along the Metro E Line (Exposition Line), offering unmatched access to public transit and key destinations. Properties in this area are highly desirable for both tenants and employers seeking well-connected, car-optional locations.

3. Flexible Land Use Options

Zoning regulations allow a combination of industrial, commercial, and limited residential uses—ideal for adaptive reuse, mixed-use developments, creative office space, and modern live/work environments. Buyers have more flexibility to tailor projects to market trends.

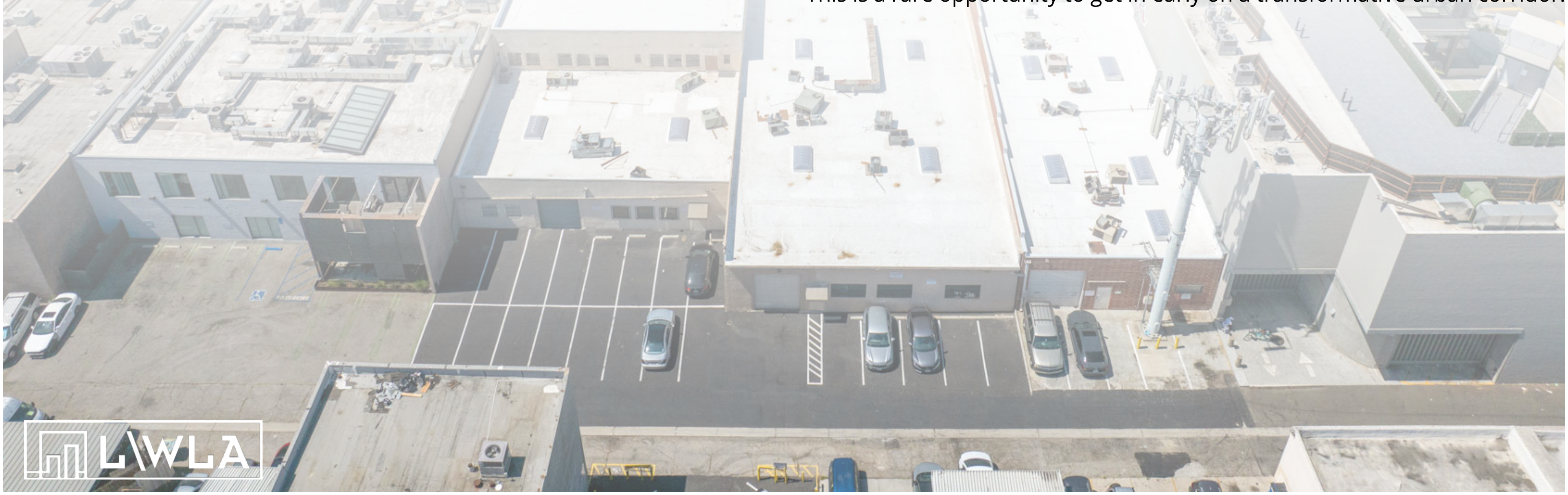
4. Incentives and Development Support

The City is providing streamlined permitting, potential tax incentives, and infrastructure support to stimulate investment. This pro-growth approach reduces development barriers and enhances project feasibility.

5. Strong Long-Term Demand Drivers

With a focus on sustainability, workforce development, and public amenities, the area is designed to attract a skilled workforce and diverse tenants—driving stable, long-term rental demand and community value.

This is a rare opportunity to get in early on a transformative urban corridor.



Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and should not be construed as containing all or a portion of the information which prospective buyers may require to evaluate a purchase of the Property. The information contained herein is believed to come from reliable sources, but has not been verified for accuracy, and all buyers are encouraged to verify any information contained herein through their own diligence. No representation or warranty of any kind is being made in this Memorandum, but rather is being presented “as is” without the duty to verify.

Any such estimates based on forward-looking assumptions as they relate to the overall economy, market conditions, competitive properties or any other factors should be considered as being uncertain and may not represent the actual performance of the Property.

All references to land area or building area, and other measurements are approximations. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. All prospective buyers are advised to independently investigate and verify the accuracy and completeness of all information contained herein, to consult both their legal counsel and financial advisors, and carefully investigate the economics and financial risks of this transaction as well as the Property’s suitability for Buyer’s needs. There should be no reliance on the content of this memorandum, and any such reliance is solely at buyers own risk.

The Ownership expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property, and may terminate discussions at any time with or without notice to you. No offers, counteroffers, and negotiations shall be binding and neither Lee & Associates, Los Angeles West, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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