



Industrial Property For Lease

3931 W Jefferson Blvd

3931 W JEFFERSON BLVD, LOS ANGELES, CA 90016

Flex space for lease with many possible uses.

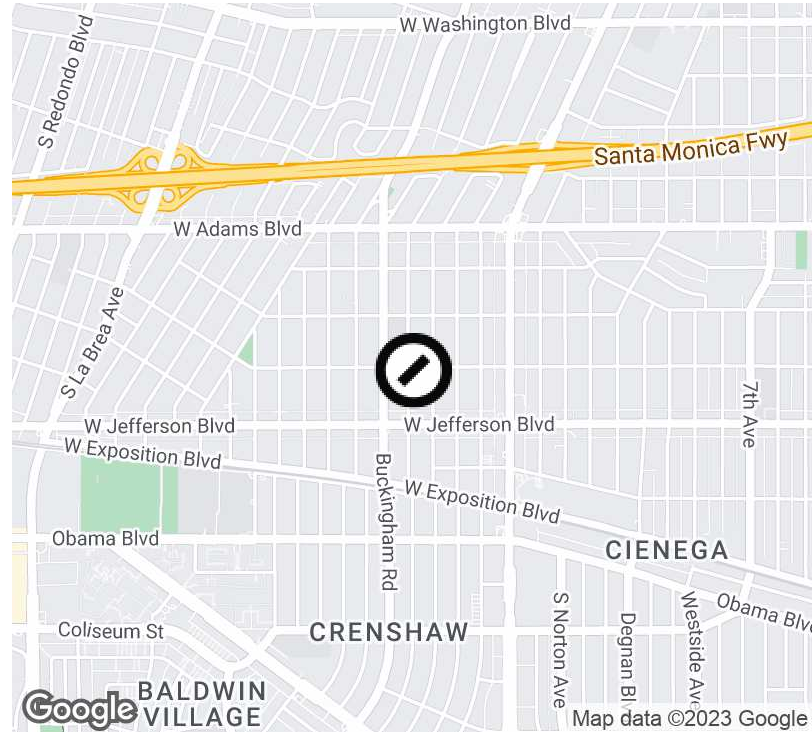
COMPASS
COMMERCIAL

Get in touch

Brett Alphin
Real Estate Advisor

323.686.1976
brettalphin@compass.com
CalDRE #01998404

Executive Summary



Offering Summary

Lease Rate:	\$1,800 / Mo
Building Size:	7,366 SF
Available SF:	800 SF
Term:	1-5 Years
Utilities:	Tenant Pays
Parking	Ample Street Parking
Zoning:	LACM

Property Overview

Welcome to 3931 W Jefferson Blvd, a fantastic industrial space in the vibrant city of Los Angeles. This 800 square feet of creatively inspiring area is the ideal location for artists, musicians, and other creative individuals seeking a unique space to pursue their passions.

Property Highlights

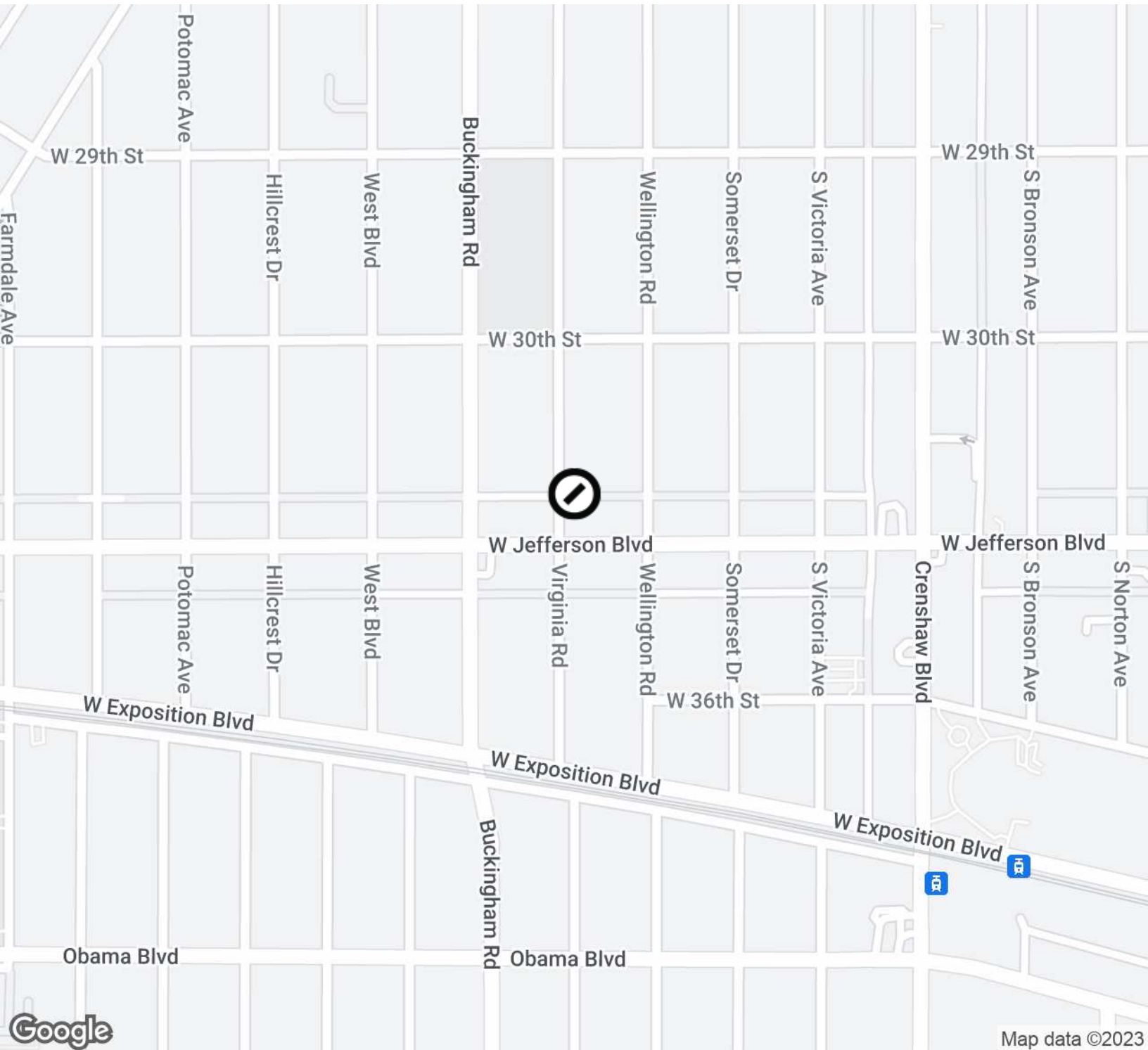
- Natural Light
- Ample Storage
- Open Floor Plan
- Secure Building

DISCLAIMER: All Information Provided Herein Has Been Furnished From Sources Which We Deem Reliable, But For Which We Assume No Liability, Expressed Or Implied. Interested Parties Are To Conduct An Independent Investigation Of All Information Related To The Property Including, But Not Limited To Its Physical Condition, Compliance With Applicable Governmental Requirements,

Brett Alphin
Real Estate Advisor

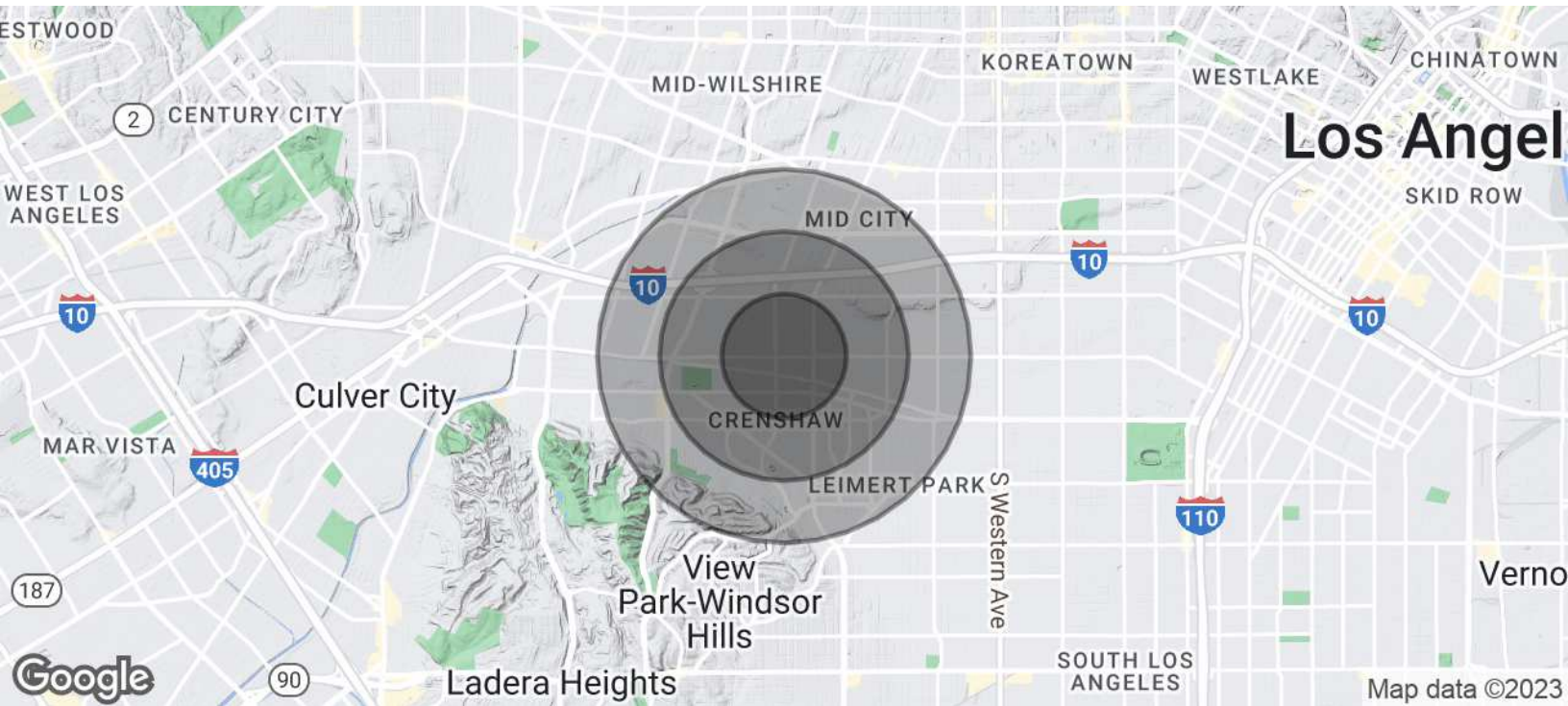
323.686.1976
brettalphin@compass.com
CalDRE #01998404

Location Map



Brett Alphin
Real Estate Advisor
323.686.1976
brettalphin@compass.com
CalDRE #01998404

Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	9,486	43,559	106,393
Average Age	35.5	34.4	33.5
Average Age (Male)	31.6	30.3	30.3
Average Age (Female)	41.3	37.3	35.7
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	3,668	16,168	38,570
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$50,473	\$44,560	\$45,533
Average House Value	\$453,786	\$471,199	\$504,185

* Demographic data derived from 2020 ACS - US Census

Brett Alphin
Real Estate Advisor

323.686.1976
brettalphin@compass.com
CalDRE #01998404