

## **OPPORTUNITY**

2603 Hauser is nestled in the heart of the coveted West Adams District, this singlestory property offers a prime location in one of Los Angeles' most dynamic and rapidly evolving neighborhoods.

#### PROPERTY HIGHLIGHTS/BUILDING IMPROVEMENTS



#### **Exterior Space**

- » New exterior overhead lighting
- » New paint on exterior façade
- » New windows



#### **Interior Space**

- » New paint
- » New bathroom fixtures
- » New LED ceiling lighting
- » New HVAC systems



Suites range from 491 - 982 SF



Located in the West Adams Disctrict



Immediate access to the 10 Freeway



Hard corner location



Culver City adjacent

#### 1) Sitewise/Costar.

#### **AREA DEMOGRAPHICS**

(3 Mile Radius)1



166,033

**Total Employees** 



24,489

**Total Businesses** 



334,700

Population

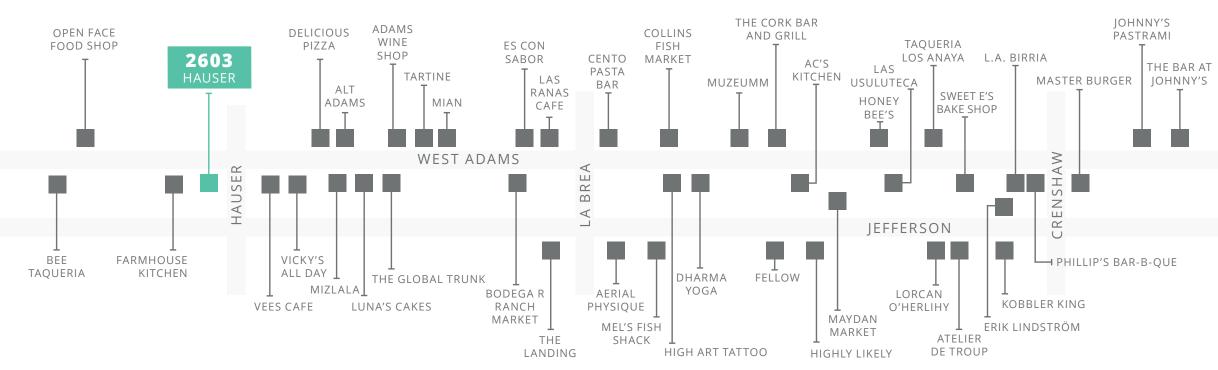


139,037

Households

2603 Hauser Blvd, Los Angeles, CA

## **WEST ADAMS AMENITIES**





Tucked between Culver City and Downtown LA, West Adams is where creativity meets community. This neighborhood is home to local artists, up-and-coming restaurants, and unique shops. Whether you're grabbing coffee at a cozy café, checking out a gallery, or trying a new restaurant, West Adams offers a laid-back vibe with plenty to explore.

#### Office Coming Soon

- » The Real Real
- » Sweetgreen HQ
- » Goat Group

#### **Trendy Local Businesses**

- » Ariel Fitness
- » MuzeuMM
- » The Global Trunk
- » Fellow
- » Dharma Yoga

## Walkable Culinary Destinations

- » Johnny's Pastrami
- » L.A. Birria
- » Taqueria Los Anaya

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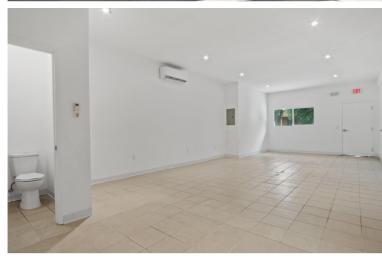
## **CREATIVE OFFICE/RETAIL**

491 SF - 982 SF

Suite 5502.5	LEASED	Suite 2609	LEASED
Suite 5502	530 SF	Suite 2611	LEASED
Suite 5500	LEASED	Suite 2613	550 SF
Suite 2603	LEASED	Suite 2615	LEASED
Suite 2605*	491 SF	Suite 2617	LEASED
Suite 2607*	491 SF	* Suites 2605–2607 can be combined to deliver 982 SF	







2603 Hauser Blvd, Los Angeles, CA

# **2603**HAUSER BLVD, LOS ANGELES, CA

### **For Leasing Opportunities Contact**

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