



**2603**

**HAUSER BLVD, LOS ANGELES, CA**

**491 SF – 982 SF Available**

**Creative Office/Retail Available in the Heart of West Adams**



# OPPORTUNITY

2603 Hauser is nestled in the heart of the coveted West Adams District, this single-story 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 District



Immediate access to the 10 Freeway



Hard corner location



Culver City adjacent

## AREA DEMOGRAPHICS

(3 Mile Radius)<sup>1</sup>



**166,033**  
Total Employees



**24,489**  
Total Businesses



**334,700**  
Population



**139,037**  
Households

1) Sitewise/Costar.



# 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

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## For Leasing Opportunities Contact

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