

2216

S Barrington Ave

2222 & 2230

S Barrington Ave

MAJOR PRICE REDUCTION!



2216, 2222 & 2230 S Barrington Ave, Los Angeles, CA 90064

Multi-Use Industrial Flex Building

Now Available for Sale or Lease in West LA

Three buildings totaling 20,290 SF located on two land parcels in the heart of West Los Angeles.





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S Barrington Ave

2222 & 2230
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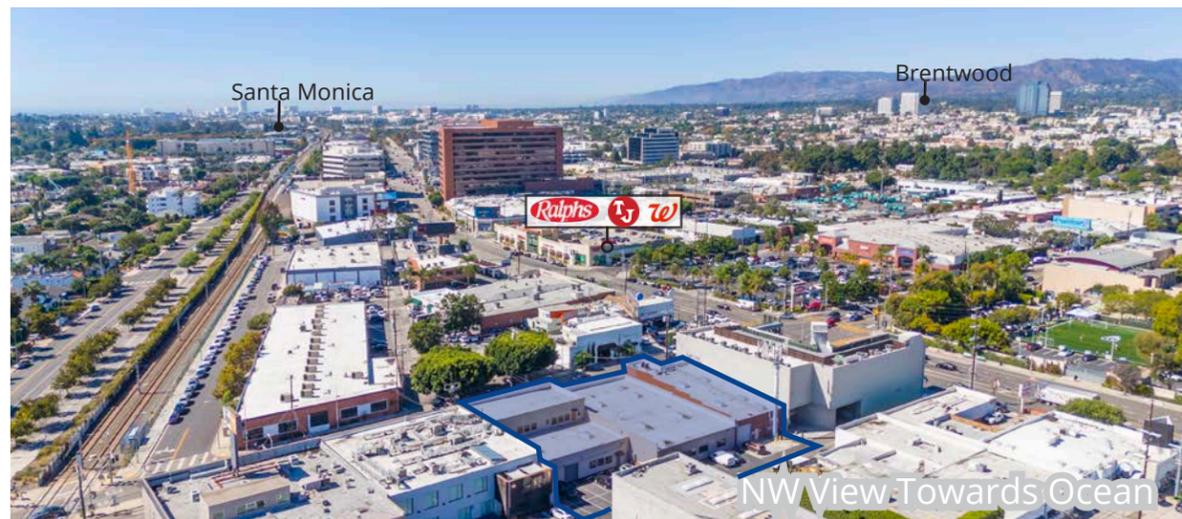
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Overview

Investment Highlights



This is a prime opportunity to buy or lease a large transit-oriented, industrial/flex space opportunity on S Barrington Avenue in Los Angeles' westside submarket. The location benefits from immediate proximity to the 10 and 405 Freeways, Bundy Metro Expo Line Station, as well as proximity to major employers in the surrounding tech, entertainment and media industries including Riot Games, Sony Pictures Entertainment, Amazon Studios, Apple, Fox Studios, and many more.



20,290 SF Building Size /
22,405 SF Land Size



LAM2/NE(IC) Zoning
Exposition Corridor
Transit Neighborhood
Plan



Recently converted to
industrial/flex design with
many possible uses



Over 47,000 people
living within a
1-mile radius



Convenient location within
10 min walk to Expo/Bundy
METRO rail station



Parking Ratio
@ 1.38/1,000
Totaling 28 Spaces

2216, 2222 & 2230 S Barrington Ave

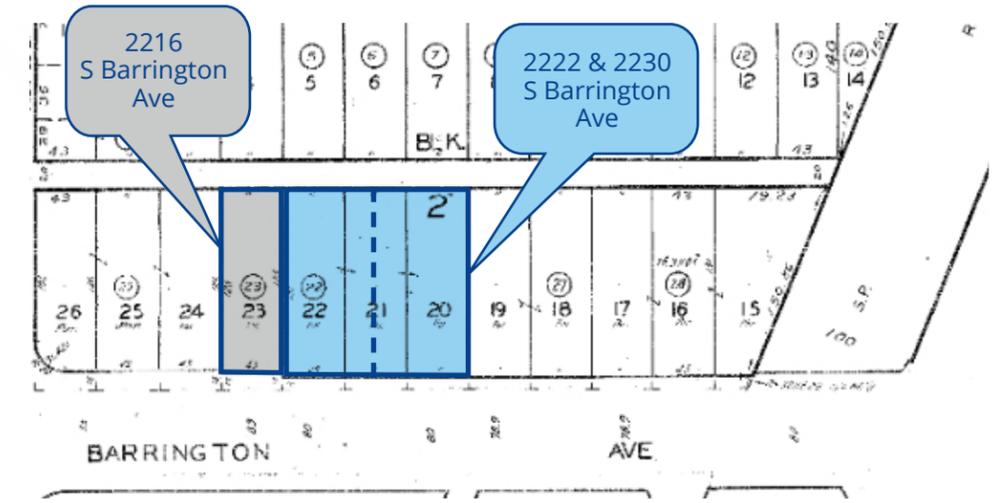
Offering	3 Industrial Flex Buildings on 2 Parcels
Sale Price / Lease Rate	\$12,100,000 (\$596/SF) \$2.95 /SF/Mo/NNN
Available SF	20,290 SF (divisible to 5,453 SF and 14,837 SF)
Zoning	LAM2 / NE(IC)
APN(s)	4260-013-023; 4260-013-022
Parking Ratio	1.38 spaces/1,000 SF 28 Spaces

Highlights

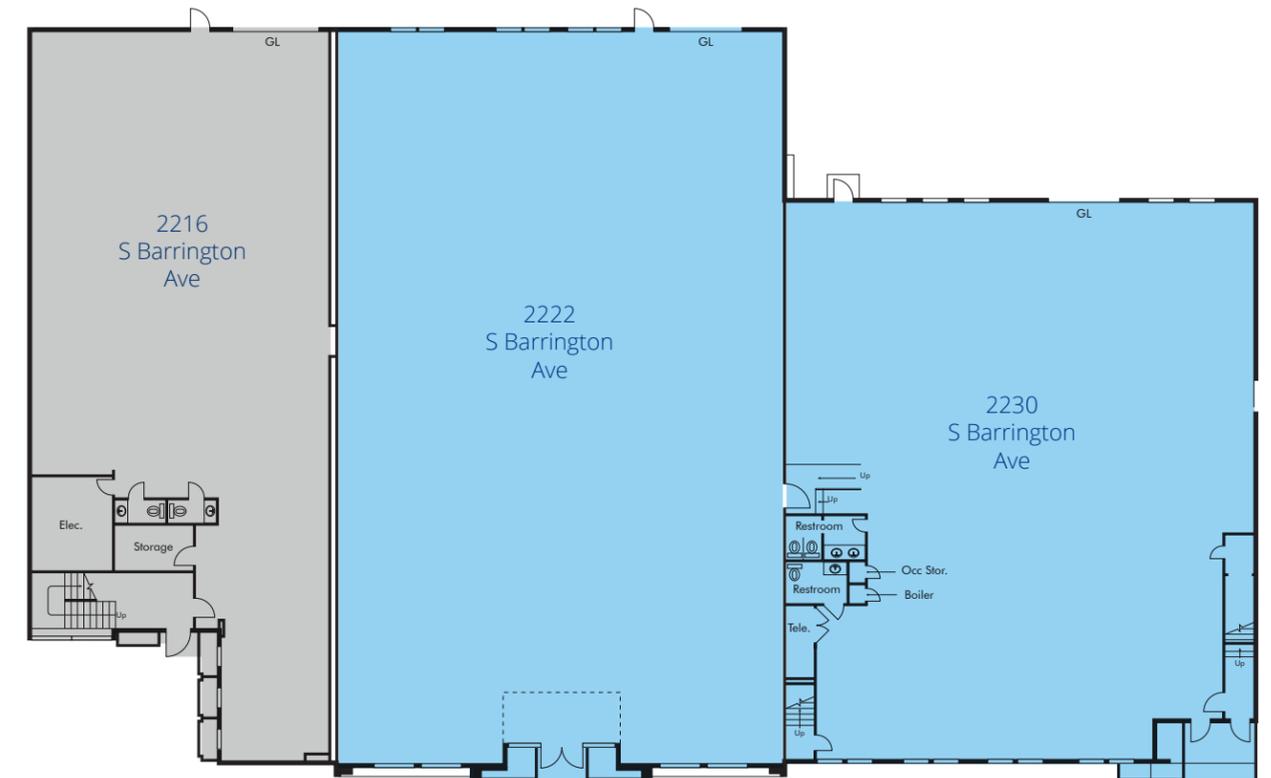
- Fully refurbished - Ready for Occupancy
- Exposed 11' - 21' Ceilings, New Roof, New Skylights, Fresh Paint
- 3 Ground Level Roll Up Loading Doors
- Seller Financing Available
- Ideal for R&D, Design or Auto Showroom, Warehouse/Storage, Light MFG & Assembly, Office



Parcel Map



Floor Plan





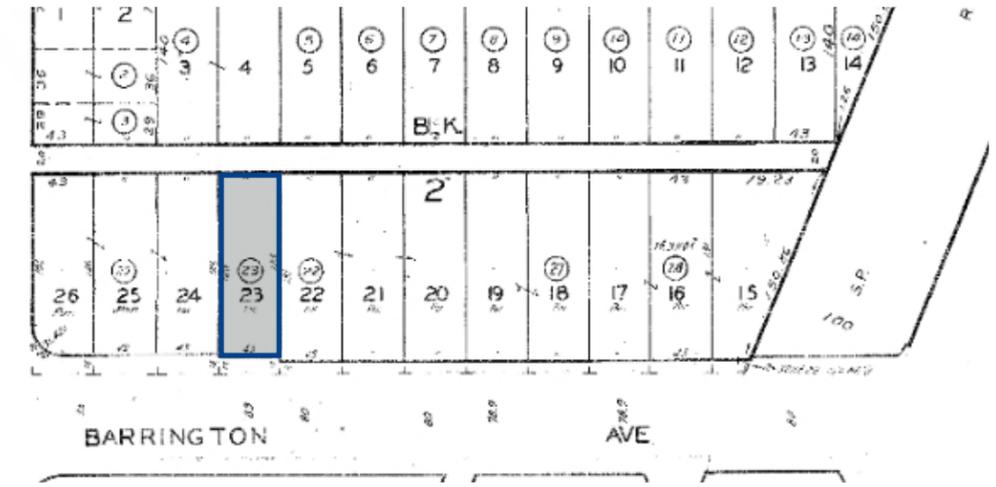
2216 S Barrington Ave

Sale Price / Lease Rate	\$3,500,000 (\$650/SF) \$2.95 NNN
Available SF	5,456 SF
Construction	Brick
Loading Doors	1 Grade Level Roll Up Door
Clear Height	GF: 15' - 21' Mezz: 9.5'
Use	Industrial/Flex
Tenant	Verizon Wireless 466 SF - \$5,500/Mo. through 11/29

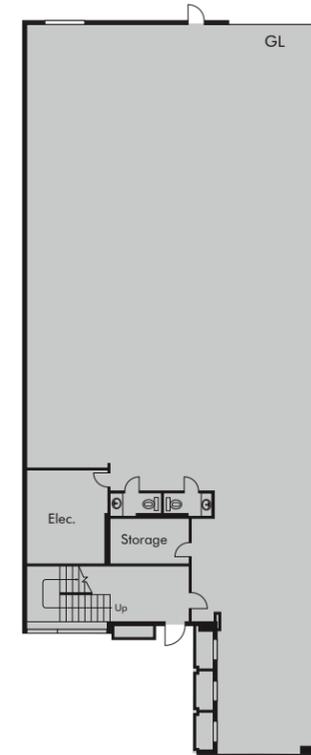
Highlights

- Built 1968 / Renovated 2025
- 6 Parking Spaces
- Open Floor Plan
- Recent renovations with new roof, skylights and fresh paint
- Income from Verizon Wireless Lease
- Passthrough opening to 2222 Building (can be closed off)

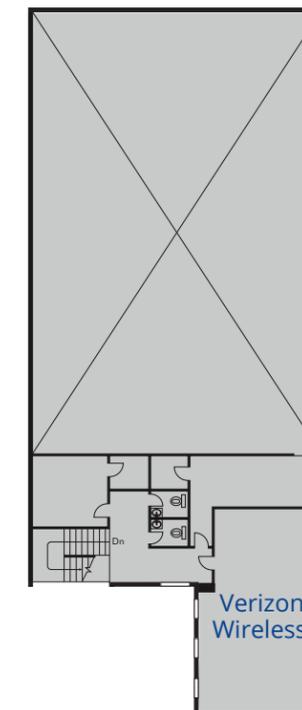
Parcel Map



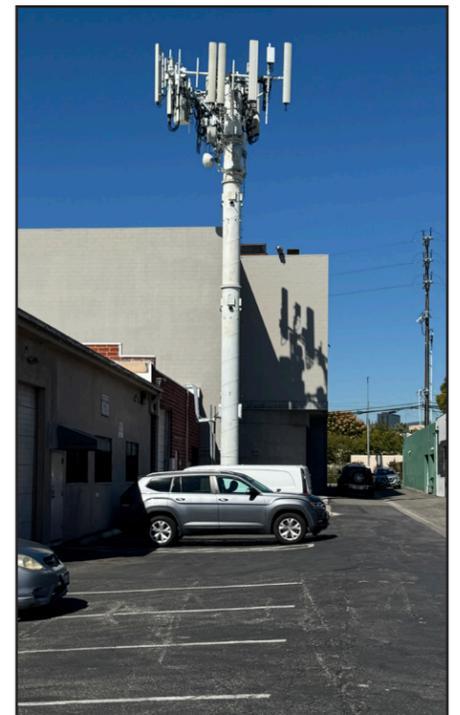
Floorplan | Ground Floor



Floorplan | Mezzanine



Verizon Cell Tower





Exterior



View Facing Parking Lot



View Facing Barrington & Mezzanine Level



View Facing Front of Building



Staircase to Mezzanine Level



Mezzanine Level



Mezzanine Level



Parking Lot

2222 S Barrington Ave

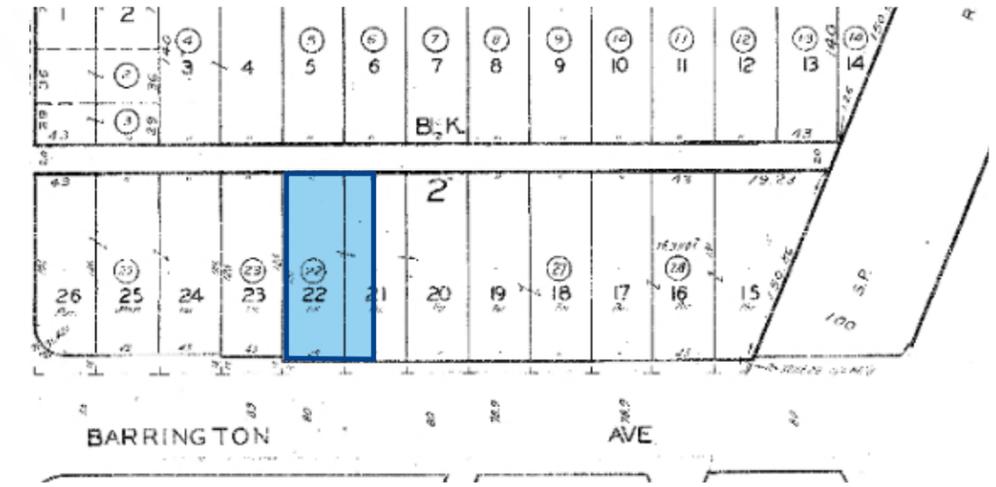
Sale Price / Lease Rate	\$8,600,000 (\$580/SF) \$2.95 NNN (sold with 2230 S Barrington)
Available SF	6,877 SF
Construction	Wood Frame
Loading Doors	1 Grade Level Roll Up Door
Clear Height	16'
Use	Industrial/Flex

Highlights

- Built 1956 / Renovated 2025
- 6 Parking Spaces
- Open Floor Plan
- Recent renovation with new roof, skylights and fresh paint
- Passthrough Opening to 2230 Building



Parcel Map



Floor Plan





2230 S Barrington Ave

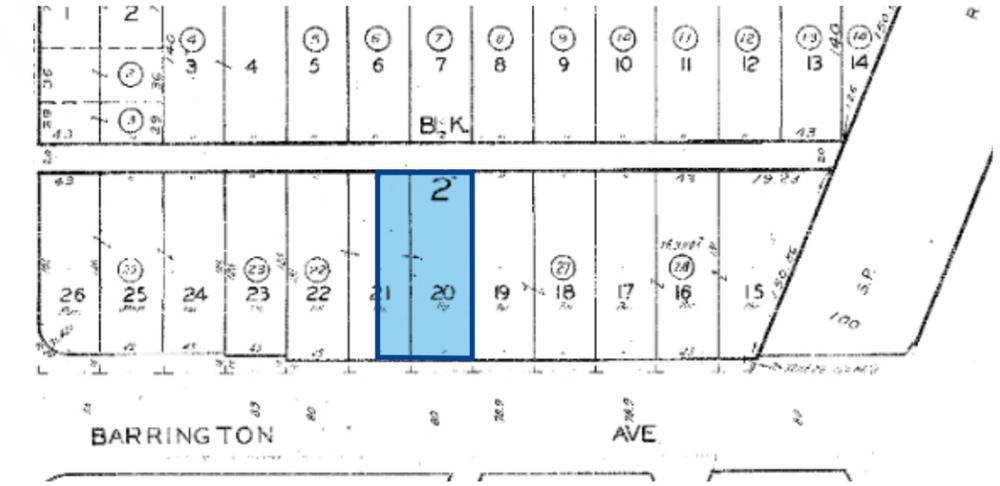
Sale Price / Lease Rate	\$8,600,000 (\$580/SF) \$2.95 NNN (sold with 2222 S Barrington)
Available SF	7,960 SF
Construction	TBD
Loading Doors	1 Grade Level Roll Up Door
Clear Height	GF: 12' 2nd: 11'
Use	Industrial/Flex

Highlights

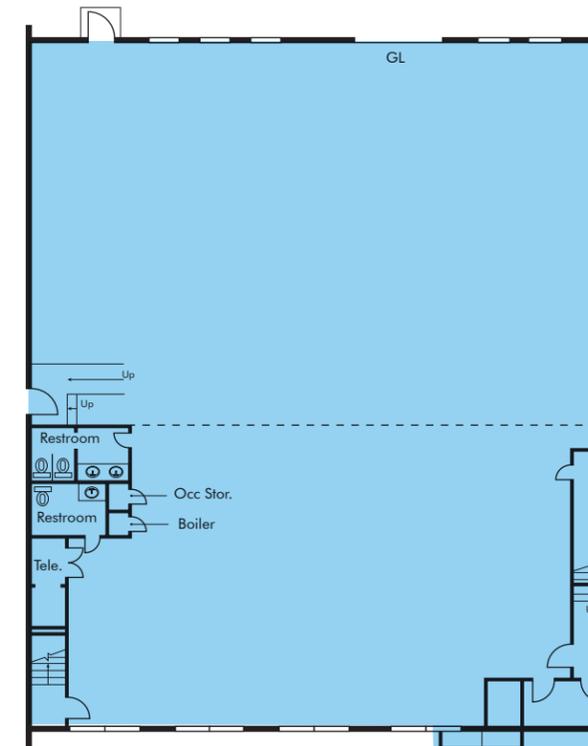
- Built 1956 / Renovated 2025
- 2 Story Building
- 16 Parking Spaces
- Open Floor Plan
- Recent renovation with new roof, skylights and fresh paint
- Passthrough opening to 2222 Building



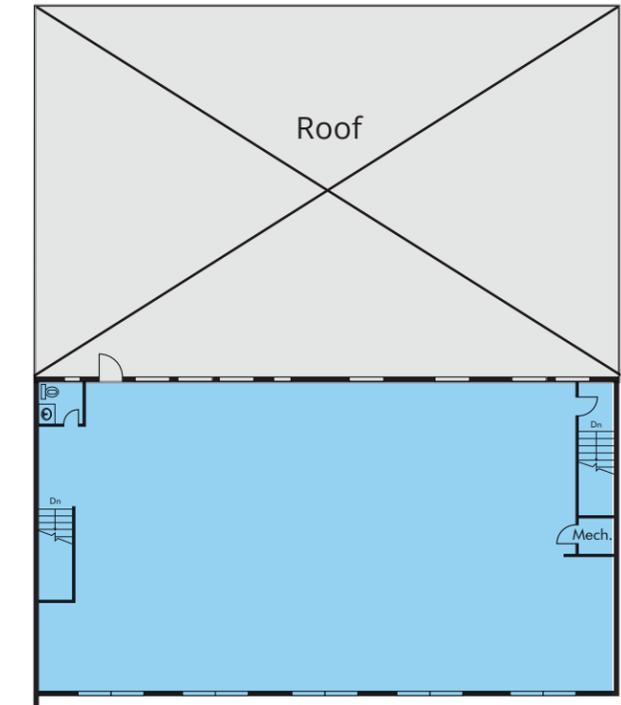
Parcel Map

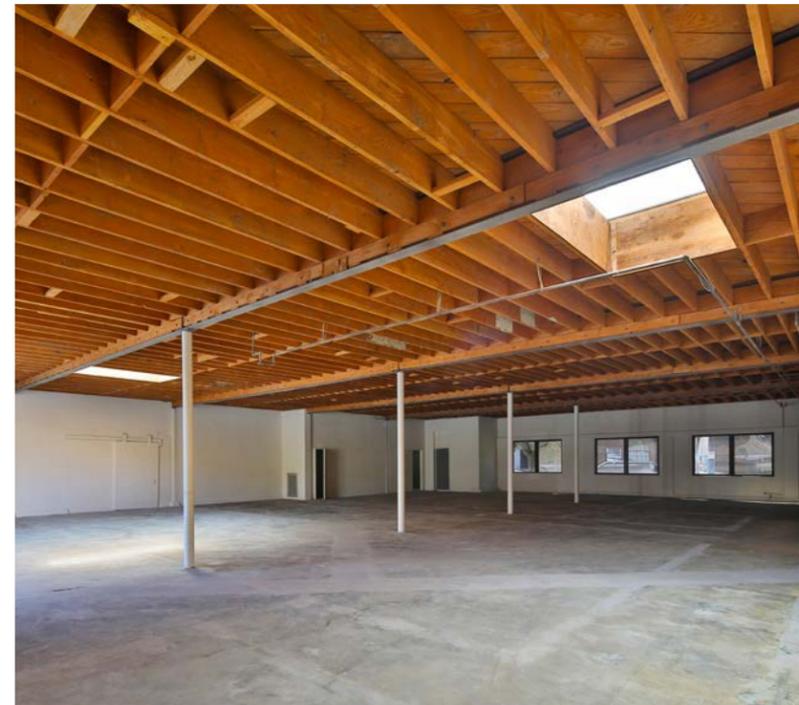
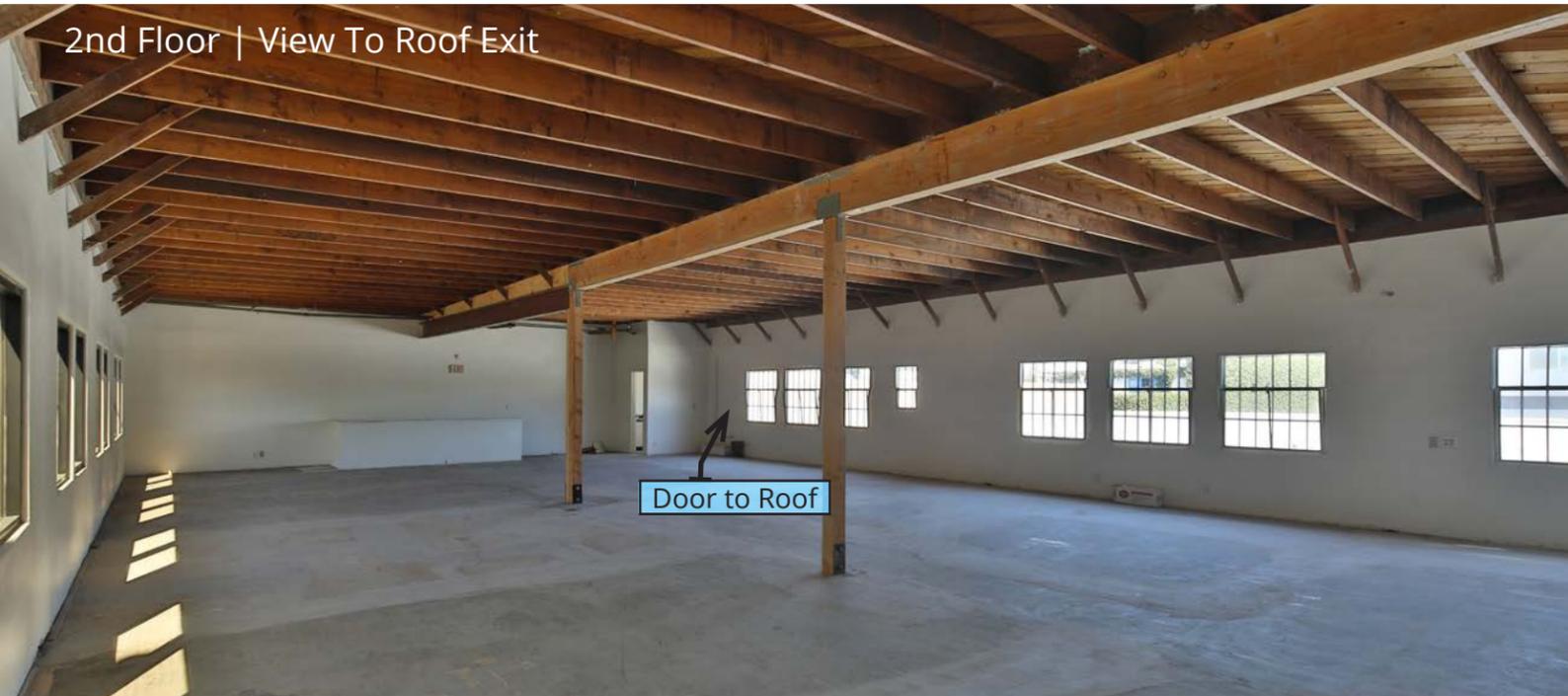


Floorplan | Ground Floor



Floorplan | 2nd Floor





View Facing Barrington & 2222 Connecting Door

View Facing Parking Lot

2nd Floor | View Facing Barrington

2nd Floor | View To Roof Exit

Door to Roof

West Los Angeles Industrial/Flex Market Overview

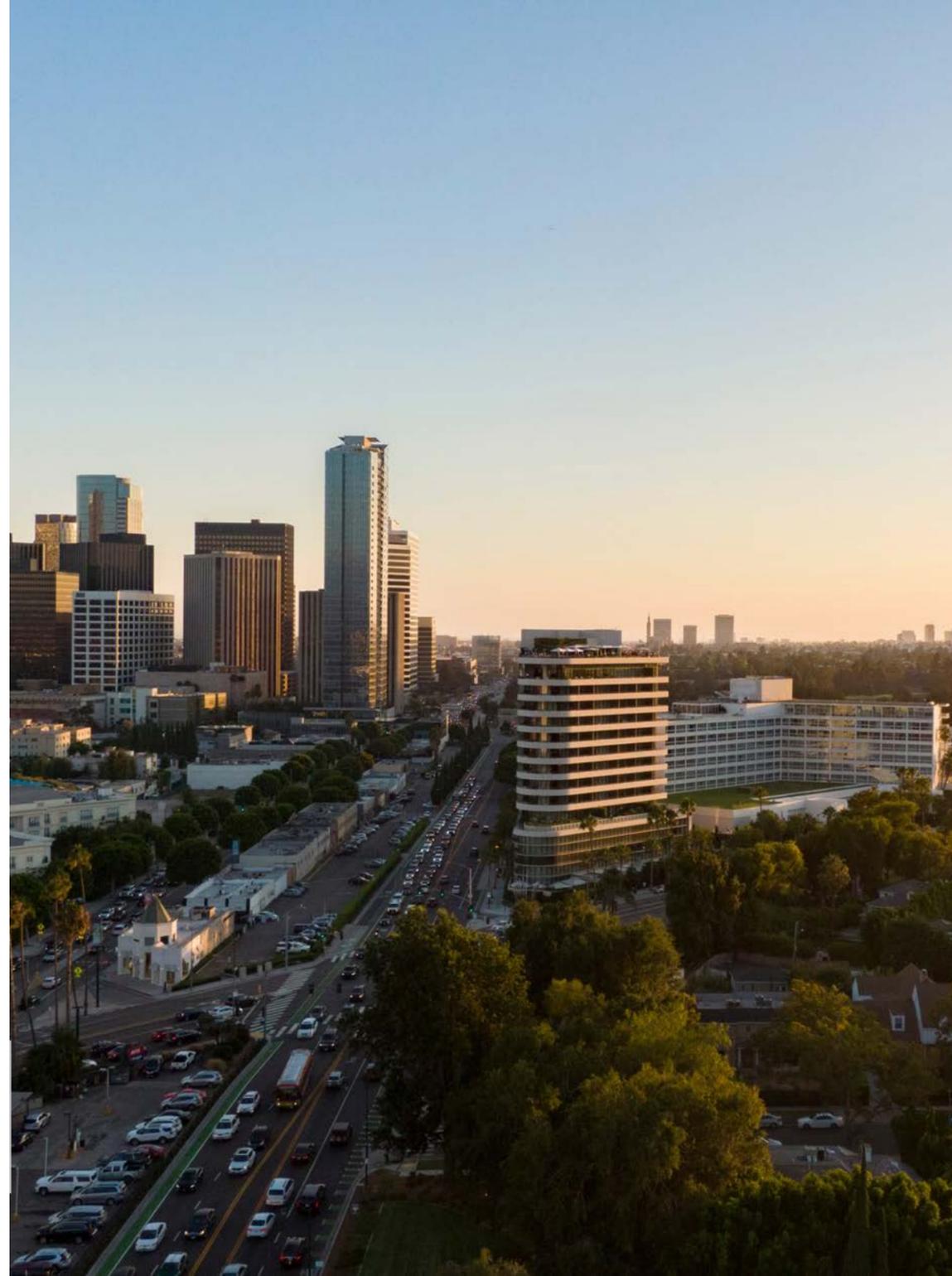
The Westside industrial market has undergone a notable shift over the last 10 years, with demand softening due to evolving workplace dynamics and macroeconomic headwinds. Vacancy has climbed to 11.8% as of Q3 2025, driven by reduced business inventories, tariff uncertainty, and the continued prevalence of remote work, particularly impacting flex space, which represents 36% of the submarket's supply.

Despite elevated vacancy, rent declines on the Westside have been more modest compared to the broader Los Angeles market, supported by limited new construction and redevelopment pressure from rising land values in areas like Culver City and Santa Monica. Average asking rents are down 20% from their 2022 peak. In comparison, the South Bay industrial market has declined by 33%, and Central Los Angeles by 28% over the same period.

Industrial & Creative Office Rents have likely hit bottom and are projected to increase in the quarters to come.

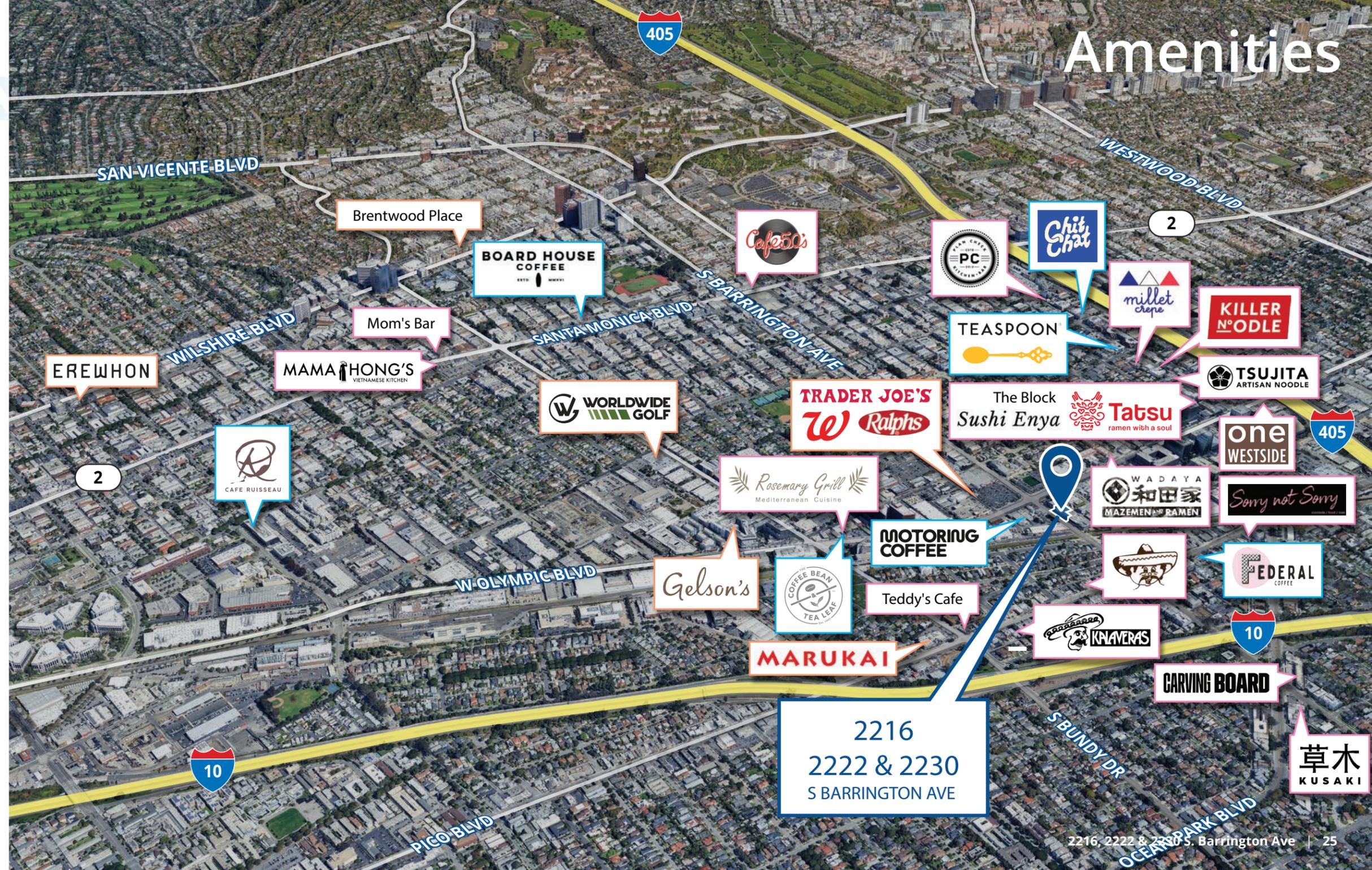
West LA Submarket | Numbers At A Glance

 Inventory SF 12.6M	 Under Construction SF 0	 Vacancy Rate 11.8%
 12 Mo Net Absorption SF (393K)	 Market Asking Rent/SF \$2.87	
 Market Sale Price/SF \$565	 Market Cap Rate 5.2%	





Amenities



Dense Immediate Submarket with Strong Underlying Demographics

- Over 47,000 people within one mile of the subject properties and over 325,000 people located within three miles.
- Strong average household income of \$147,121 within one mile and \$164,949 within three miles.
- Over 23,000 households within one mile and over 148,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$1.5 million in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2023 Estimated Population	47,062	146,600	326,935
2028 Projected Population	49,059	149,497	330,824
2010 Census Population	-	-	-
2000 Census Population	42,783	129,496	301,032
2023-2028 Annual Pop Change (CAGR)	0.83%	0.39%	0.24%
2010-2020 Annual Pop Change (CAGR)	0.88%	0.66%	0.55%
2020-2023 Annual Pop Change (CAGR)	0.23%	0.19%	-0.12%
2022 Total Daytime Population	67,499	216,740	547,907
Workers	49,761	153,133	397,713
Residents	17,738	63,607	150,194

2022 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	23,617	68,605	148,535
<\$15,000	9.6%	9.5%	10.2%
\$15,000 - \$24,999	4.8%	4.7%	4.8%
\$25,000 - \$34,999	4.8%	4.1%	4.4%
\$35,000 - \$49,999	6.3%	5.9%	6.2%
\$50,000 - \$74,999	12.4%	11.5%	11.1%
\$75,000 - \$99,999	10.8%	10.6%	10.7%
\$100,000 - \$149,999	17.8%	17.3%	16.6%
\$150,000 - \$199,999	12.0%	12.3%	11.6%
\$200,000+	21.6%	24.2%	24.5%
Average Household Income	\$147,121	\$163,327	\$164,949
Median Household Income	\$102,657	\$107,721	\$105,806

Top Area Employers by SF

Only a short commute from Santa Monica, Brentwood, Westwood, Bel Air and Beverly Hills, West Los Angeles has become a major hub for a diverse tenant base of professional and streaming services, medical and creative industries, including companies such as Riot Games, Fox News and Hulu.

Top Area Employers by SF



633,509



171,633



160,862



159,470



156,585



135,154



123,779



100,000



95,996



89,070



88,768



87,822



87,756



80,340



76,298

Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Big Blue Bus and METRO Purple and Expo lines. Bundy/Expo station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 10-minute walk.



Walk Score
95/100
Walker's Paradise



Transit Score
62/100
Good Transit



Bike Score
88/100
Very Bikeable

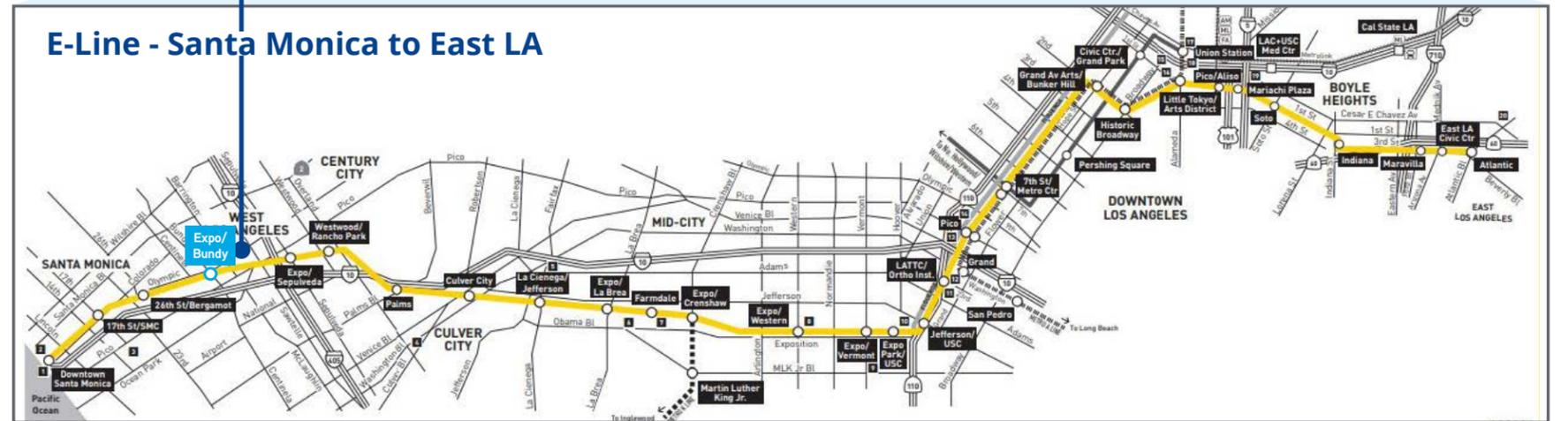


LA Metro Rail & Busway



2216, 2222 & 2230
S Barrington Ave

E-Line - Santa Monica to East LA





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