

3800

NORTH MISSION ROAD

LOS ANGELES, CA

FOR LEASE



 CUSHMAN & WAKEFIELD
GILL | BURNS | YOO

±95,525 SF FREESTANDING BUILDING SITUATED ON ±199,800 SF OF LAND

HIGHLIGHTS



Secure Yard with
±240 Car Parking



Complete Drive
Around Capability



Neighbors include USC
Medical Campus, LA
County and LA Unified
School District



Heavy Power
(3000 Amps)



Last Mile Location
in a Densely Populated
Area of Los Angeles



Close Proximity to
5, 10, 101, 110, & 710
Freeways



SPECIFICATIONS



BUILDING SIZE
±95,525 SF

PARKING
±240 SPACES

SPRINKLERED
YES

LAND SIZE
±199,800 SF

CLEAR HEIGHT
±12' - ±16'

YEAR BUILT
1955

OFFICE SIZE
±12,000 SF

POWER
3000 AMPS

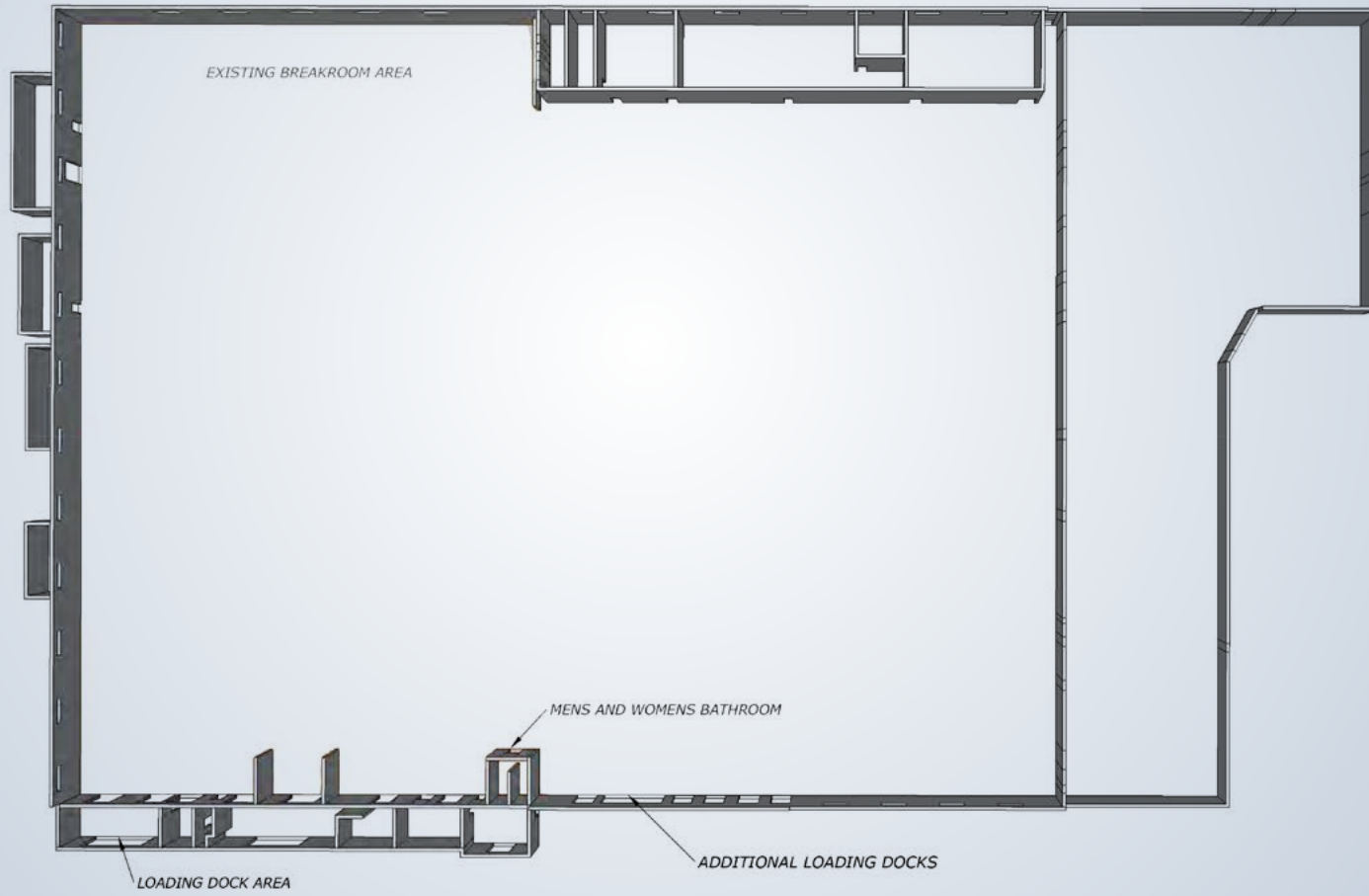
ZONING
M1

LOADING
9 DH / 2 GL

RESTROOMS
6

APN
5211-020-002

FLOORPLAN

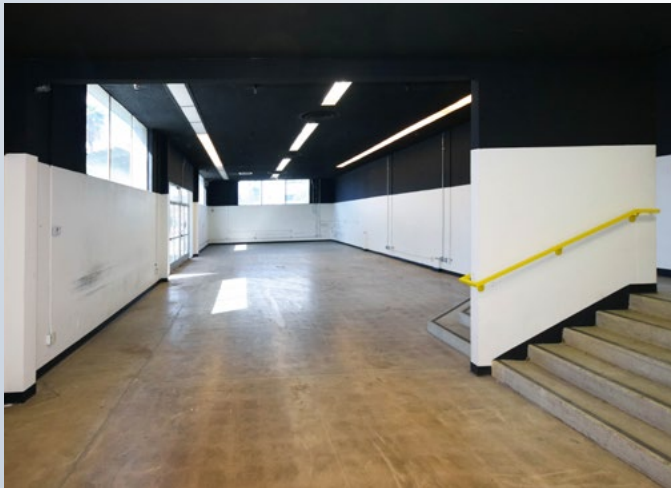


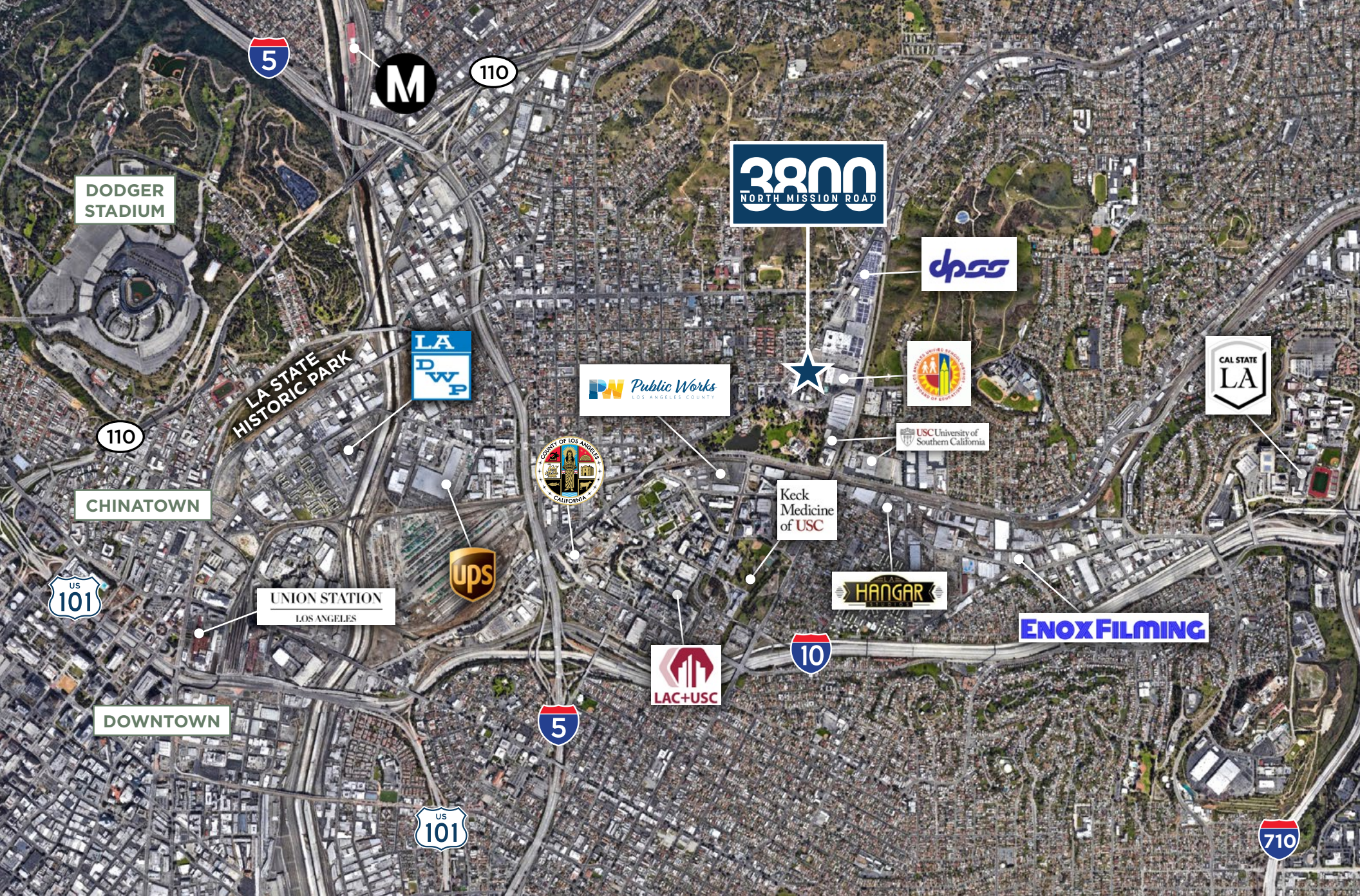


EXTERIOR



INTERIOR





3800
NORTH MISSION ROAD

dps



USC University of Southern California



PW Public Works
LOS ANGELES COUNTY



Keck
Medicine
of USC

HANGAR

ENOX FILMING



UNION STATION
LOS ANGELES

CHINATOWN

DODGER STADIUM

DOWNTOWN



IMMEDIATE ACCESS TO POPULATION CENTERS



OVER 4.5 MILLION PEOPLE WITHIN 12-MILE RADIUS OF PROPERTY



OVER 1 MILLION MILLENNIALS WITHIN THAT 12-MILE RADIUS



CENTRALIZED INFILL LOCATION WILL REDUCE DELIVERY COSTS



EASY ACCESS TO MULTIPLE HIGHWAYS

LOS ANGELES



CHINATOWN:	2.5 MILES
DOWNTOWN:	3 MILES
HIGHLAND PARK:	4 MILES
PASADENA:	5 MILES
KOREATOWN:	7 MILES
WEST HOLLYWOOD:	10 MILES

POPULATION

RADIUS FROM PROPERTY

- 1 MILE: 32,845 people
- 3 MILES: 303,251 people
- 6 MILES: 1,312,195 people
- 9 MILES: 2,778,953 people
- 12 MILES: 4,191,753 people

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