

10,197 SF

A V A I L A B L E F O R L E A S E



5380

alhambra avenue

L O S A N G E L E S , C A

**CBRE**



CBRE, Inc. presents an exclusive opportunity to occupy a unique R&D/Lab/Flex building at 5380 Alhambra Avenue, Los Angeles.

Constructed in 1937 and extensively renovated with nearly \$3M of recent capital improvements, the building spans 10,197 square feet, situated on 0.23 acres of land. It offers warm shell lab space, making it perfect for early-stage life science and R&D users. Positioned in the heart of the Los Angeles bioscience hub, the Property is well-equipped to accommodate clean rooms, fume hoods, as well as wet and dry labs, making it an ideal choice for businesses operating in the industry.



**\$2.00/SF/MO NNN**  
ASKING LEASE RATE



**10,197**  
SQUARE FEET



**AMPLE POWER**  
800 AMP, 240/120V, 3P, 4W



# PROPERTY DETAILS



**ADDRESS**  
5380 Alhambra Avenue  
Los Angeles, CA

**ASSESSOR PARCEL NUMBER**  
5220-031-007

**BUILDING AREA**  
10,197 SF

**LAND AREA**  
0.23 AC

**YEAR BUILT/RENOVATED**  
1937/2019

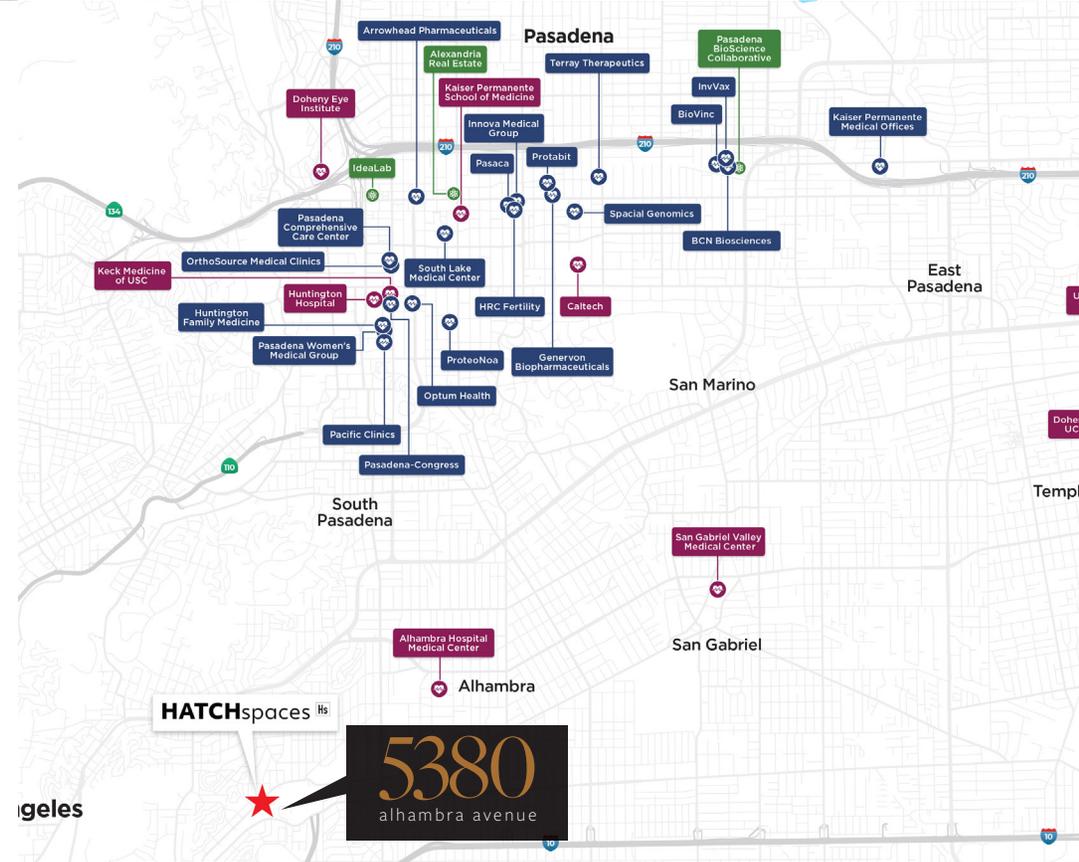
**STORIES**  
2

**POWER**  
800 Amps, 240/120v,  
3p, 4w

**CEILING HEIGHTS**  
1st Floor - 17'2"  
2nd Floor - 7' to 10'

**ZONING**  
MR1-1VL

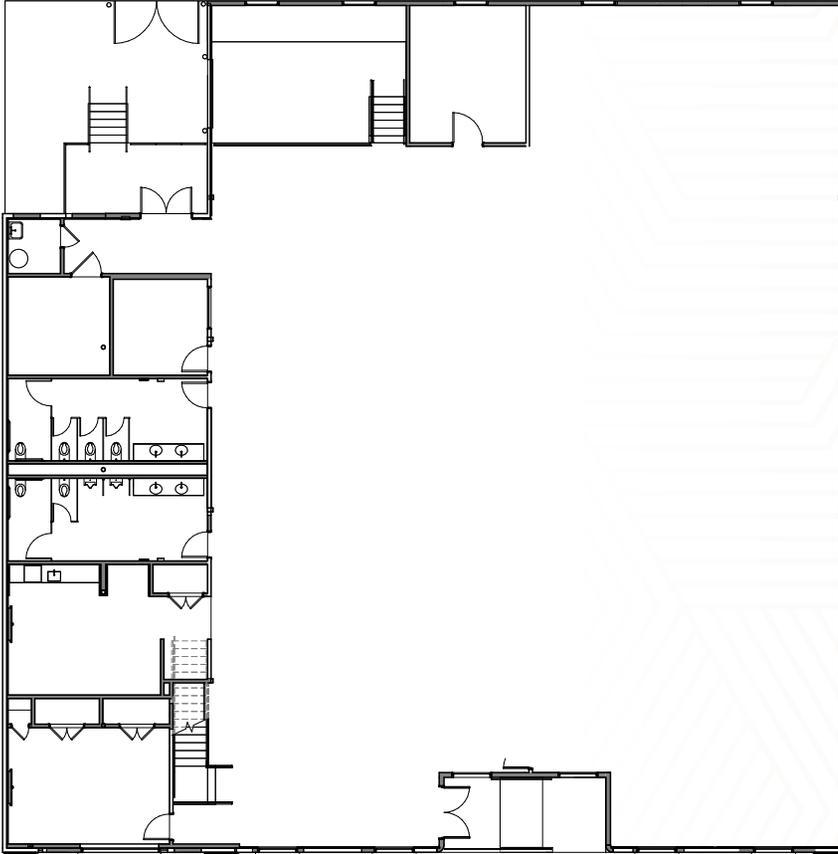
**P** **PARKING**  
Ample free street parking



# FLOOR PLANS

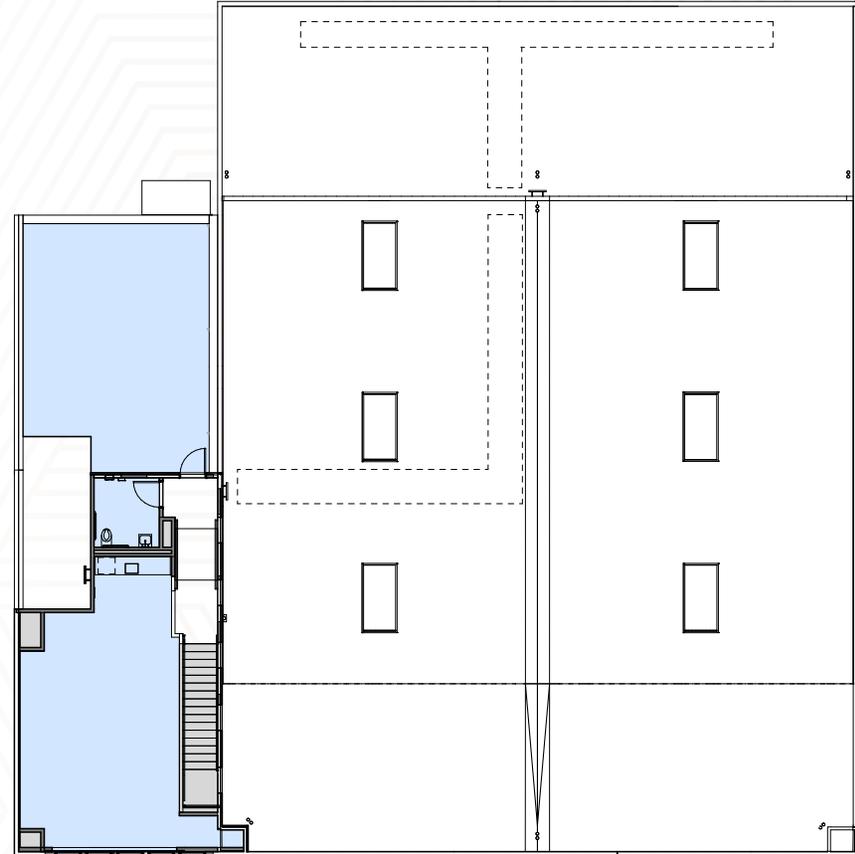
## 1st Floor

8,557 SF



## 2nd Floor

1,640 SF



## CONTACT US

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