

MULTI-USE FACILITY FOR LEASE

Signalized Corner Location Adjacent to East Hollywood

4,434± SF Building on 6,000± SF of Land (Can Be Divided)

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



3651 BEVERLY BOULEVARD, LOS ANGELES, CA 90004



Rent Reduced!

3651 BEVERLY BOULEVARD, LOS ANGELES, CA 90004

- Prime multi-use facility
- Industrial, retail, or office applications
- Nice offices with HVAC and tile floors
- Heavy 400 amps power service
- Includes secure gated parking for 6 vehicles
- Northwest corner of Beverly Blvd & Westmoreland Ave
- Adjacent to East Hollywood, Koreatown and Silver Lake
- Building can be divided (call broker for details)

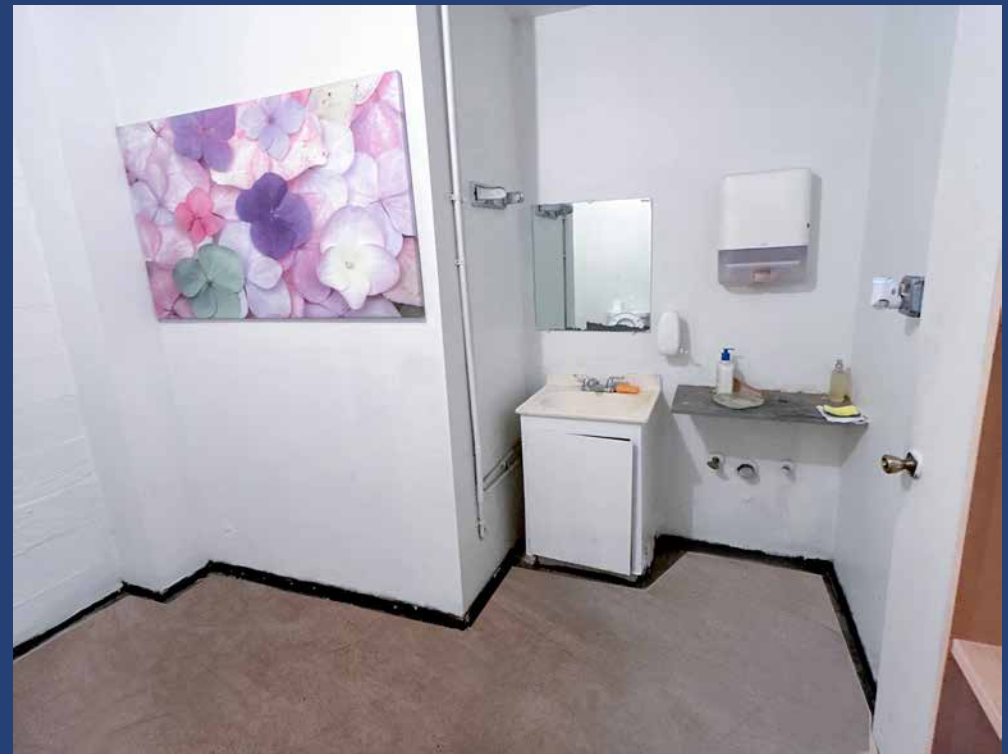
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Property Details

Building Area:	4,434± SF
Office Area:	1,000± SF
Land Area:	6,000± SF
Year Built:	1929
Construction:	Masonry
Power:	400A/240V/3Ph 4W
Clear Height:	11' (Drop Ceiling: 9')
Restrooms:	2
Parking:	6 Surface Spaces
Zoning:	LA M1-1
Traffic Count:	44,142 Vehicles Per Day

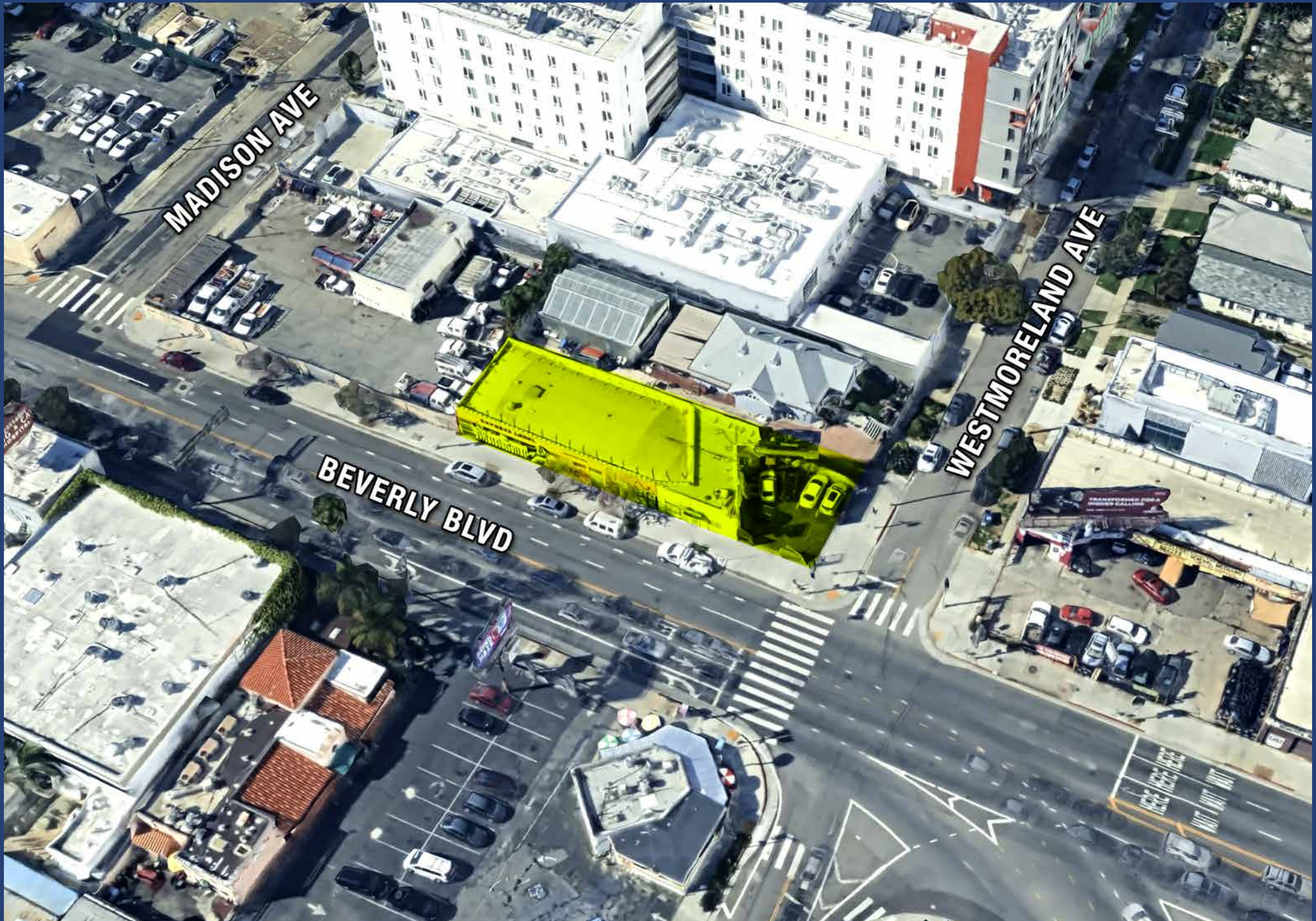
Lease Rental: \$8,868 \$7,759.50 Per Month
(\$1.75 Per SF Gr) Available Now!



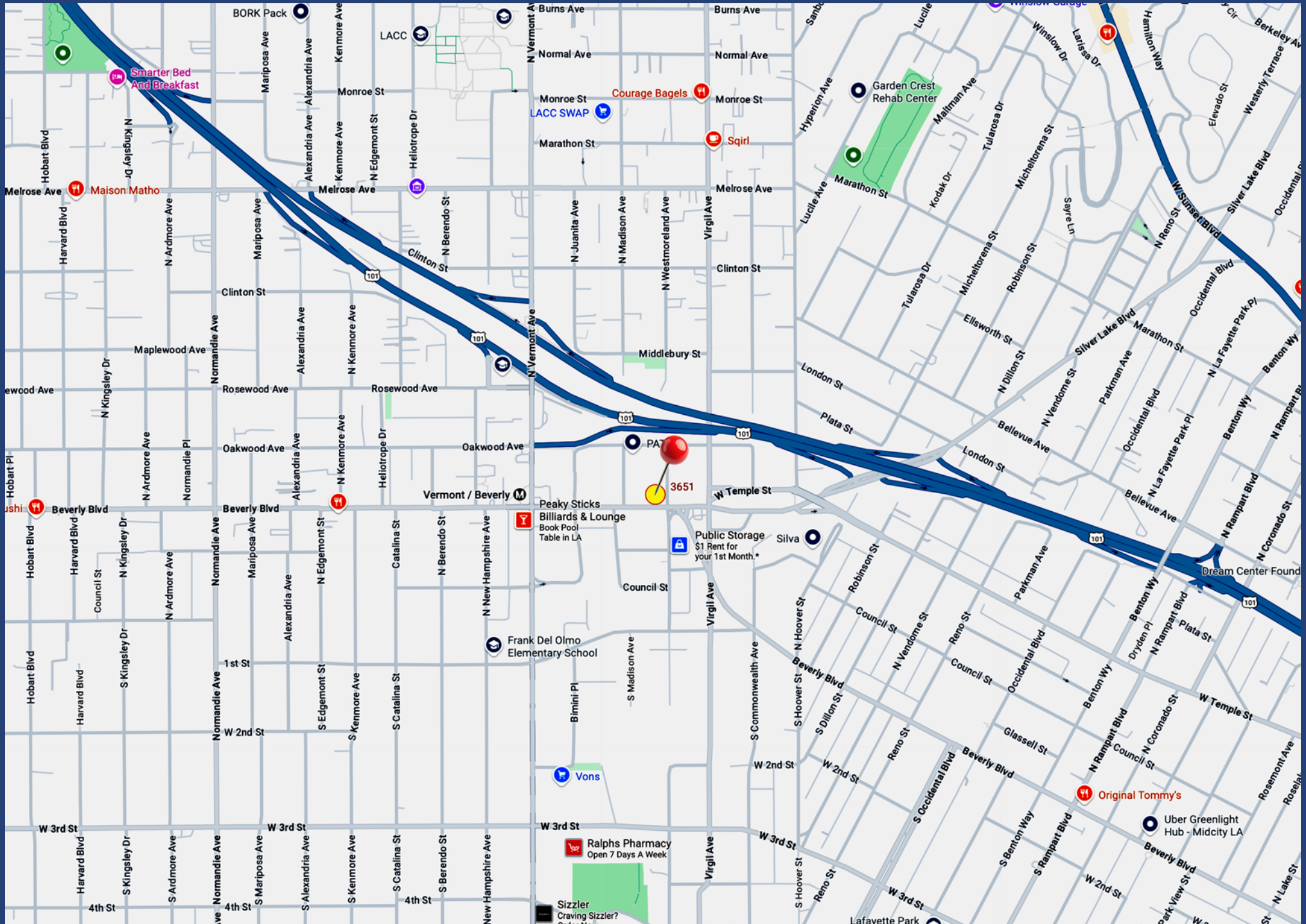




Aerial Photo

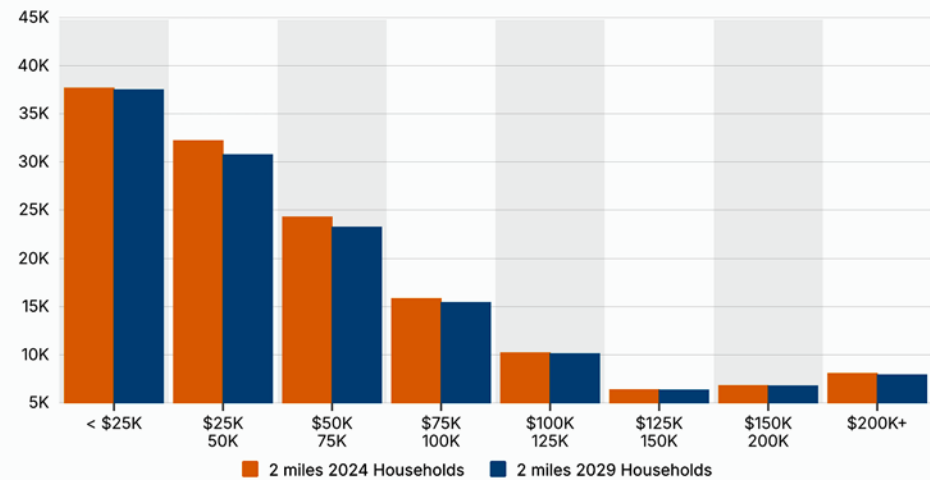


Area Map

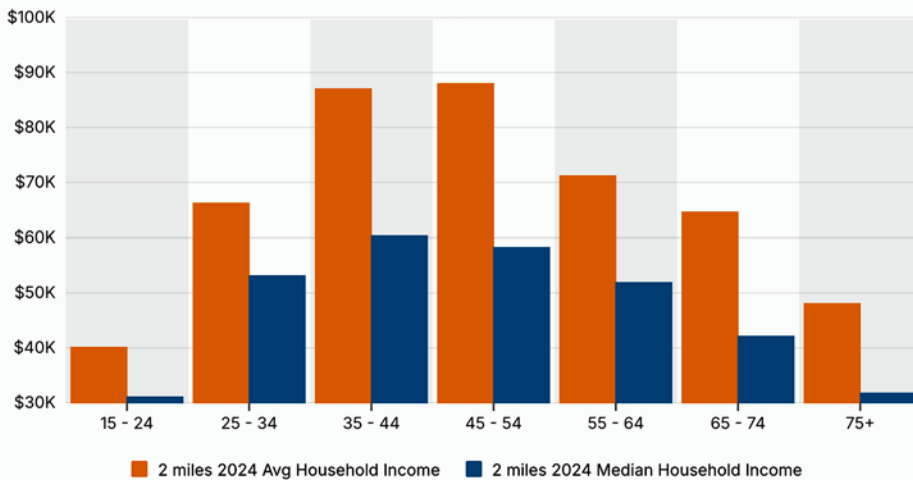


Neighborhood Demographics

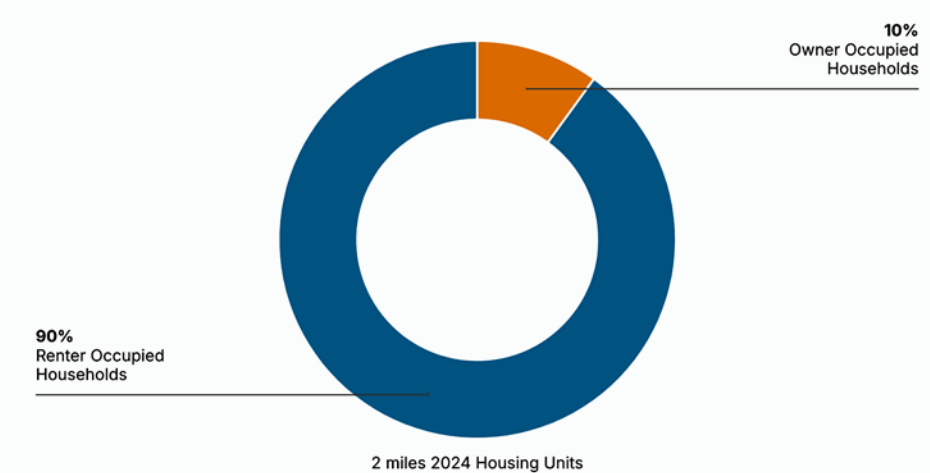
Household Income



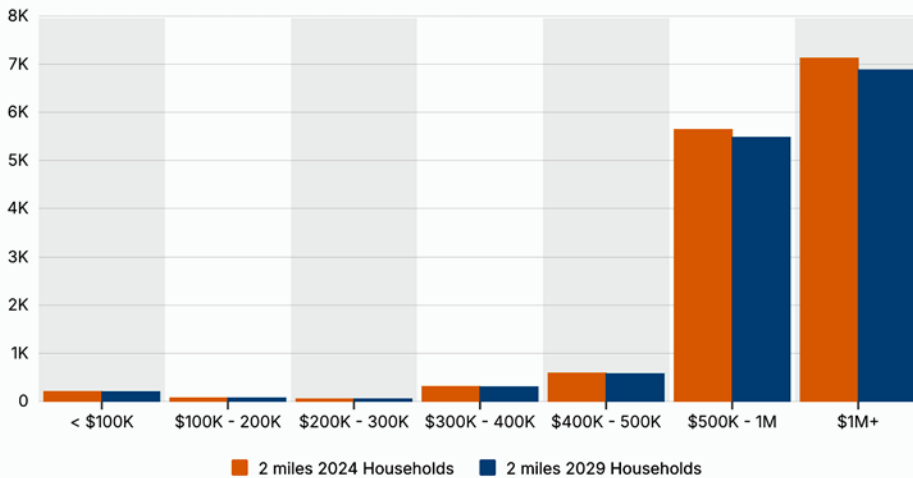
Household Income By Age



Housing Occupancy



Home Values



**3651 BEVERLY BOULEVARD
LOS ANGELES, CA 90004**

**4,434± SF Building
6,000± SF of Land**

Multi-Use Property For Lease

Industrial, Retail, or Office Potential

1-Story Building with Parking

Rent Reduced! Lessor Motivated!



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