

5431 West 104th Street

LOS ANGELES, CA



NEWMARK

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Price: \$17,995,000 (\$432/SF)

Building Size: 41,656 SF

Land: 52,829 SF

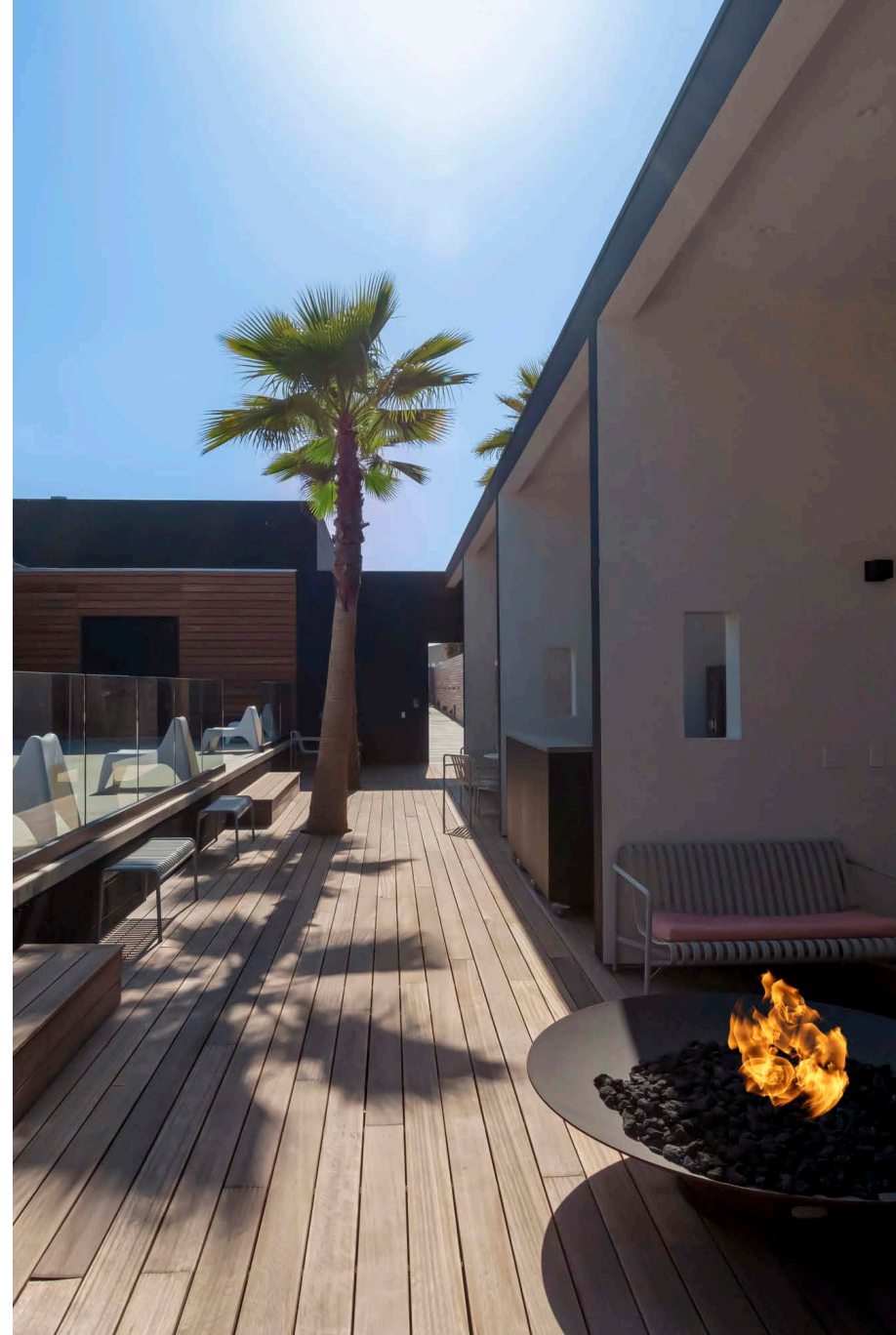
Year Built: 1951

Zoned: LAM2

Parking: 45 spaces in secured lot.

Vacant upon close of escrow

APN: 4129-033-003



5431 West 104th Street is a ±41,656 square foot freestanding flex property designed for production and creative use. The two-building site offers a mix of improved studio space and creative office, and is well-suited for an owner-occupier seeking a secure, fully built-out environment with long-term flexibility.

The property includes three production studios, ideal for in-house content creation, media production, or other specialized operations. Approximately 9,800 square feet of creative office space includes modern finishes, an open layout, and a full kitchen. The campus also features a large outdoor deck with a built-in kitchen, restrooms, and cabanas—suitable for events, team functions, or client meetings.

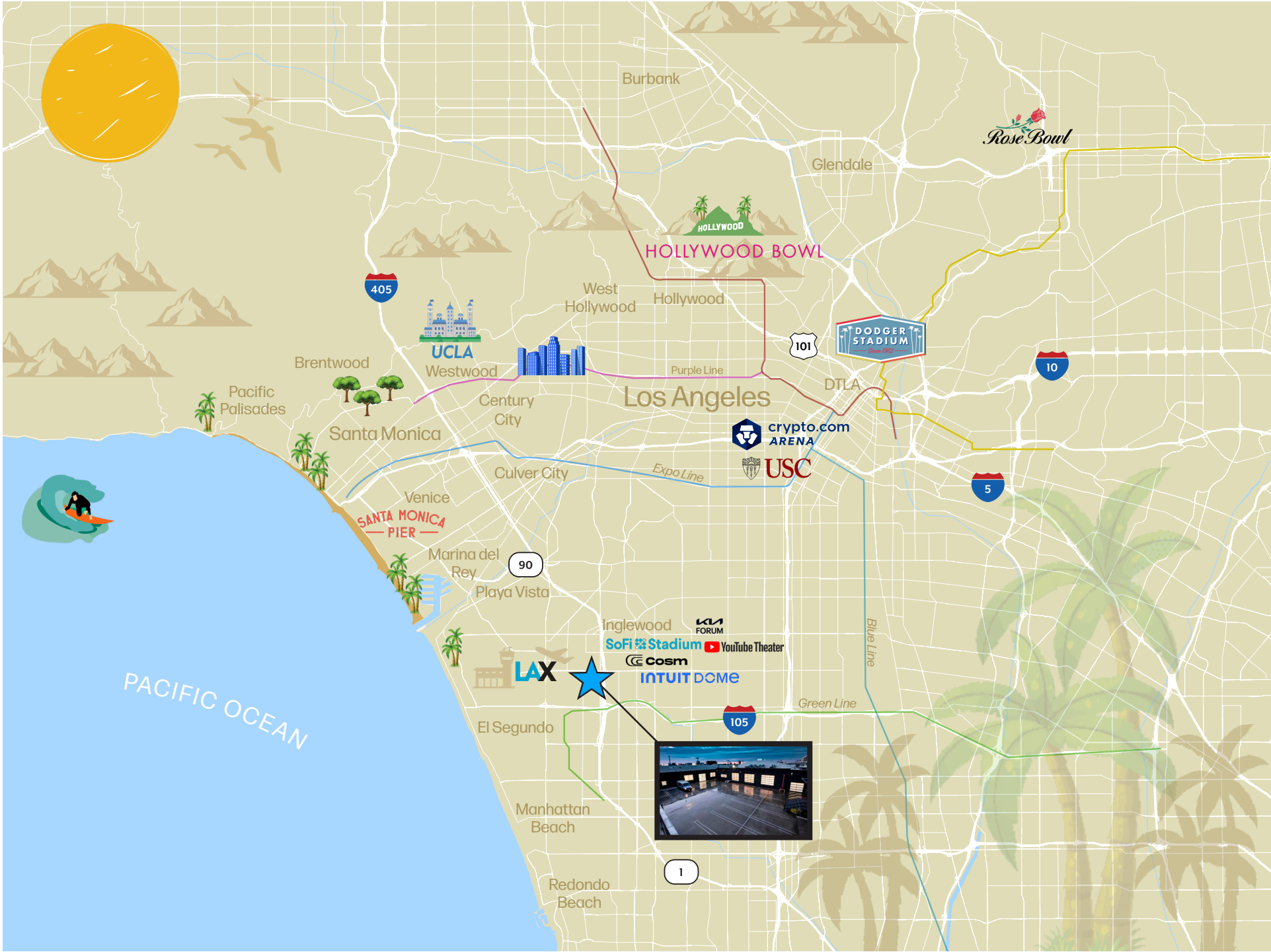
With secure perimeter fencing, on-site parking, and four roll-up doors for delivery and staging, the property offers logistical functionality in addition to creative infrastructure. Located near LAX, major freeways, and the growing Inglewood production district, the site provides access to labor, talent, vendors, and

transportation options in addition to convenient access to surrounding areas such as Playa Vista, Culver City, Marina del Rey, Venice, and the South Bay

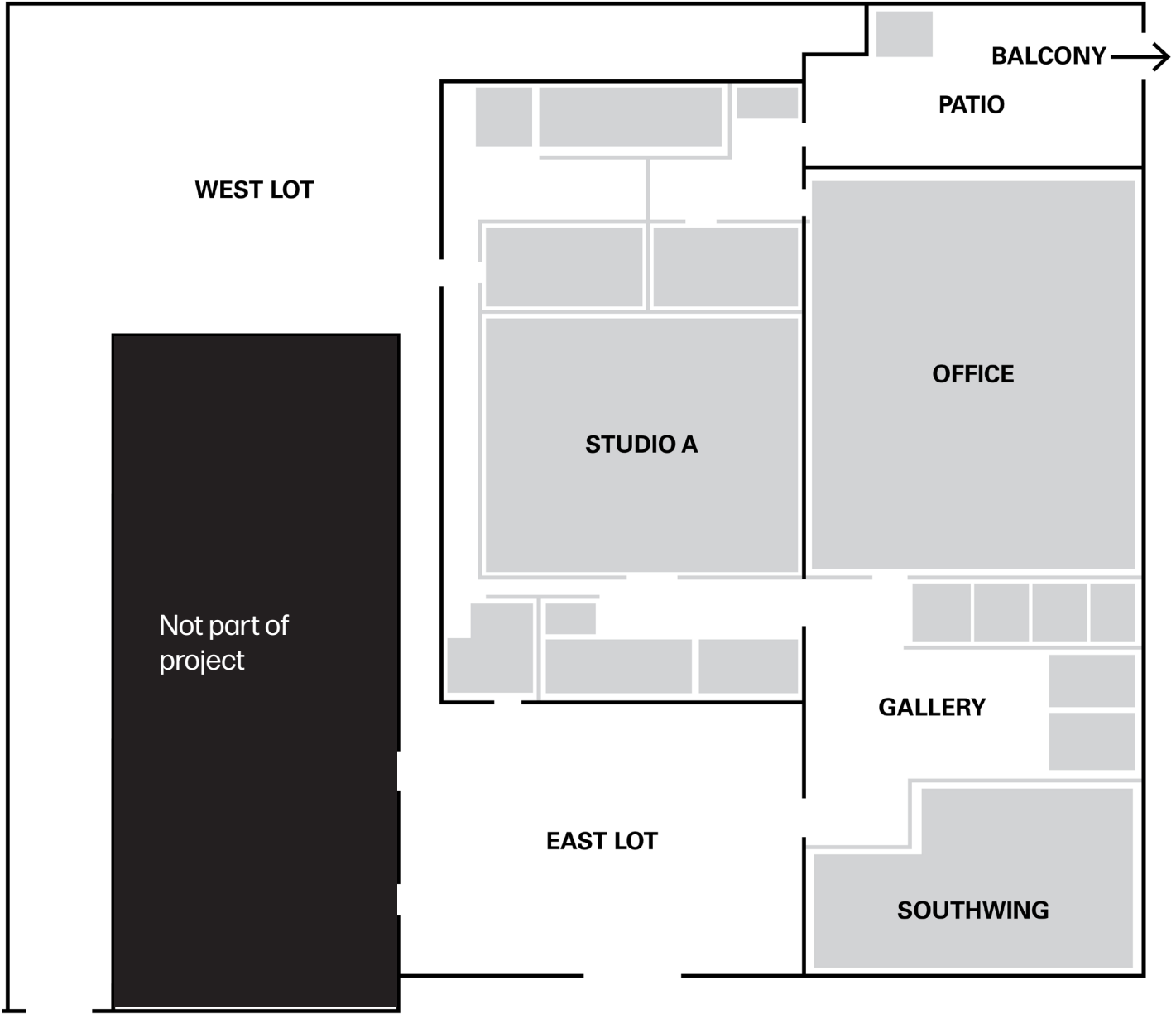
The location is in close proximity to Inglewood, which has seen recent investment in studio and production infrastructure, offering long-term potential for users or investors focused on the media and content industries.

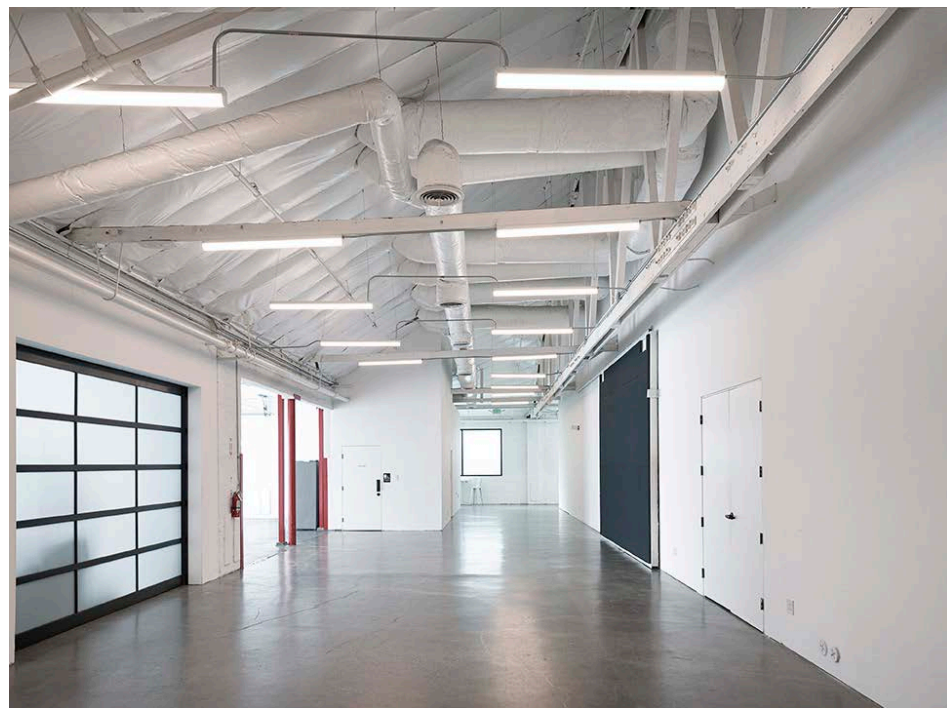
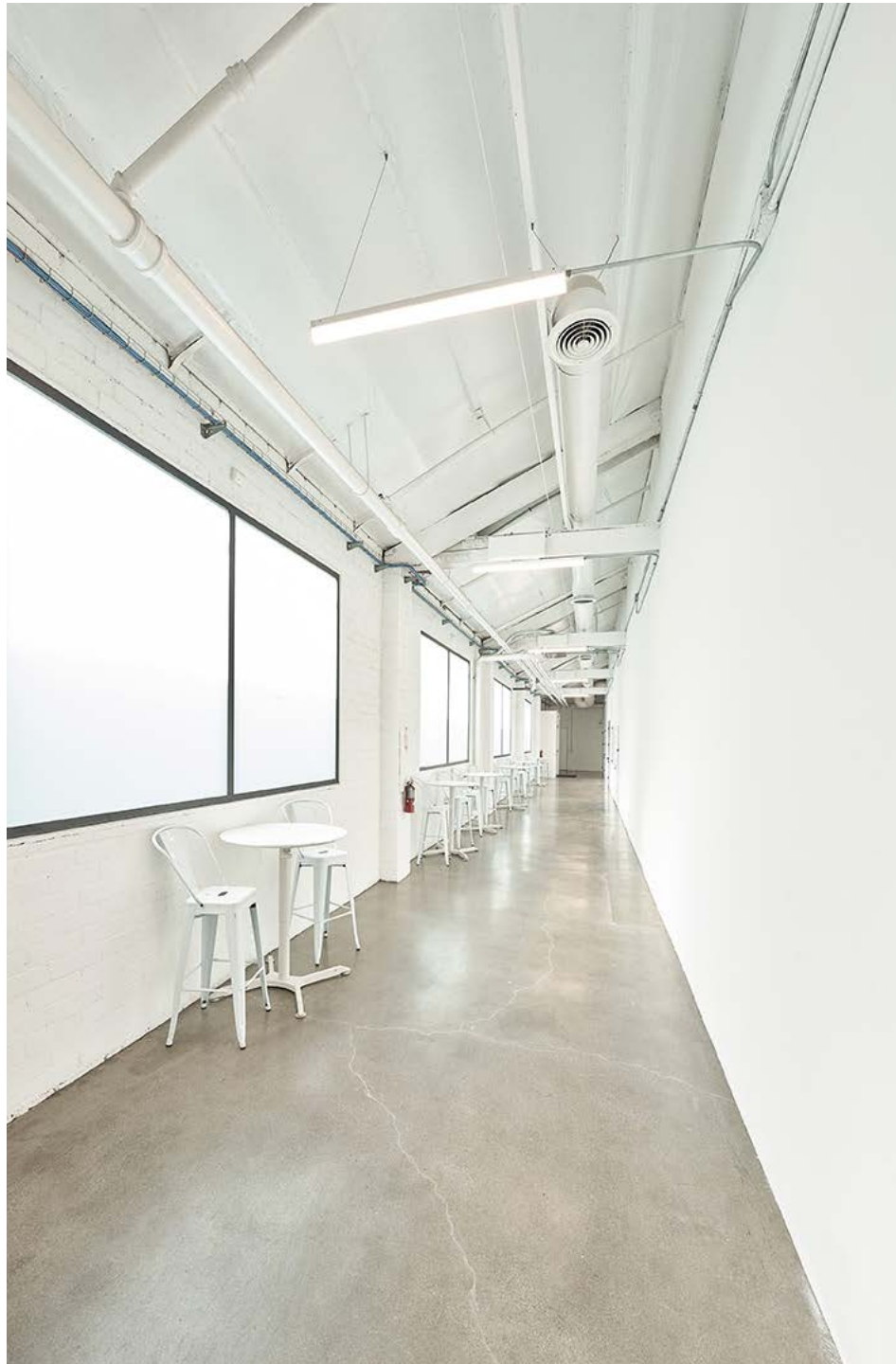
Property Highlights

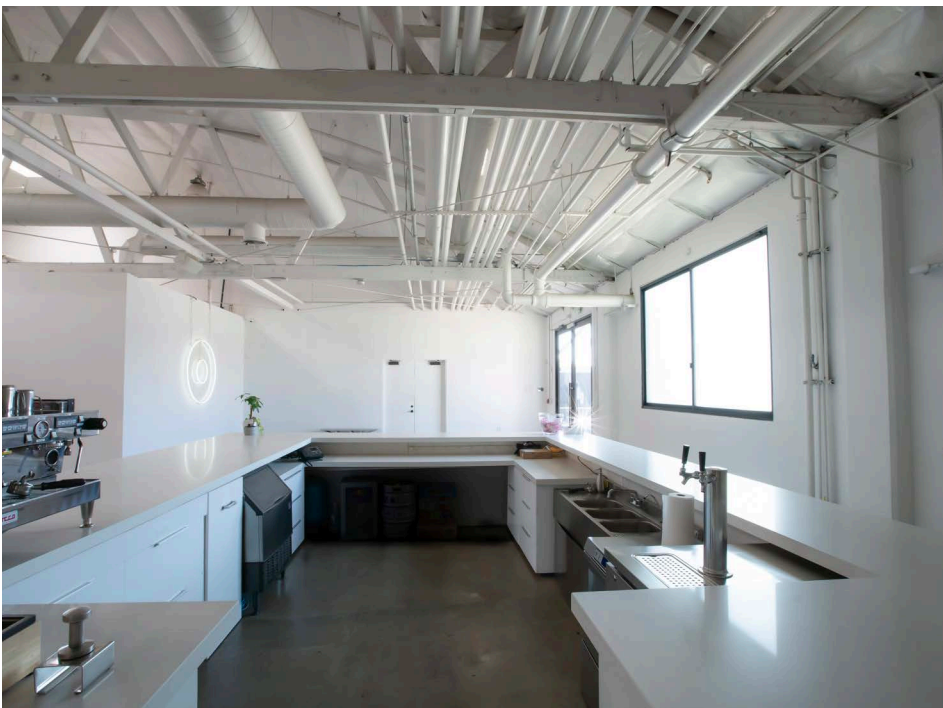
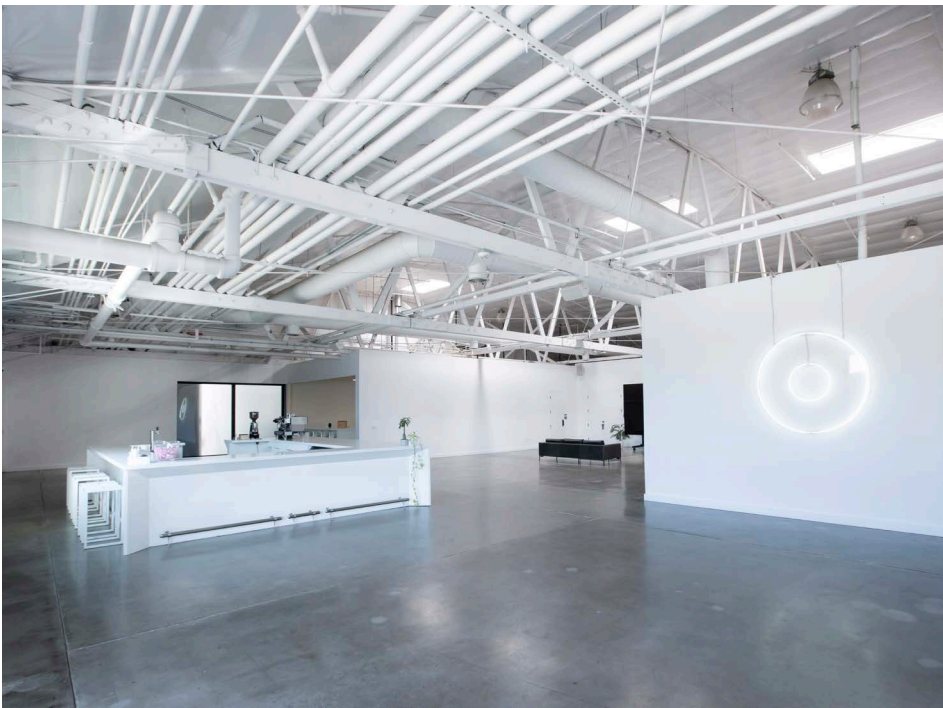
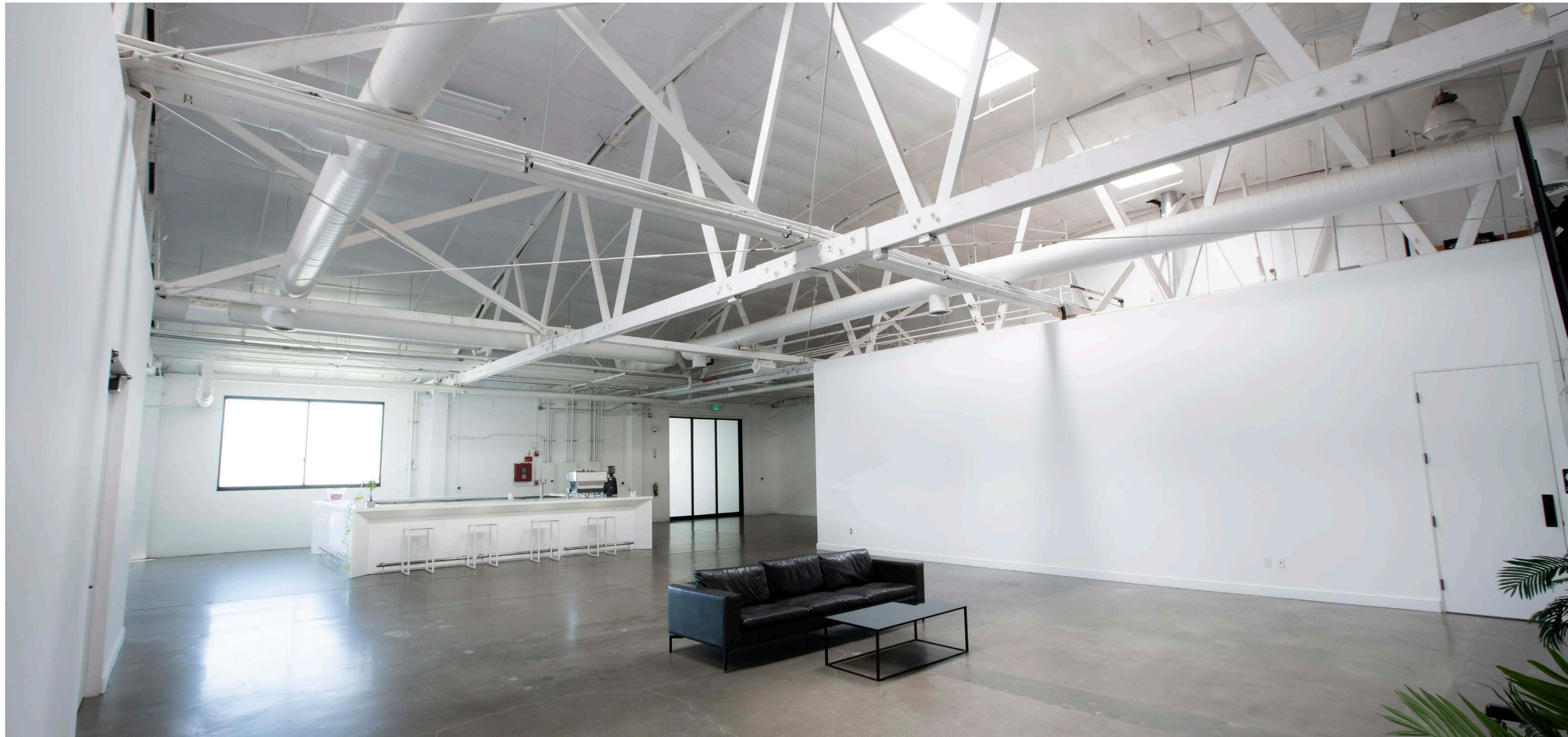
- ±41,656 SF across two freestanding buildings
- Three production studios with support spaces
- ±9,800 SF of creative office with open layout and kitchen
- Outdoor deck with kitchen, restrooms, and cabanas
- Gated lot with on-site parking and four roll-up doors
- Close to LAX, major freeways, and key Westside neighborhoods
- Adjacent to growing studio development activity in Inglewood

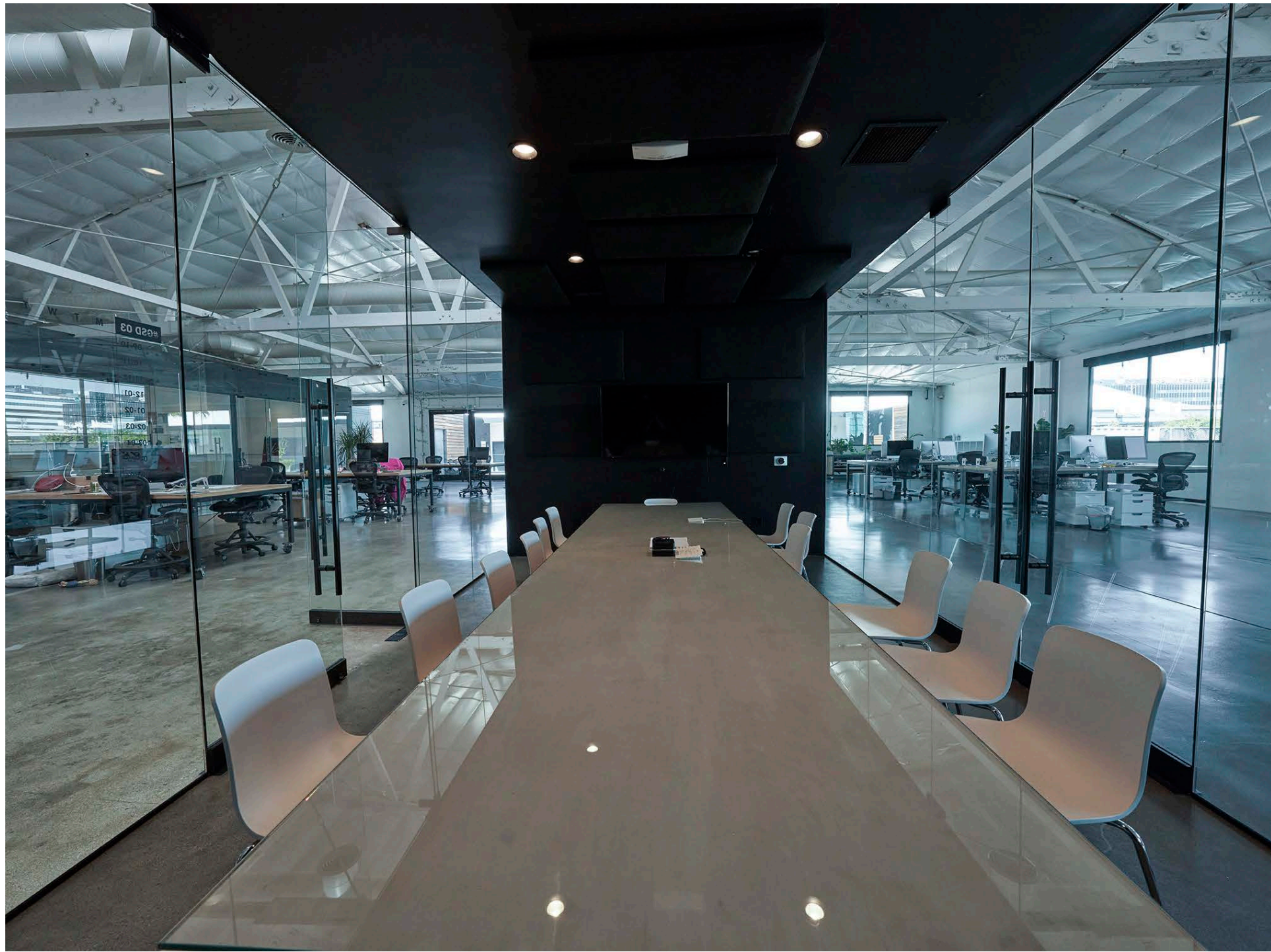


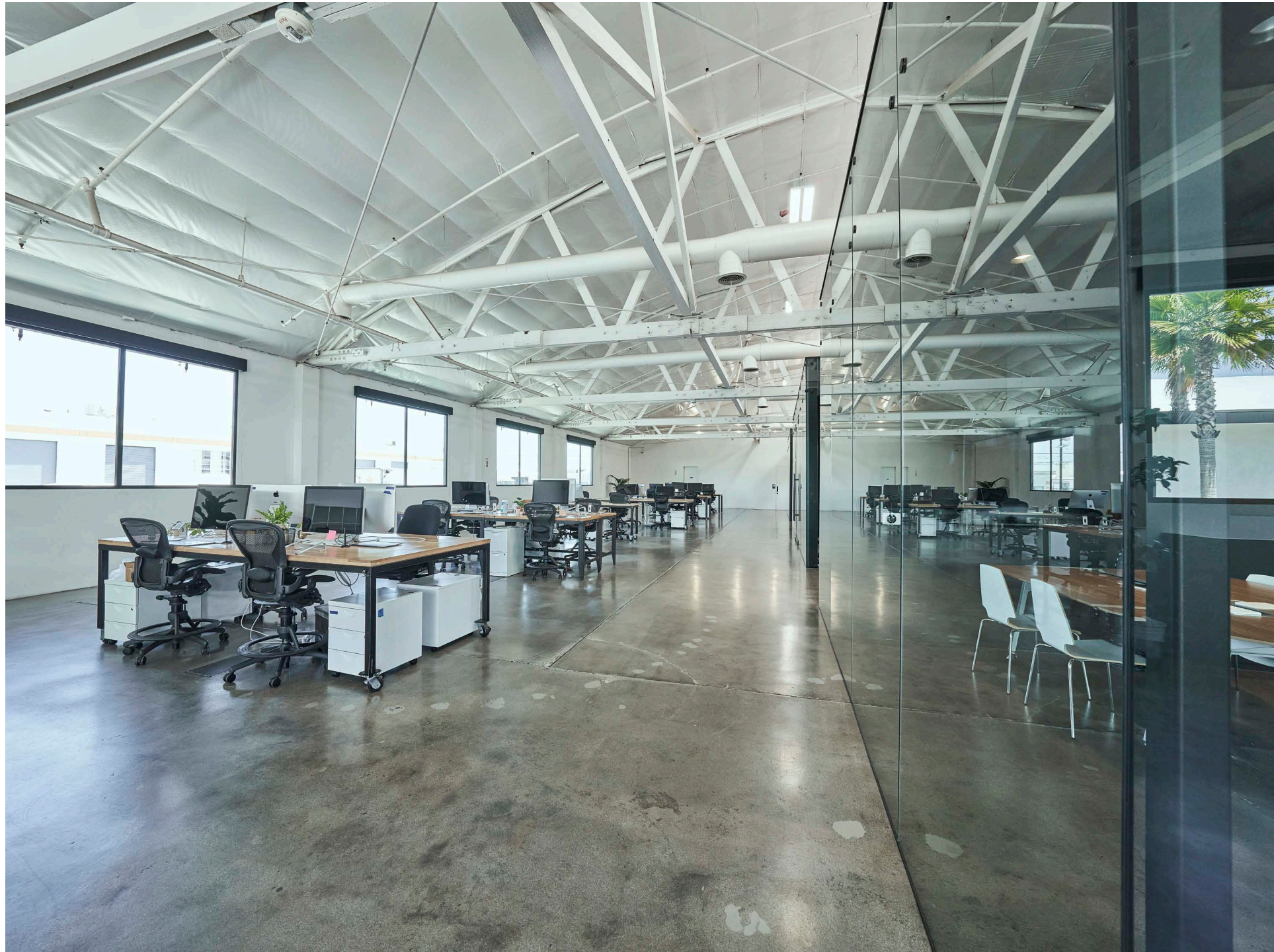
Site Plan















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