



5380

alhambra avenue

LOS ANGELES, CA

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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one

EXECUTIVE SUMMARY



CBRE, Inc. presents an exclusive opportunity to acquire 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.



\$5,995,000
ASKING PRICE



10,197
SQUARE FEET



LAB/R&D/OFFICE
FLEX BUILDING



PROPERTY HIGHLIGHTS



10,197 SF
Free standing R&D/Lab Flex building ideal for owner-users.



LAB READY INFRASTRUCTURE
Significant building upgrades for life science companies.



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



BEAUTIFUL BOW TRUSS CEILINGS WITH SKYLIGHTS
1st Floor - 17'2"
2nd Floor - 7' to 10'



HIGH SPEED FIBER
BSL1 and BSL2 capable with high speed fiber connection.



WARM SHELL
Lab warm shell space ready for tenant improvements.



MR1-1VL ZONING
0.23 acre parcel for manufacturing, R&D, and lab uses.



+/- \$3M IN RECENT CAPITAL UPGRADES
New roof, electrical, and HVAC.



AMPLE FREE PARKING
Significant street parking along Alhambra Avenue.



5380

alhambra avenue

two

PROPERTY DETAILS



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'



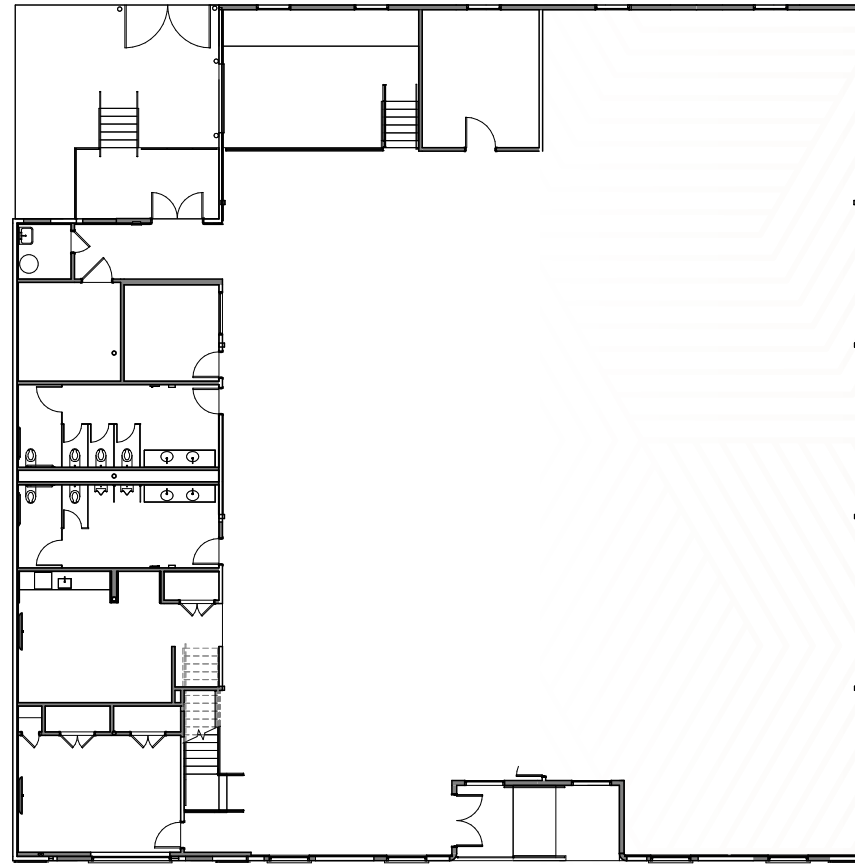
ZONING
MR1-1VL



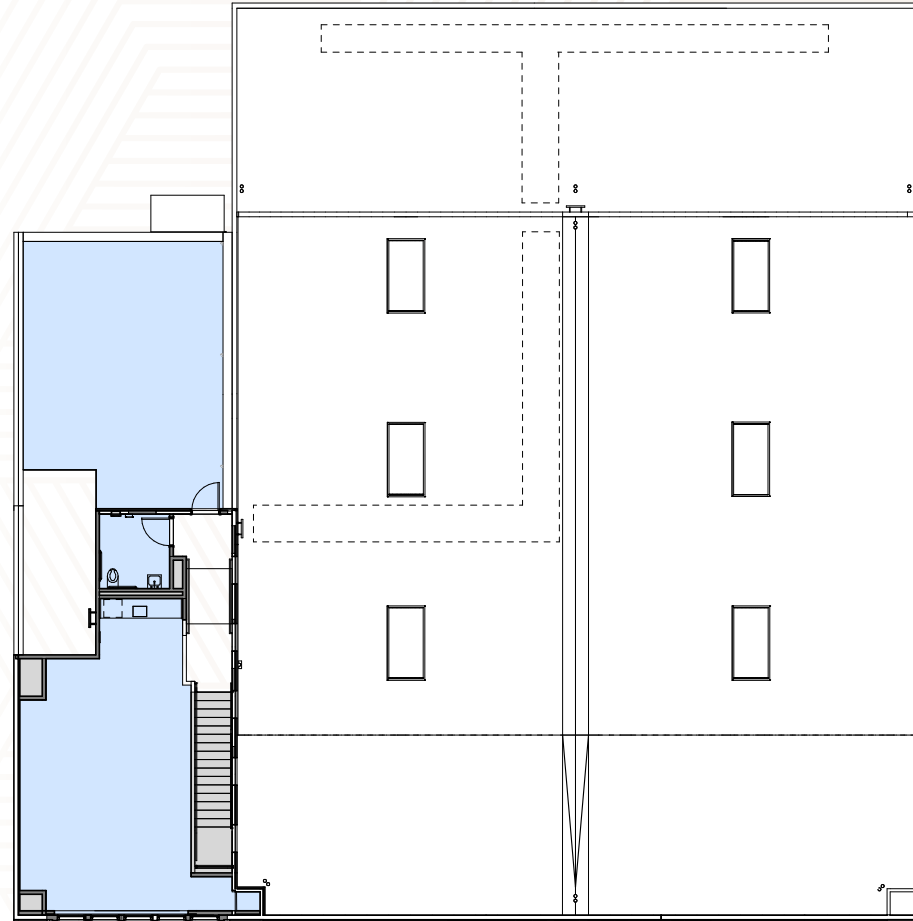
PARKING
Ample free street
parking

FLOOR PLANS
10,197 SF

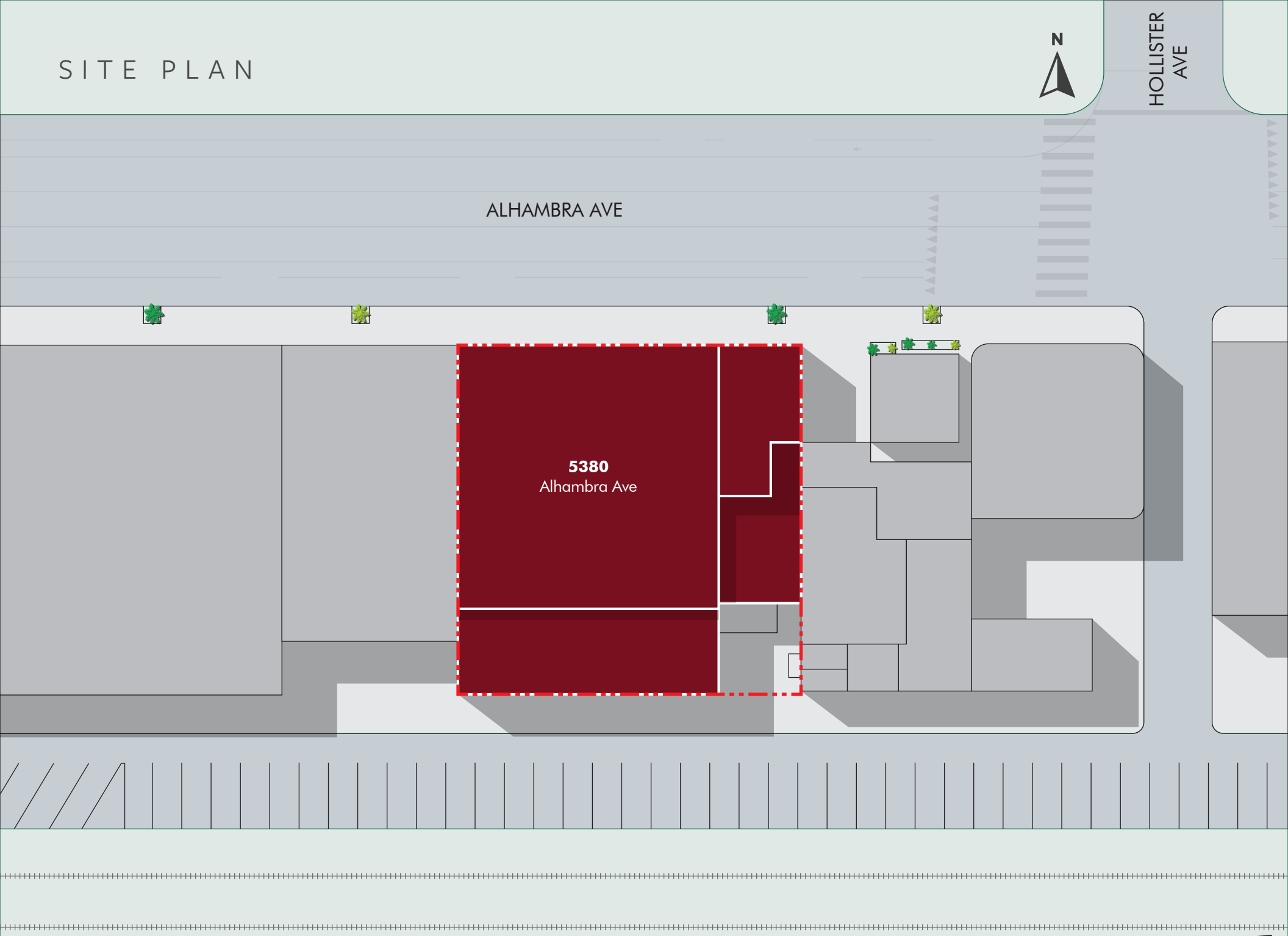
1st Floor
8,557 SF



2nd Floor
1,640 SF



SITE PLAN



5380

alhambra avenue

three

LOCATION
OVERVIEW

LOCATION OVERVIEW

This Property is strategically located in the bioscience hub of East Los Angeles, providing an advantageous position for any business. It is conveniently located next to HATCHspaces and in close proximity to notable institutions such as Grifols, Cal State LA, and USC Health Science Campus. Situated at the south end of San Gabriel Valley, the location boasts excellent freeway access and connectivity through the 710 and 10 freeways. This location offers both convenience and prominence in a thriving bioscience community.

LA LIFE SCIENCE STATS



1st

IN THE NATION FOR
SCIENCE PHDS



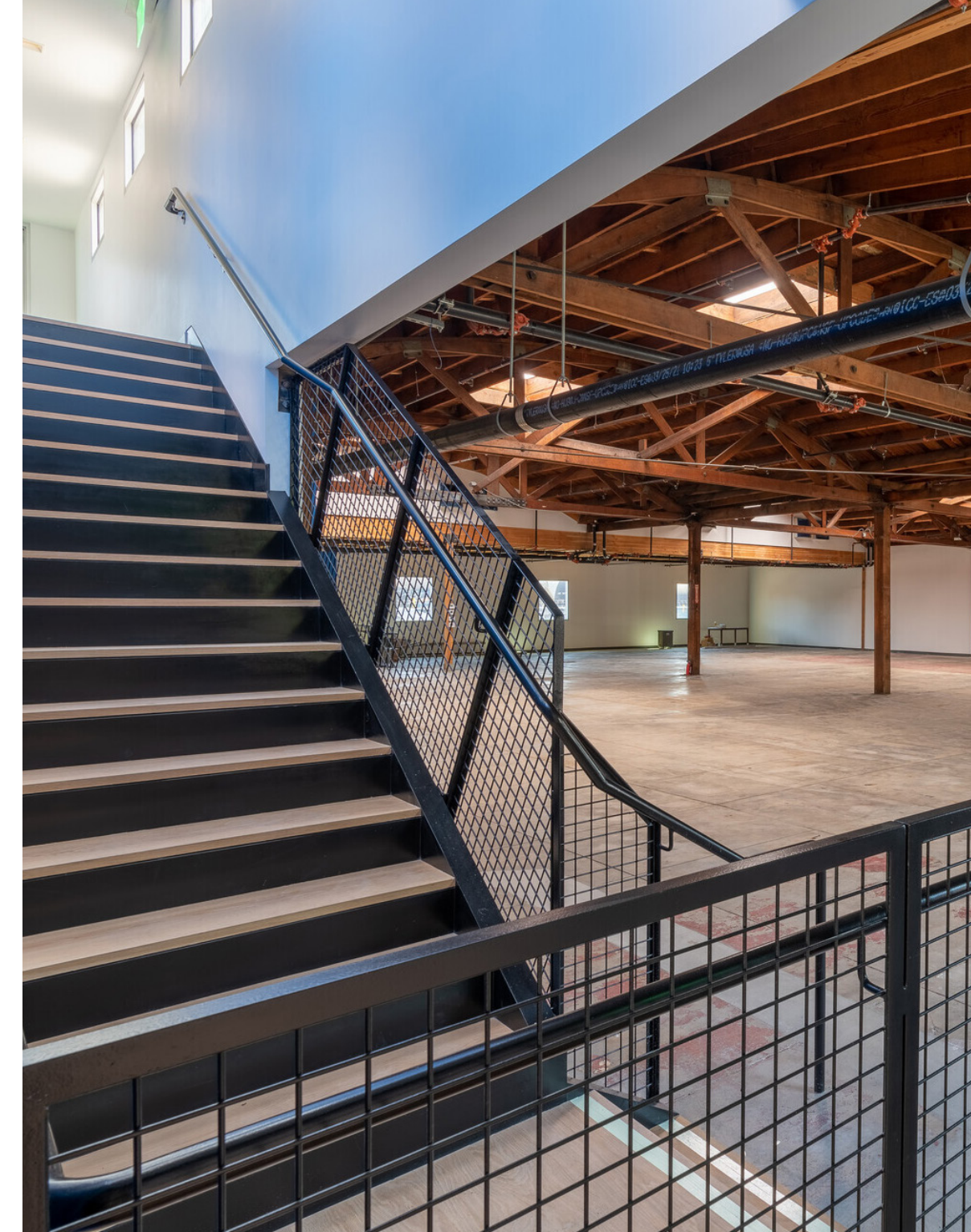
5th

METRO IN THE NATION FOR
STARTUP FORMATION



25+

RESEARCH INSTITUTES,
UNIVERSITIES AND COLLEGES





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