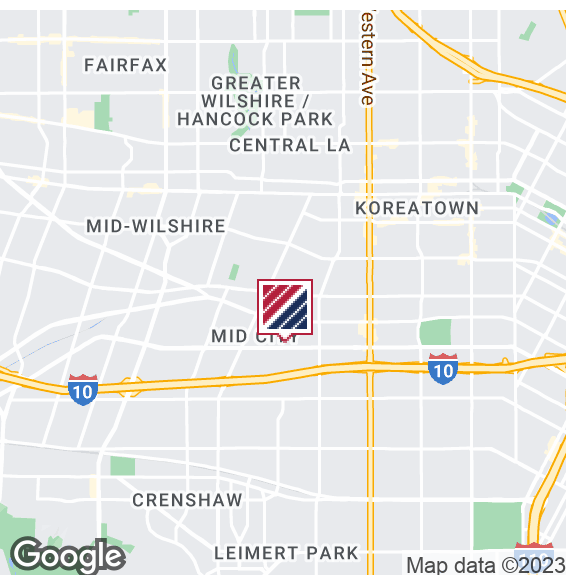




# 3521

W WASHINGTON BLVD  
LOS ANGELES | CA



## FOR SALE/LEASE

WAREHOUSE / RETAIL & EXCESS LAND



8,476 SF  
BUILDING AVAILABLE



20+  
PARKING SPACES



18 FT  
CLEAR HEIGHT



4  
GL LOADING DOORS

## PROPERTY HIGHLIGHTS

- 8,476 SF Building on 20,001 SF Lot
- Free Standing Warehouse / Retail Building
- Large Gated Yard / Parking Lot
- 4 Ground Level Loading Doors
- Future Residential Development Potential
- Easy Freeway Access
- Easily Accessible Via Public Transportation
- Signalized Intersection
- 3 Restrooms
- Zoning: C2
- 20+ Parking Spaces 2.24:1,000 SF
- Year Built: 1947
- High Power (A: 800 V:240/120 0:3 W: 4)
- Excellent Last Mile Location

FOR MORE INFORMATION PLEASE CONTACT:

**BRYAN ABAYAN**

D: 213.270.2275 | M: 310.883.8476

babayan@daumcre.com

CADRE #02005294

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

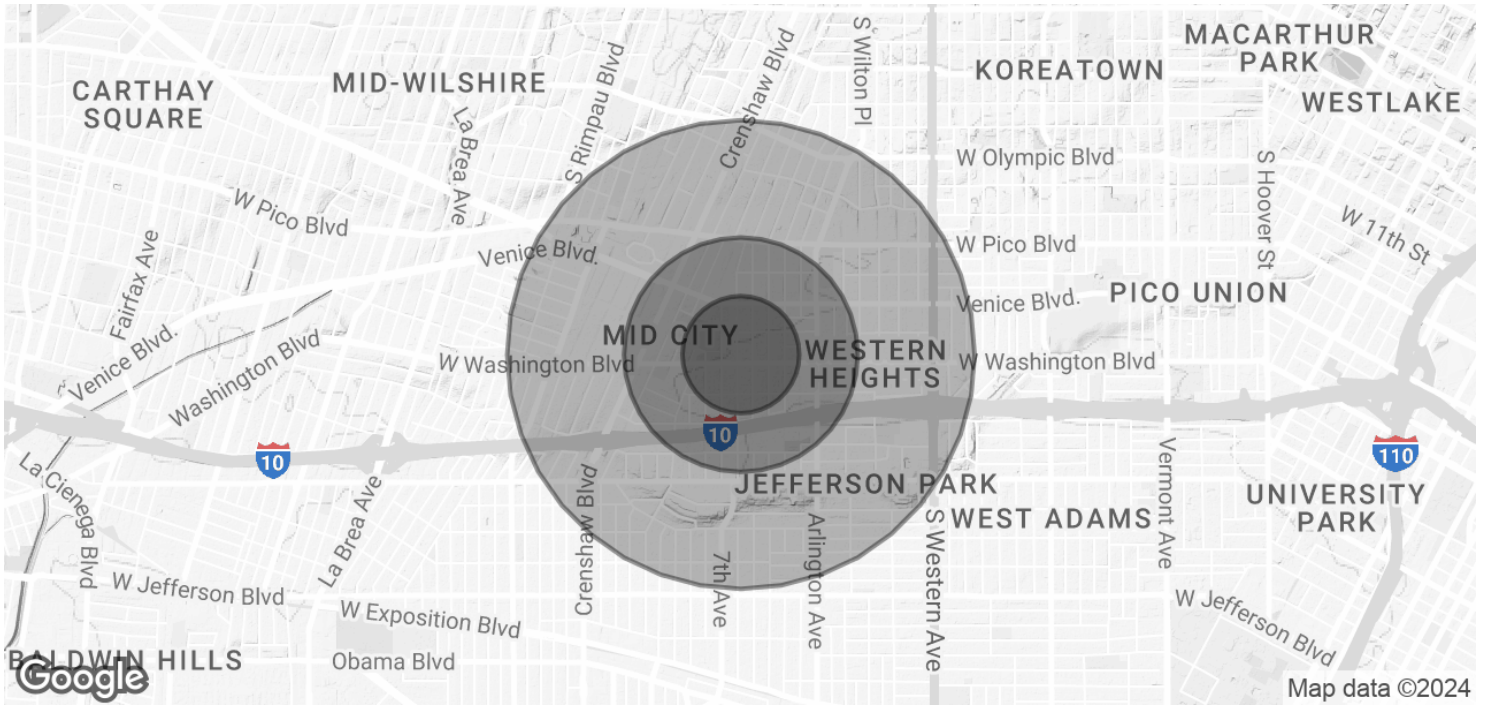
**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 3521

W WASHINGTON BLVD  
LOS ANGELES | CA

## FOR SALE/LEASE

WAREHOUSE / RETAIL & EXCESS LAND



### DEMOGRAPHICS

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,271	5,032	21,424
# of persons per HH	2.7	2.7	2.7
Average HH income	\$59,696	\$63,280	\$65,749
Average house value	\$724,829	\$773,671	\$802,028

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W Washington Blvd	6th Ave W	17,985	2022	0.04 mi
5th Ave	W 17th St N	482	2022	0.06 mi
W Washington Blvd	7th Ave W	13,690	2022	0.06 mi
7th Ave	W Washington Blvd S	576	2022	0.09 mi

\* Traffic Count data derived from CoStar

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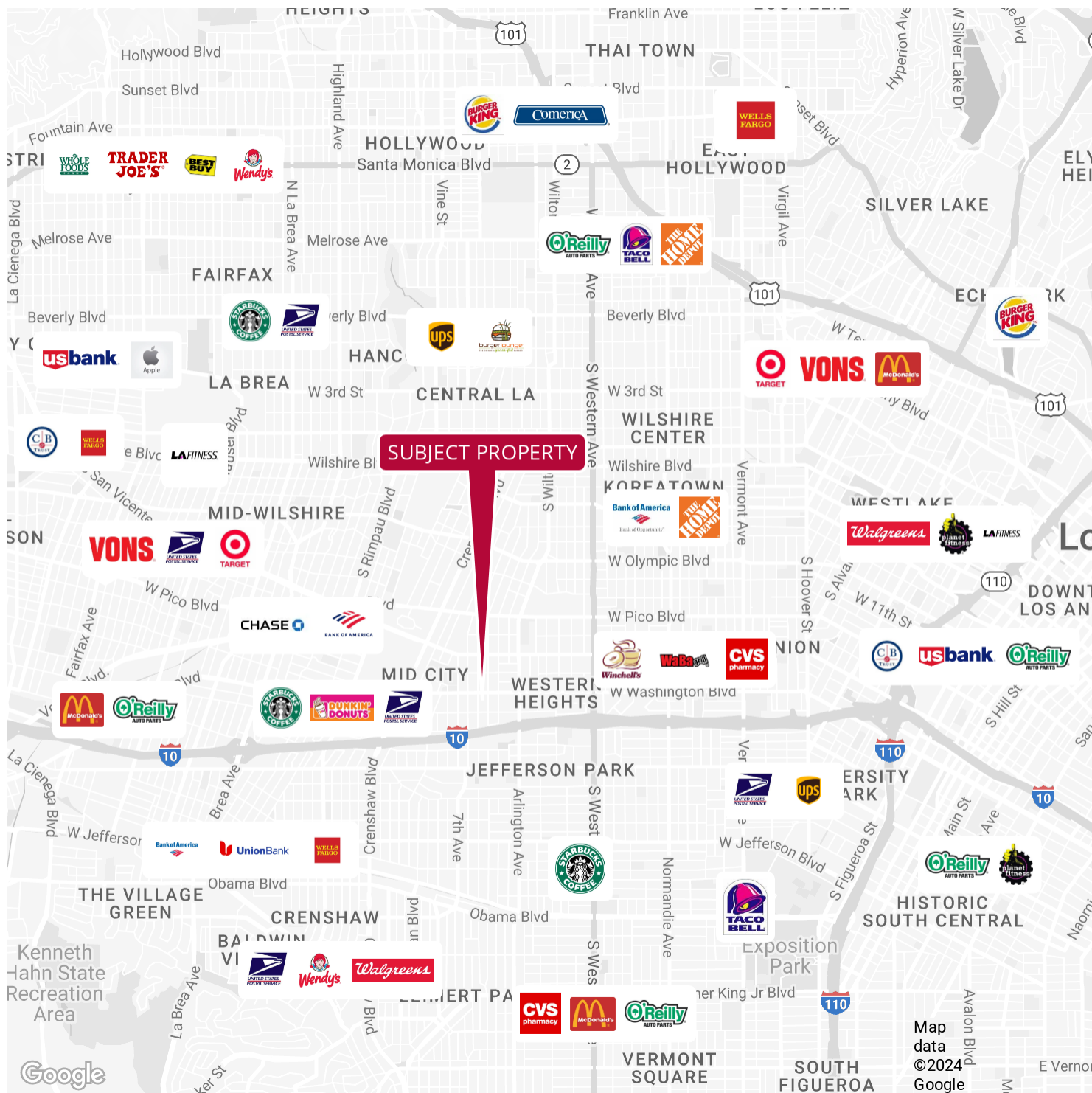


# 3521

## W WASHINGTON BLVD LOS ANGELES | CA

# FOR SALE/LEASE

### WAREHOUSE / RETAIL & EXCESS LAND



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