

COMMERCIAL PROPERTY FOR LEASE

Multi-Use Facility

BUILDING SQ.FT.: 2,500±

LAND SQ.FT.: 7,500±



253 W JEFFERSON BLVD, LOS ANGELES, CA 90007

Heavy Traffic Signalized Corner Location

- 2,500± sq.ft. multi-use building on 7,500± sq.ft. of land
- Ideal for retail, restaurant, studio, creative use, warehouse, etc.
- Located at the northeast corner of Jefferson Blvd and Grand Ave
- 20,900 vehicles per day traffic count (2025)
- Just one-half mile east of USC campus
- **Includes gated parking for 14± vehicles**
- Zoned LA M1-2 — Built in 1930
- No cannabis use per Lessor
- Lease rental: \$6,000 per month (\$2.40 per SF gross)
- Term: Submit

For More Information, Please Contact

SION KHAKSHOUR

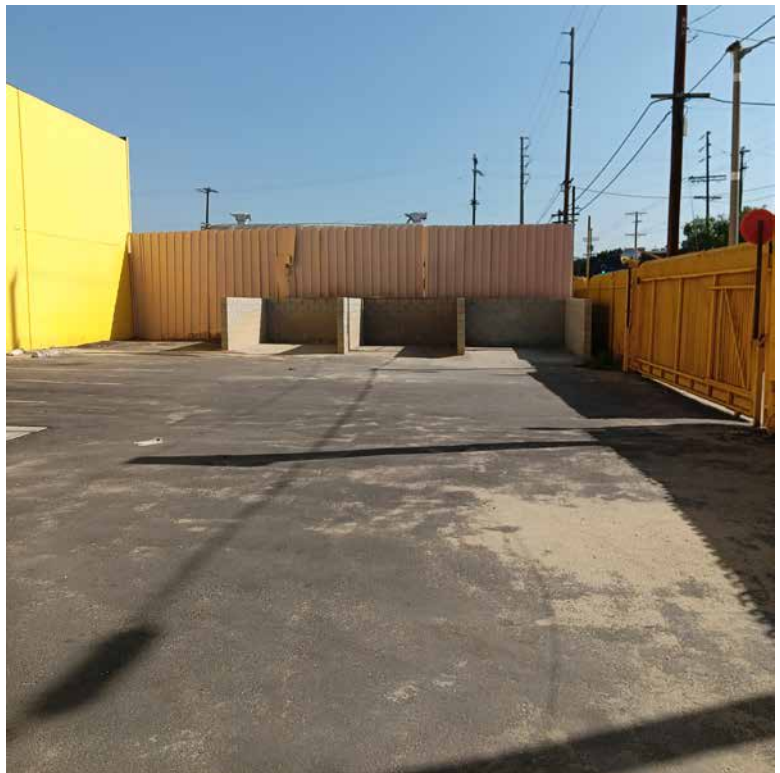
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The information contained herein is furnished by sources we deem reliable, but for which we assume no liability. It is given in confidence and with the understanding that all negotiations pertaining to the property be handled through the listing office. All measurements are approximate.

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