

# OWNER/USER OR DEVELOPMENT SITE FOR SALE

## Two 4,000± SF Multi-Use Buildings For Lease



*Mixed-Use Property With Fantastic Frontage & Visibility*

Total of 9,804± SF of Buildings on 20,296± SF of Land

850 E Jefferson Blvd & 3604-3608 Griffith Ave, Los Angeles, CA 90011



- Purchase and lease opportunity
- Heavy traffic exposure
- Minutes to DTLA and USC
- Easy freeway access



***Exclusively listed by***

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850 E Jefferson Blvd  
3604-3608 Griffith Ave  
Los Angeles, CA 90011

## Property Details

Total Building Area 9,804± SF

Total Land Area 20,296± SF

Zone LA CM1-CPIO

Power 400A/480V/3-Phase

### 3608 Griffith Ave (also for lease)

Land Use: Light Industrial

Building Area: 4,000± Sq.Ft.

Year Built: 2010

Land Area: 4,800± Sq.Ft.

Assessor's Parcel #: 5114-001-008

### 3604 Griffith Ave (also for lease)

Land Use: Food Processing

Building Area: 4,000± Sq.Ft.

Year Built: 1910

Land Area: 4,800± Sq.Ft.

Assessor's Parcel #: 5114-001-009

### 850 E Jefferson Blvd

Land Use: Auto Repair

Building Area: 1,804± Sq.Ft.

Year Built: 1927

Land Area: 4,800± Sq.Ft.

Assessor's Parcel #: 5114-001-010

### 850 E Jefferson Blvd

Land Use: Parking Lot

Land Area: 5,896± Sq.Ft.

Assessor's Parcel #: 5114-001-011

## Property Highlights

- Owner/user or development purchase opportunity
- One mile south of DTLA and the I-10 Freeway and one mile east of USC and the 110 Freeway
- Auto repair facility at 850 E Jefferson leased at \$6,500 per month (2-1/2 years remaining)
- 3604 and 3608 Griffith Ave buildings available for lease separately: Ideal for light manufacturing, warehouse, storage, creative offices, etc.
- Fantastic exposure and visibility
- Gated parking for 30+ vehicles
- Located at the southeast corner of Griffith Avenue, 36th Street and Jefferson Blvd
- 135' frontage on Griffith Avenue  
138' frontage on 36th Street/Jefferson Blvd

**Asking Price: TBD (Call Broker)**

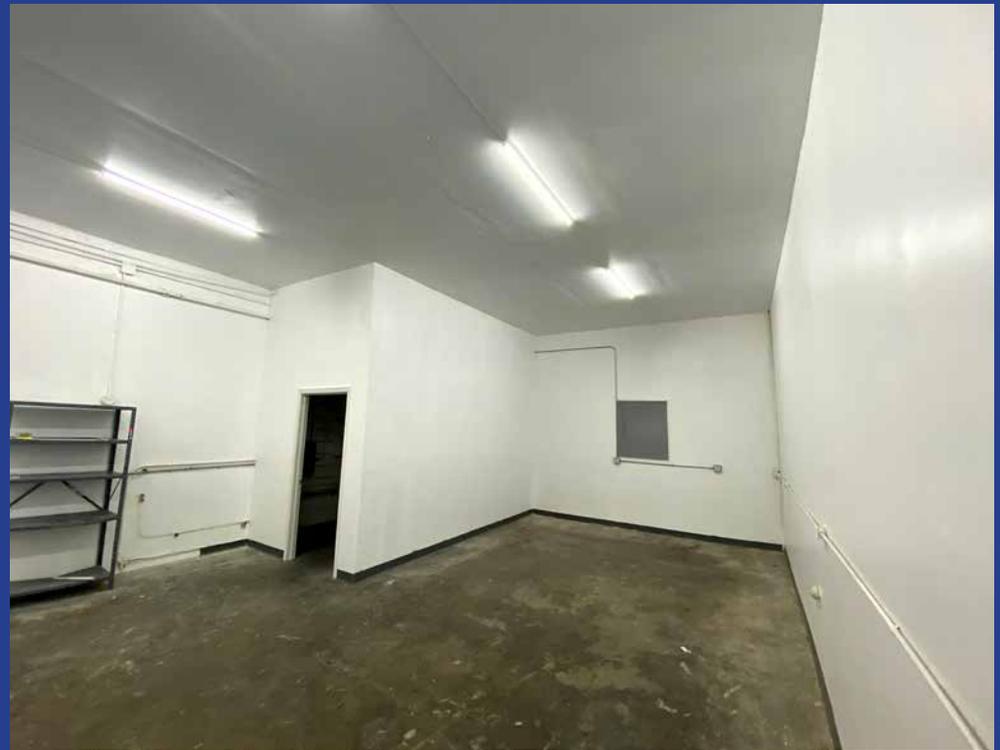
**Lease Rental: \$2.00 Per SF Gross**



AVAILABLE FOR LEASE



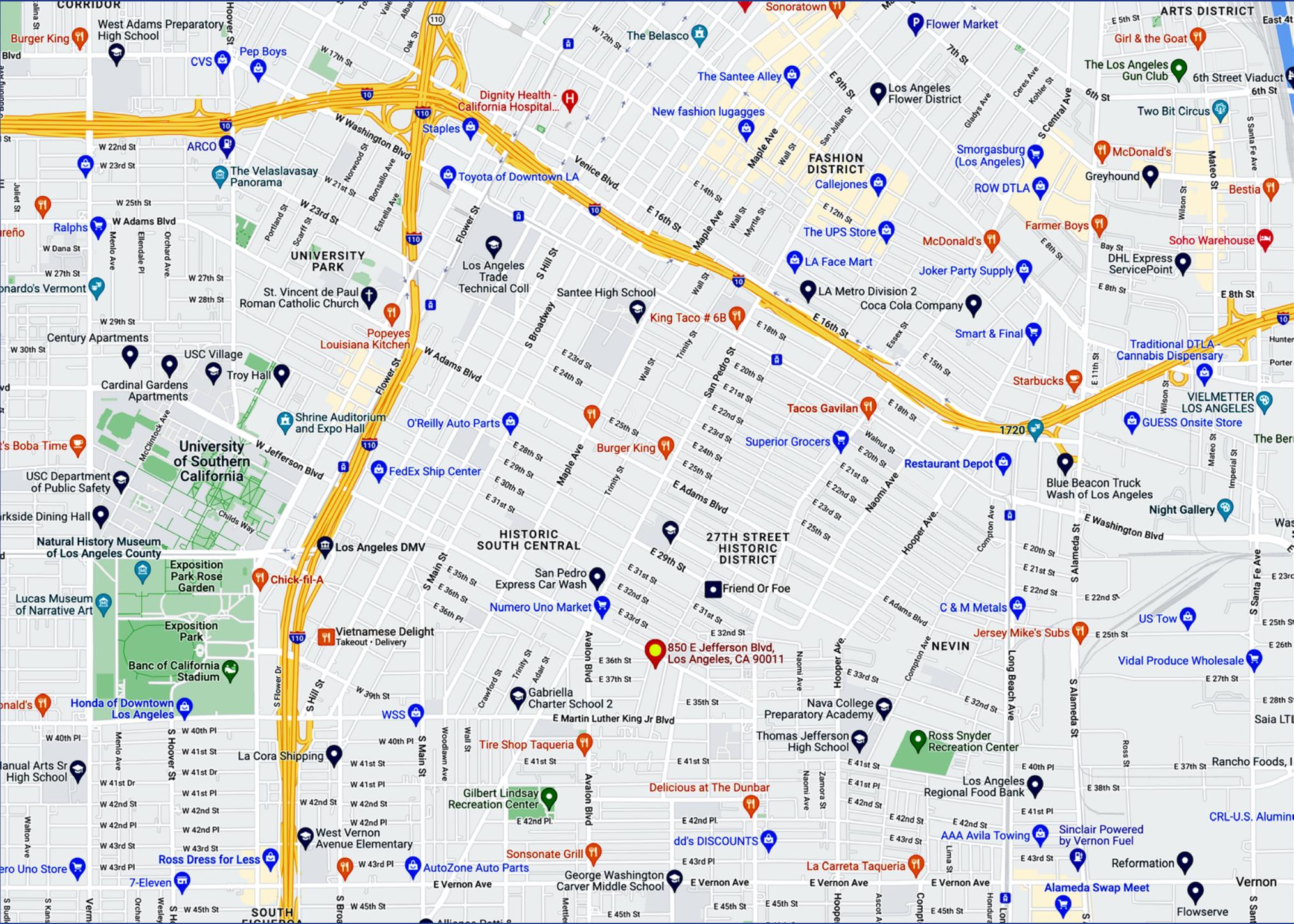
AVAILABLE FOR LEASE



# Plat Map

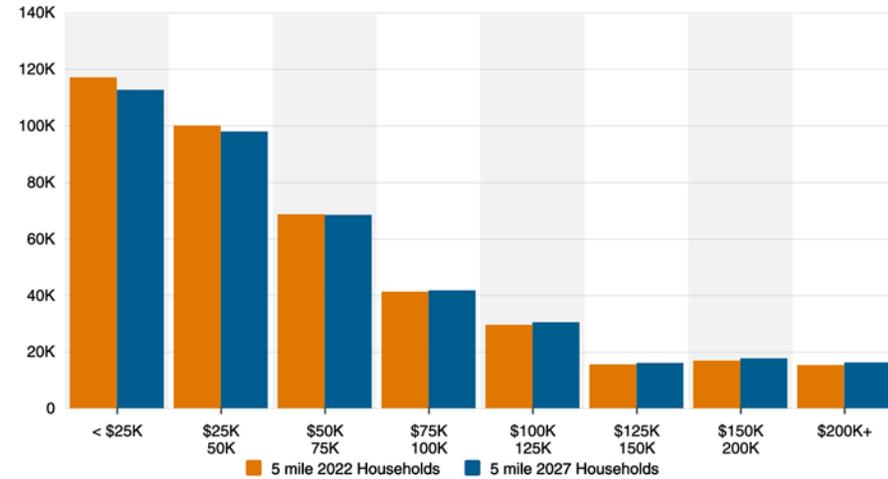


# Area Map

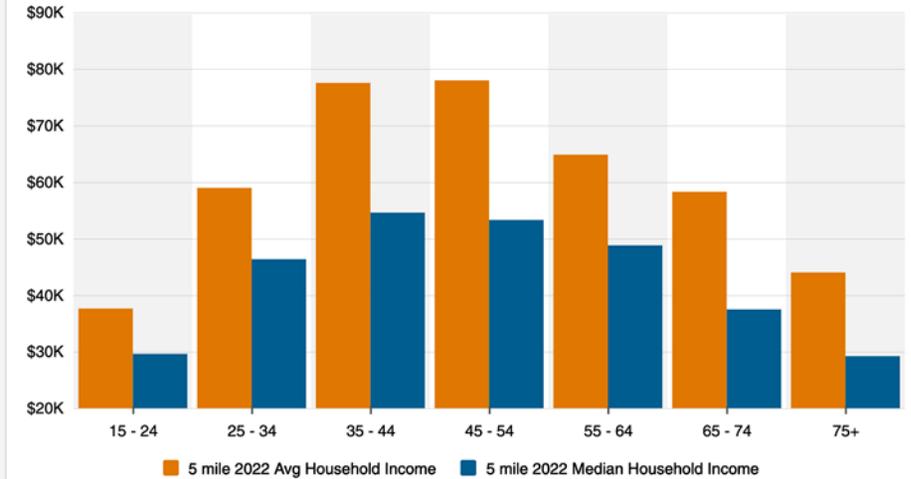


# Neighborhood Demographics

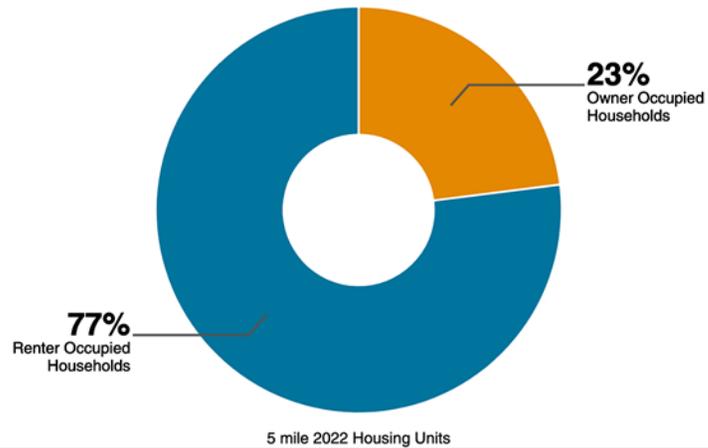
Household Income



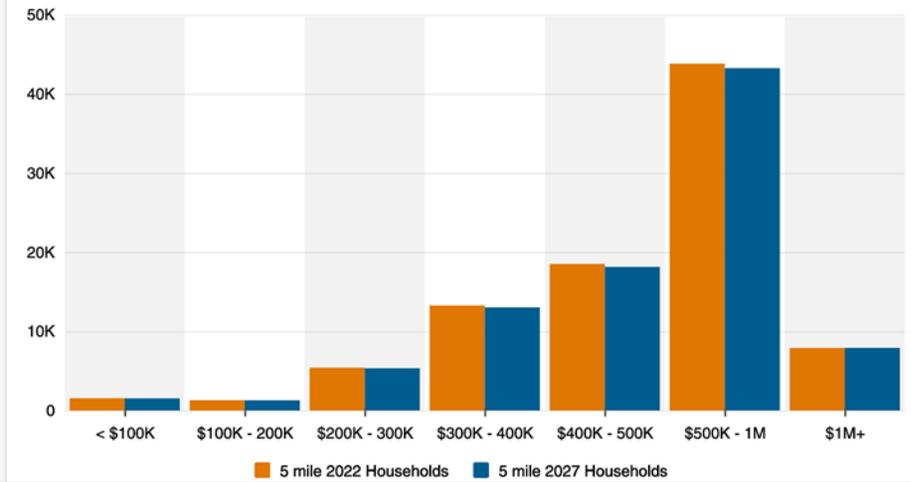
Household Income By Age



Housing Occupancy



Home Values



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