FOR SALE | ±15,300 SF

STREET FRONTAGE IN THE HEART OF HOLLYWOOD

RARE FREESTANDING AUTO BODY BUILDING FOR SALE

Liberty Mutual

REPAIR

Allstate

AUTHORIZED

OFFICE # PRECISE AUTO BODY

MERCUR

FACILITY

(Kemper,

H

ProFirst

AUTO

BODY

A

5610 HOLLYWOOD BOULEVARD | LOS ANGELES, CA 90028

GORDON MACE

Executive Vice President CA DRE Lic. #00441636

COREY BREIT

Senior Associate 323.973.3094 corey@availablewarehouses.co CA DRE Lic. #02133623 omission, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, recods, files and documents that constitute reliable sources of the information described herein. Spectrum Commercial Real Estate, Inc. CA DRE #02042805



spectrumcre.com | 818.252.9900

PROPERTY FEATURES

- Rare Freestanding Auto Body Building For Sale
- Street Frontage in the Heart of Hollywood
- Fully Sprinklered & Monitored System
- (#) Power: Power: 240/120V 3p 4W 120-480V 4W
- 😤 Rotary Vehicle Lift
- 5 Offices
- 5 Restrooms
- 着 2 Showers
- 2 Downdraft Spray Booths
- Downdraft Prep Area
- Clarifier System
- Central Vacuum / Exhaust System throughout Warehouse
- Ceiling Skylights in Warehouse
- 🚊 Electric Roll-Up Loading Door
- 📕 Brand New Roof (2024)
- 🛃 Year Built 1997
- 🖉 Grandfathered In Auto-Body Zone Variance
- Possible Third Party Bridge Loan Financing



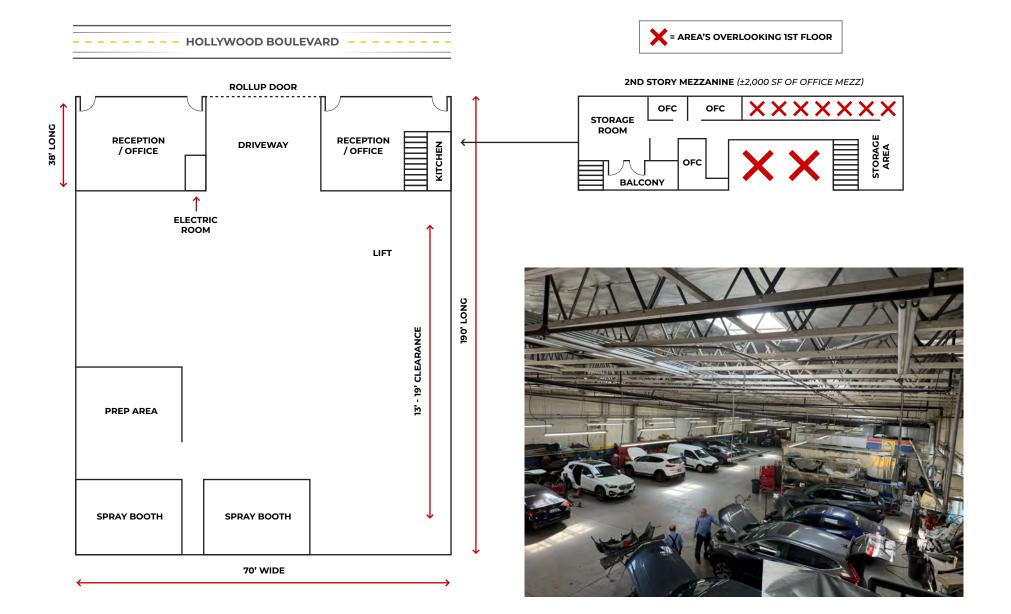








FLOORPLAN MOCKUP



DEMOGRAPHIC DATA

<u>(• (s)</u>

80+

0

1,000

				WARNER BROS. STUDIOS	LOS Angeles 200	the American West
POPULATION	1 MILE	3 MILES	5 MILES	We Blvd Universal Studios	Griffith Park	
Estimated Population	65,217	363,494	998,341	Canada and C		Ad Bhug S Stendal
Estimated Households	32,377	176,511	453,101	Lake Holly	wood Park Griffith Observatory	0
Median Age	37.5	37.4	37.6	CANYON	Fern Dell Nature Trail	ATWATER
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	HILLS WEST	Franklin Ave Art Park	KLIN HILLS Silver Lake Meadows
Average Household Income	\$96,488	\$123,048	\$122,726	Hollywood Walk Sunset Blvd Countain Ave	LITTLE ARMENIA	Silver/Lake Dog
Median Household Income	\$67,015	\$83,005	\$83,402°	Vest Sante Monice Bivd HOLLY ark Hollywood E Melrose Ave	Witton	ELVSIAN HEIGHTS
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES	Beverly Blvd FAIRFAX HANCOCK PARK	Beverly Blvd	есно ракк Dodger Stadii Vista Hermosa
Total Businesses	3,102	22,622	71,729	W 3rd St	ITRAL LA W3rd St	Natural Park, Mountains Recreation
Total Employees	20,247	151,938	542,651	Museum of Art Withhe Bive mic Bive CARTHAY OBERTSON SOUARE	W 8th St	ESTLAKE
AGE DISTRIBUTION				M Pico Bive W Pico Bive Villade	S Orthodox Cathedral	11m St
19				en e		
9				998,3 TOTAL POPU		
54				_^_		
79						

2,000 3,000

4,000

*5 MILE RADIUS

DAYTIME EMPLOYMENT TOTAL BUSINESSES

71,729*

542,651*

Adventist Health Glendale

Los Angeles Zoo 🔗 📵 Autry Museum of the American West

WARNER BROS. STUDIOS

FOR SALE

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