



**COMMERCIAL PROPERTY FOR SALE OR LEASE**  
***Prime Washington Blvd Live/Work/Flex Space***  
**2252 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90018**



**Offering Memorandum**

- Multi-Use Commercial Building
- With 2nd Floor Living Space
- West Washington Location
- 2 Blocks North of I-10 Freeway
- Owner/User or Investor



**Exclusively offered by**

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## Property Offering

- 2252 W Washington Boulevard is ideal for an owner/user or investor. The property is on the market for the first time in 20 years. The property has been updated and remodeled, including bathrooms, office/showroom, plumbing, and electrical. The roof was replaced in 2017 and has a 10 year warranty. The manufacturing area was not remodeled.
- The property has many possible applications, including office, retail/wholesale, showroom, design, warehousing, light manufacturing and more. The ground floor is 7,000± SF total: 5,150± SF is warehouse with a bow truss ceiling, while the front portion provides 1,850± SF of well-appointed office space with a private restroom and conference room.
- The second floor consists of 1,500± SF of living space, with 3 large rooms, an ample kitchen with modern appliances, and a full bathroom.
- The property is ideally situated on Washington Boulevard just west of Western Avenue. The site offers easy access to the Westside and Downtown Los Angeles and is just two blocks north of the Santa Monica (I-10) Freeway.
- Please do not disturb the occupant. Call broker to show.

# 2252 WEST WASHINGTON BOULEVARD, LOS ANGELES, CA 90018

## Property Details

Total Building Area	8,500± SF
Office Area	1,850± SF
Mezzanine Loft Area	1,500± SF
Bonus Storage Mezzanine (not in total)	1,400± SF
Construction	Brick
Year Built	1939
Land Area	9,940± SF
Surface Parking	12± vehicles
Spray Booth	Permitted
Ground Level Loading Doors	2
Ceiling Height	10' to beam; 18' between beam
Sprinklered	No
Zone	LA C1.5-1VL
APN	5073-030-043
Walk Score	84
Transit Score	59
Traffic Count (2018)	23,197 vehicles per day
Occupied	Yes (will vacate at close of escrow)

## Investment Highlights

- High profile West Washington corridor
- Ideal for owner/user or investor
- Rare, multi-functional building
- True live/work space: Office, warehouse, kitchen, living room, dining room, bedroom, laundry
- Bow truss warehouse with skylights
- Beautiful, well-appointed office space
- Loft with full kitchen/appliances and bathroom
- 3 separate meters and multiple HVAC units
- Private alley access (only for occupants on block)
- Instant access to Santa Monica (I-10) Freeway
- Just minutes from Culver City, Westside and DTLA
- Los Angeles State Enterprise Zone
- South Los Angeles Community Plan Implementation Overlay (CPIO)
- Council District 14 (Herb Wesson)

**Asking Price: \$3,950,000 (\$464.70 Per SF)**

**Lease Rental: \$20,000/Month (\$2.35/SF NNN)**  
*Owner to maintain the roof*



# Property Photos





# Property Photos





# Property Photos



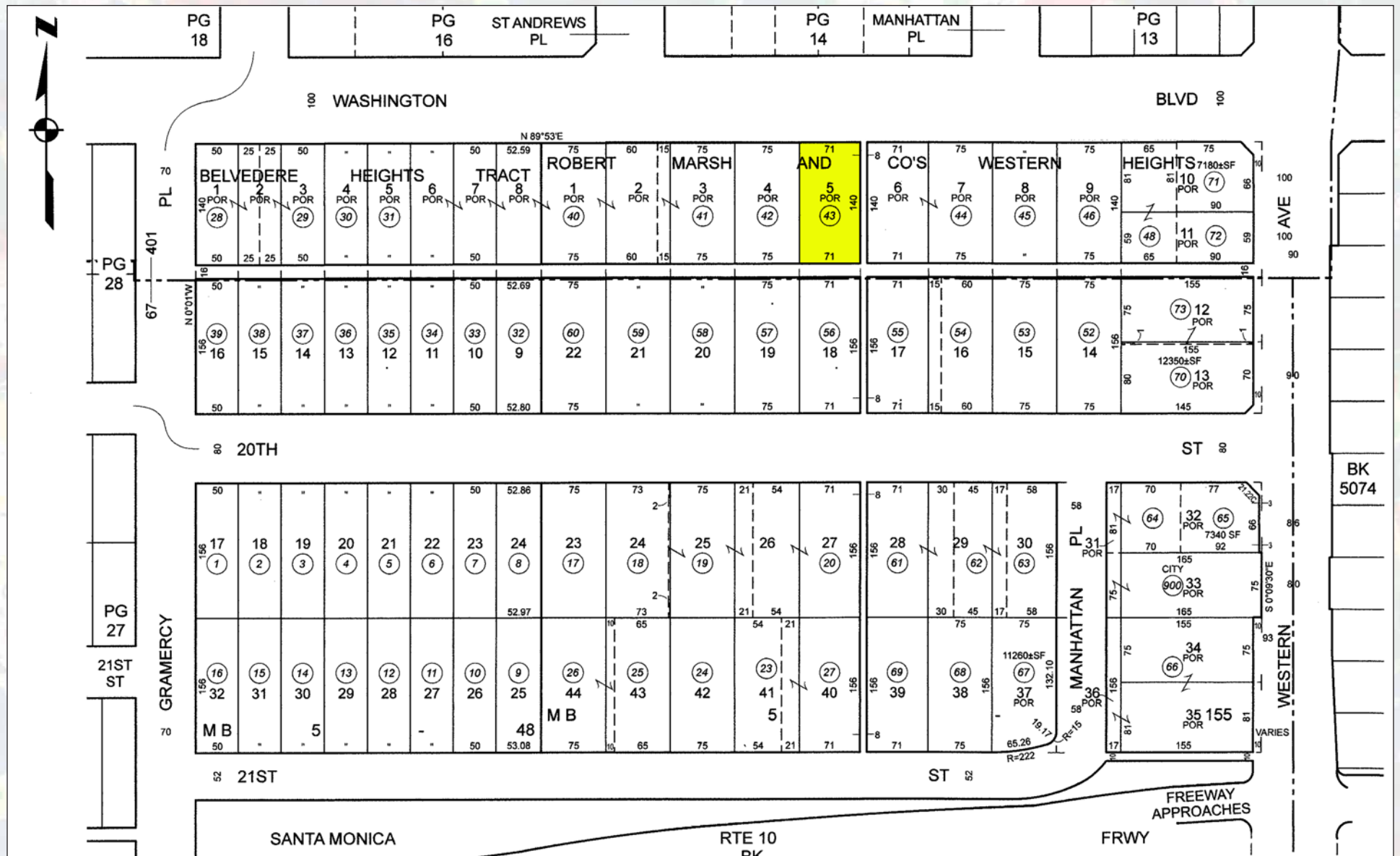


## Property Aerial



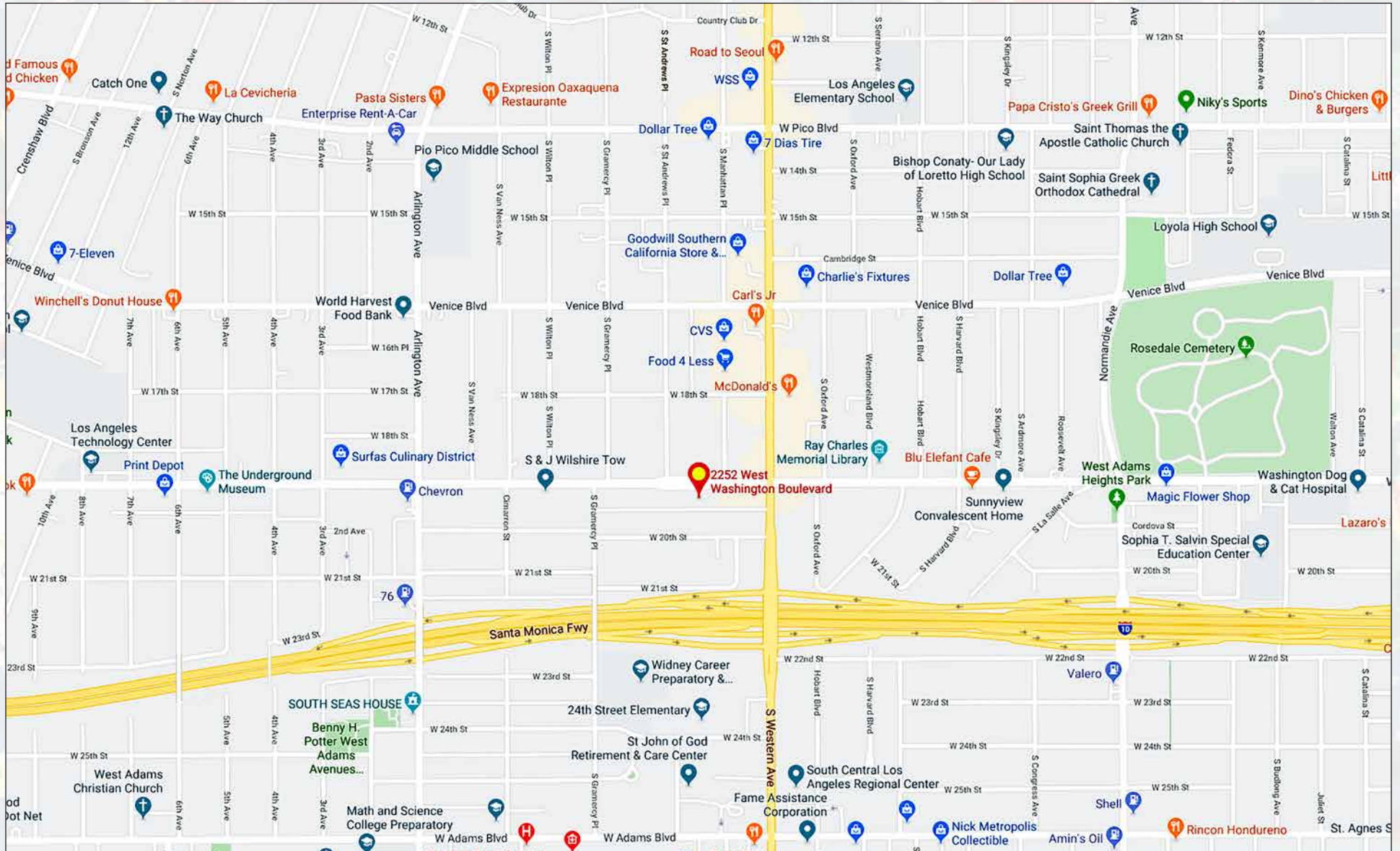


# Plat Map





# Area Map





# Comparable Values | Sold Properties

**SUBJECT**  
 2252 W Washington Blvd  
 Los Angeles, CA 90018  
 Zoned LA C1.5-1VL

Building SF : 8,500  
 Land SF : 9,940  
 Asking Price : \$3,950,000  
 Per SF Building : \$464.70



**1. Class C Office**  
 1581-1587 W Adams Blvd  
 Los Angeles, CA 90007  
 Zoned HPOZ  
 Buyer: Hongdong Wang

Building SF : 4,130  
 Land SF : 13,939  
 Sale Date : 9/10/2019  
 Sale Price : \$2,250,000  
 Per SF Bldg : \$544.79



**4. Class B Industrial**  
 3318-3322 La Cienega Pl  
 Los Angeles, CA 90016  
 Zoned LA MR1  
 Buyer: Redcar Properties LTD

Building SF : 35,000  
 Land SF : 57,499  
 Sale Date : 5/3/2019  
 Sale Price : \$29,000,000  
 Per SF Bldg : \$828.57



**2. Class B Office**  
 5242 W Adams Blvd  
 Los Angeles, CA 90016  
 Zoned LA C2  
 Buyer: GPG West Adams LLC

Building SF : 16,512  
 Land SF :  
 Sale Date : 6/24/2019  
 Sale Price : \$6,700,000  
 Per SF Bldg : \$405.77



**5. Class B Office**  
 3215 La Cienega Ave  
 Los Angeles, CA 90034  
 Zoned LA C2-1  
 Buyer: 3215 La Cienega LLC

Building SF : 14,063  
 Land SF : 13,939  
 Sale Date : 12/6/2018  
 Sale Price : \$7,900,000  
 Per SF Bldg : \$561.76



**3. Class C Flex**  
 5444-5458 W Washington Blvd  
 Los Angeles, CA 90016  
 Zoned LA CM-1  
 Buyer: Goodland Holdings Inc.

Building SF : 10,021  
 Land SF : 16,553  
 Sale Date : 5/13/2019  
 Sale Price : \$5,400,000  
 Per SF Bldg : \$538.87



**6. Class C Industrial**  
 2861 W Pico Blvd  
 Los Angeles, CA 90006  
 Zoned LA C2  
 Buyer: 1861 W Pico LLC

Building SF : 4,992  
 Land SF : 6,970  
 Sale Date : 11/21/2018  
 Sale Price : \$1,700,000  
 Per SF Bldg : \$340.54

**Average Price Per Sq.Ft. Building Value: \$536.72**



2252 W Washington Blvd  
Los Angeles, CA 90018

8,500± SF Building  
9,940± SF of Land



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