



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.

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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)

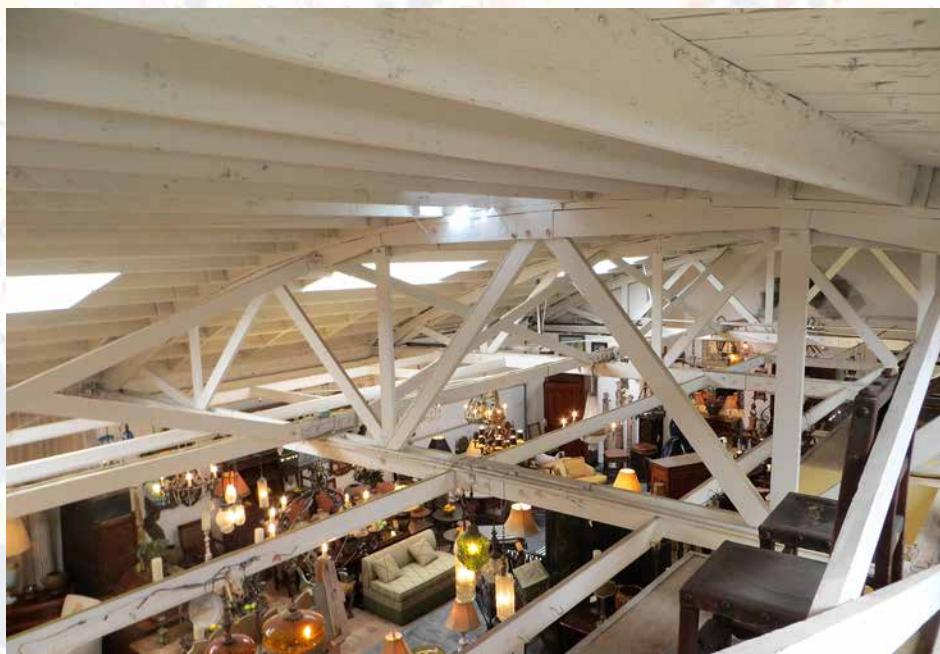
Investment Highlights

- 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

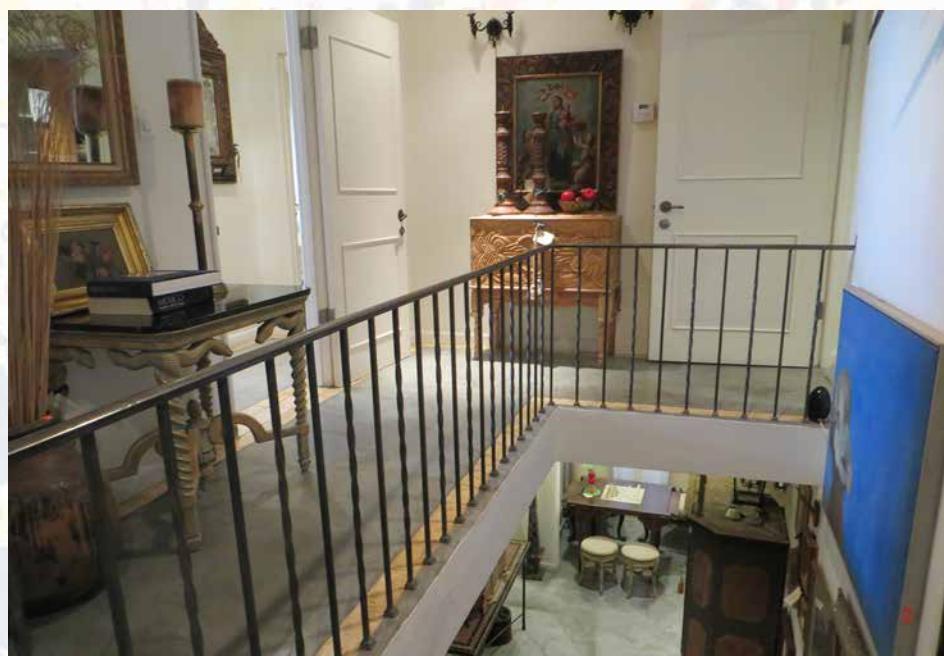
Property Photos



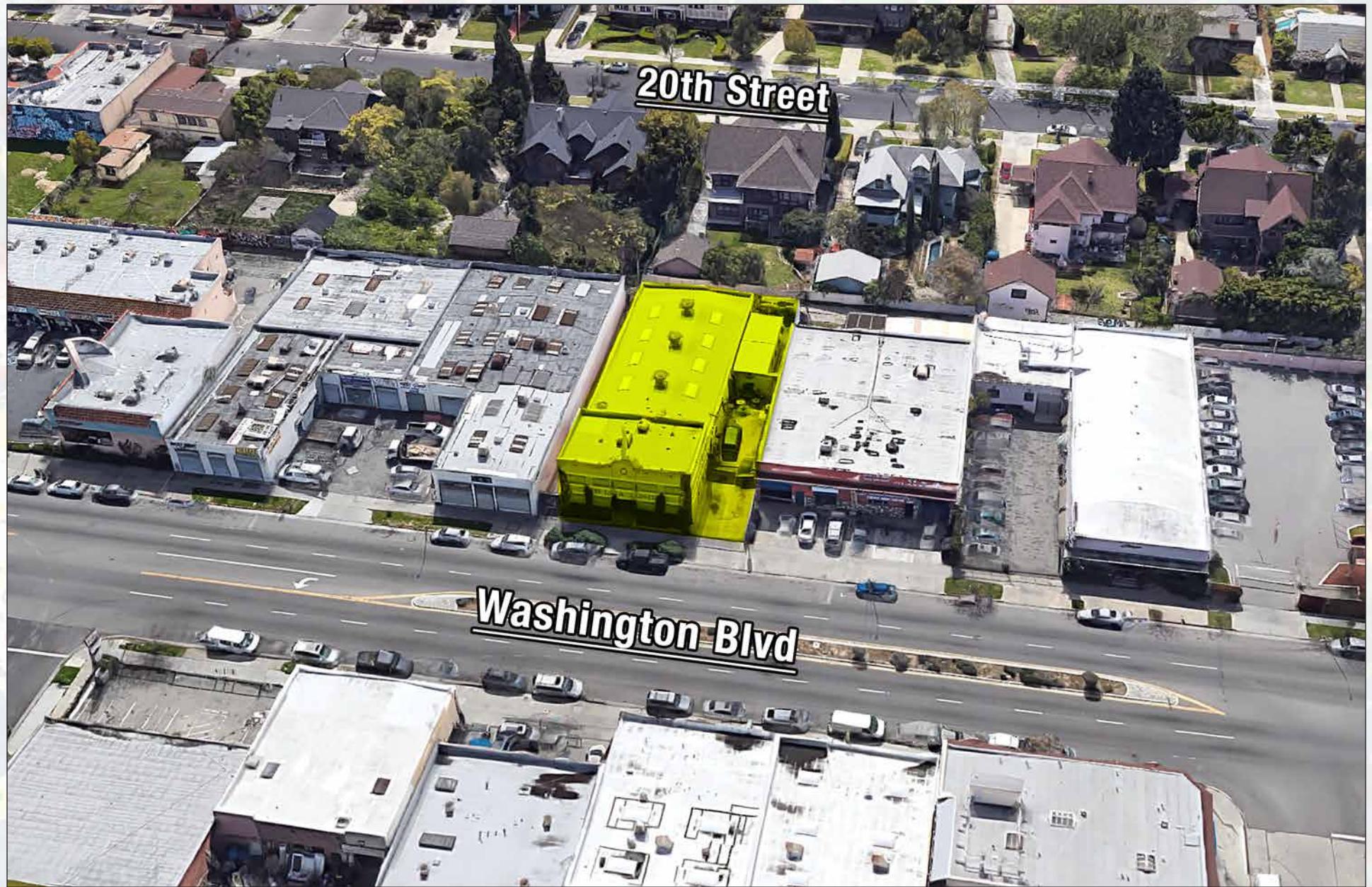
Property Photos



Property Photos



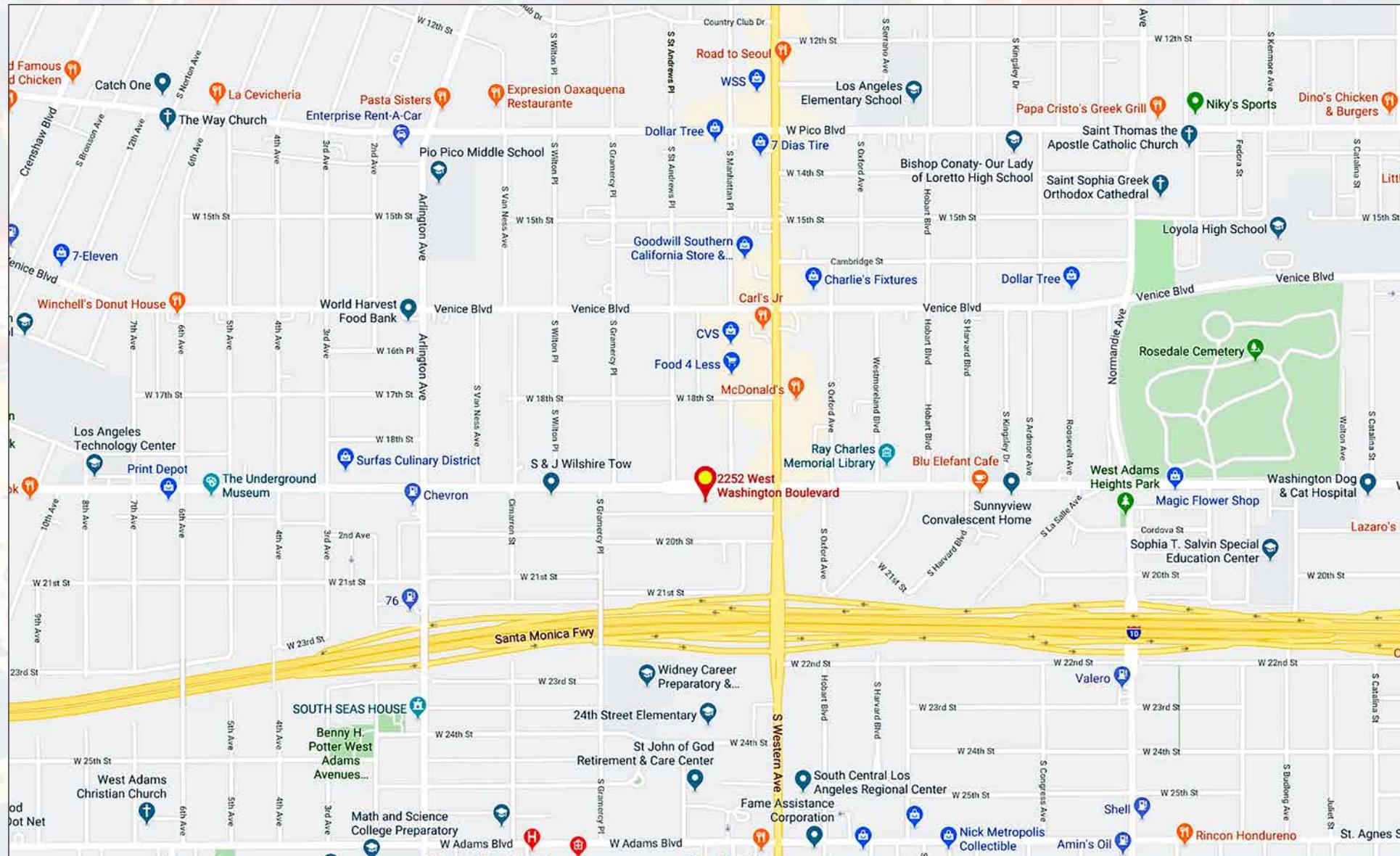
Property Aerial



Plat Map



Area Map



Comparable Values | Sold Properties

SUBJECT Building SF : 8,500
2252 W Washington Blvd Land SF : 9,940
Los Angeles, CA 90018 Asking Price : \$3,950,000
Zoned LA C1.5-1VL 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

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8,500± SF Building
9,940± SF of Land



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