

3836-3850 S. FIGUEROA ST
Los Angeles, CA 90037

FOR LEASE



apla GROUP



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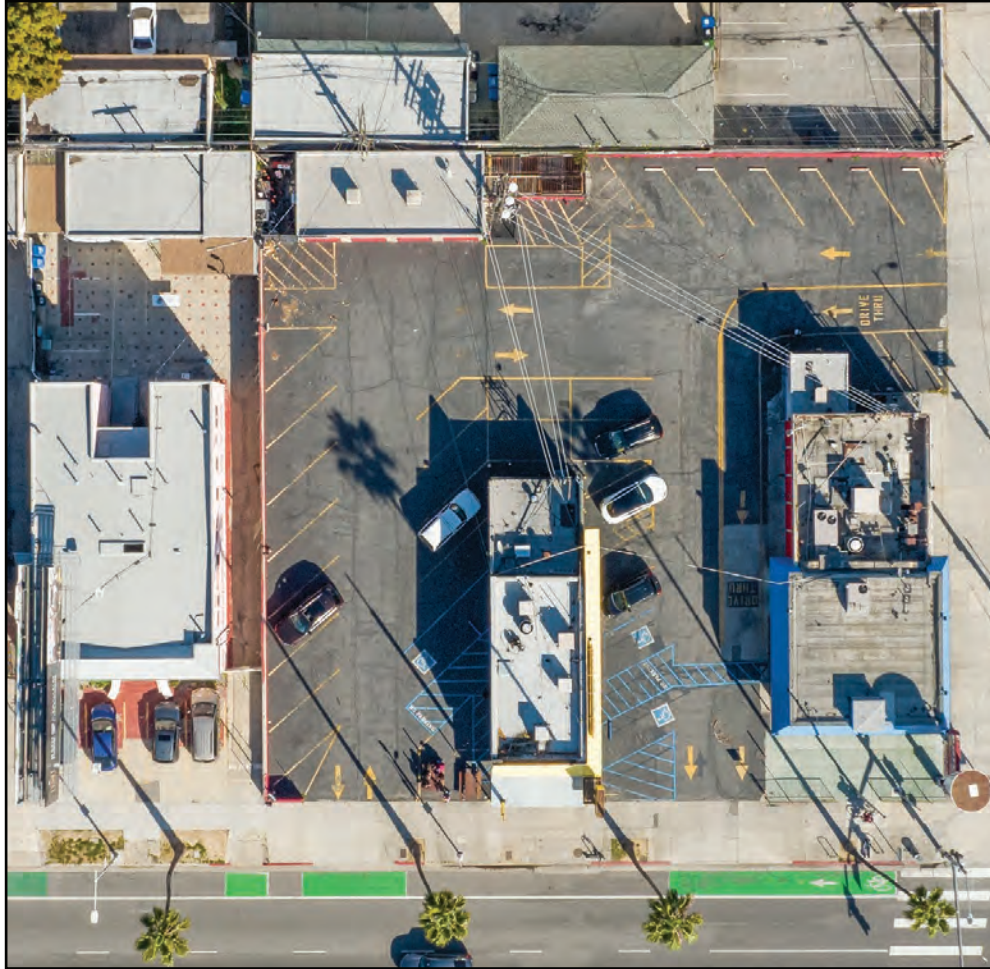


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PROPERTY HIGHLIGHTS

- EXCELLENT LOS ANGELES LOCATION
- 4 Contiguous Lots
- Lot SQ FT: 28,000
- Heavy Traffic Count $\pm 132,838$
- Zoning: LAC2
- Signalized Corner
- Located on Major Thoroughfare
- Shopping/Transit Access
- Freeway Adjacent

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale/lease are subject to change or withdrawal without notice.

Ground Lease

Close proximity to the Coliseum & USC with 49,500 students and 4,700 full-time faculty members.

Along heavy north-south commuter route with $\pm 132,838$ cars per day on the 110 Freeway and $\pm 39,433$ cars per day at Figueroa St. and Flower St.

Exposition park receives approximately 4 million visitors per year and features the L.A. Memorial Coliseum, Bank of California Stadium, and The 2028 Olympics.



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PARCEL MAP

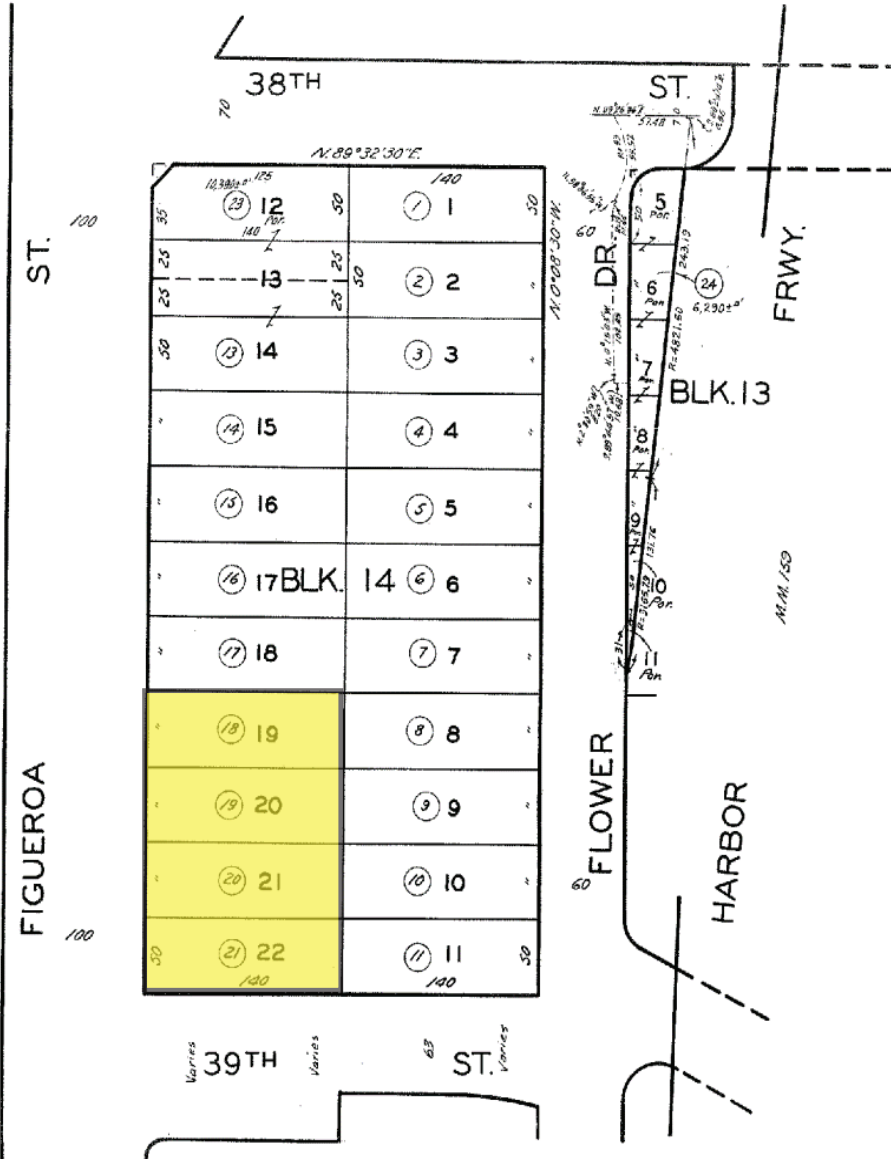
5037 | 31
SCALE 1" = 80'

1998

ZOBELEIN'S GRAND AVENUE
AND FIGUEROA STREET TRACT
M.B. 9-41



CODE
34



820122 808
840310-84
92040701003001-08
98011408007001-09
98011408007002-09

REVISED

FOR PREV. ASSM'T. SEE: 941 - 31 & 36

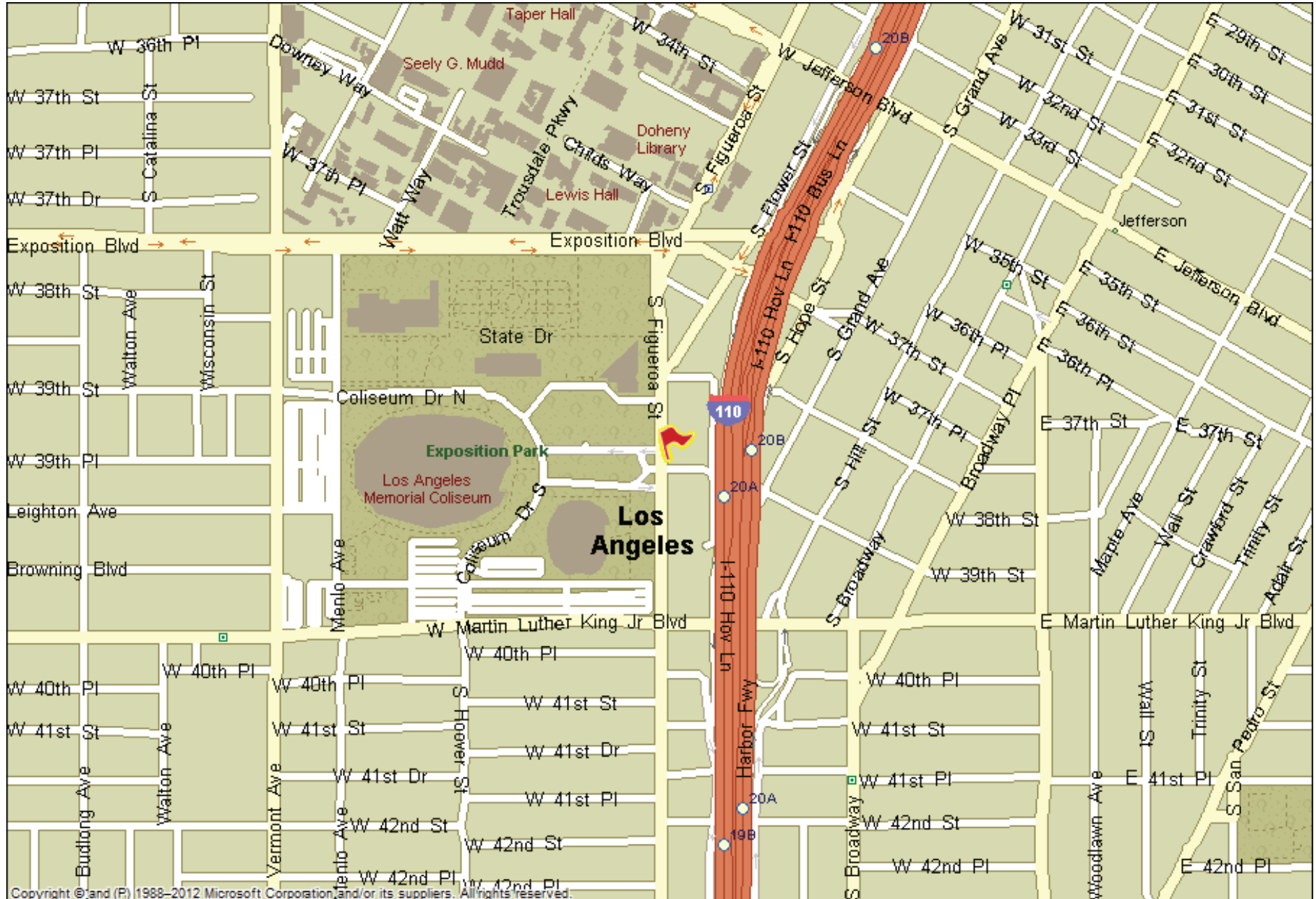
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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STREET MAP



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