



5380

alhambra avenue

LOS ANGELES, CA

CBRE

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# 5380

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# 5380

alhambra avenue

## one

### EXECUTIVE SUMMARY



CBRE, Inc. presents an exclusive opportunity to lease or purchase a unique Flex/R&D building at 5380 Alhambra Avenue, Los Angeles.

Constructed in 1937 and extensively renovated with nearly **\$3M of recent capital improvements**, the building spans 10,197 square feet, situated on 0.23 acres of land. It offers warm shell lab space, making it perfect for early-stage life science and R&D users. Positioned in the heart of the Los Angeles bioscience hub, the Property is well-equipped to accommodate clean rooms, fume hoods, as well as wet and dry labs, making it an ideal choice for businesses operating in the industry.

**SELLER FINANCING AVAILABLE!**



\$5,250,000  
ASKING PRICE



\$2.00/SF/MO NNN  
ASKING LEASE RATE



10,197  
SQUARE FEET



# PROPERTY HIGHLIGHTS



**10,197 SF**  
Free standing R&D/Lab Flex building ideal for owner-users.



**LAB READY INFRASTRUCTURE**  
Significant building upgrades for life science companies.



**AMPLE POWER**  
800 Amps, 240/120v, 3p, 4w.



**BEAUTIFUL BOW TRUSS CEILINGS WITH SKYLIGHTS**  
1st Floor - 17'2"  
2nd Floor - 7' to 10'



**HIGH SPEED FIBER**  
BSL1 and BSL2 capable with high speed fiber connection.



**WARM SHELL**  
Lab warm shell space ready for tenant improvements.



**MR1-1VL ZONING**  
0.23 acre parcel for manufacturing, R&D, and lab uses.



**+/- \$3M IN RECENT CAPITAL UPGRADES**  
New roof, electrical, and HVAC.



**AMPLE FREE PARKING**  
Significant street parking along Alhambra Avenue.



# 5380

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two

## PROPERTY DETAILS

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**ADDRESS**  
5380 Alhambra Avenue  
Los Angeles, CA



**ASSESSOR PARCEL  
NUMBER**  
5220-031-007



**BUILDING AREA**  
10,197 SF



**LAND AREA**  
0.23 AC



**YEAR BUILT/RENOVATED**  
1937/2019



**STORIES**  
2



**POWER**  
800 Amps, 240/120v,  
3p, 4w



**CEILING HEIGHTS**  
1st Floor - 17'2"  
2nd Floor - 7' to 10'



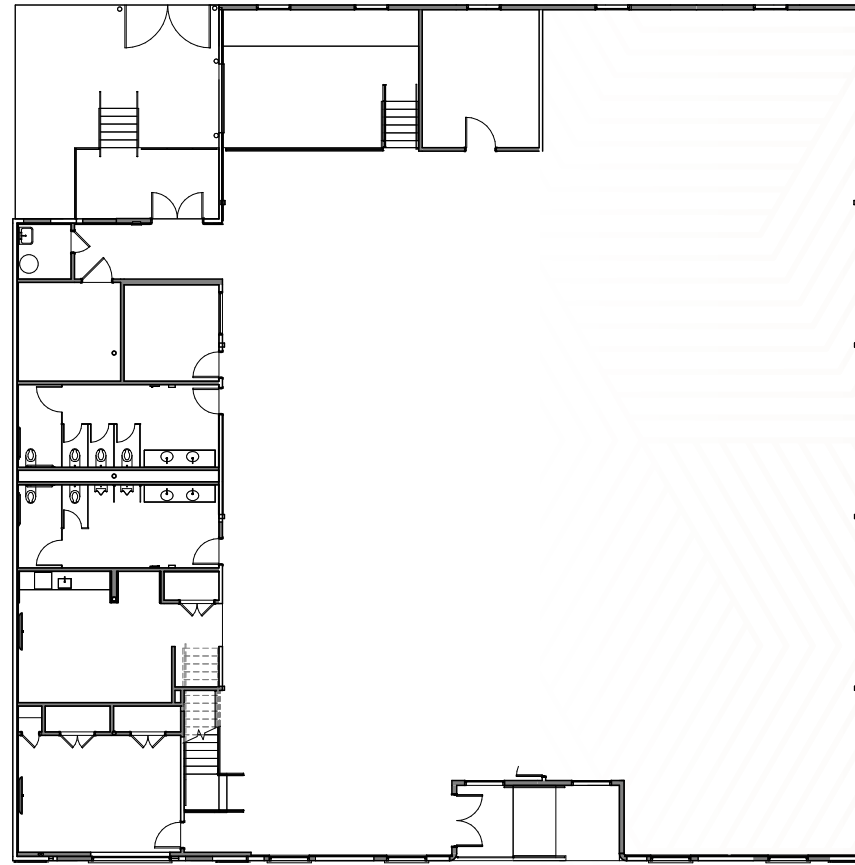
**ZONING**  
MR1-1VL



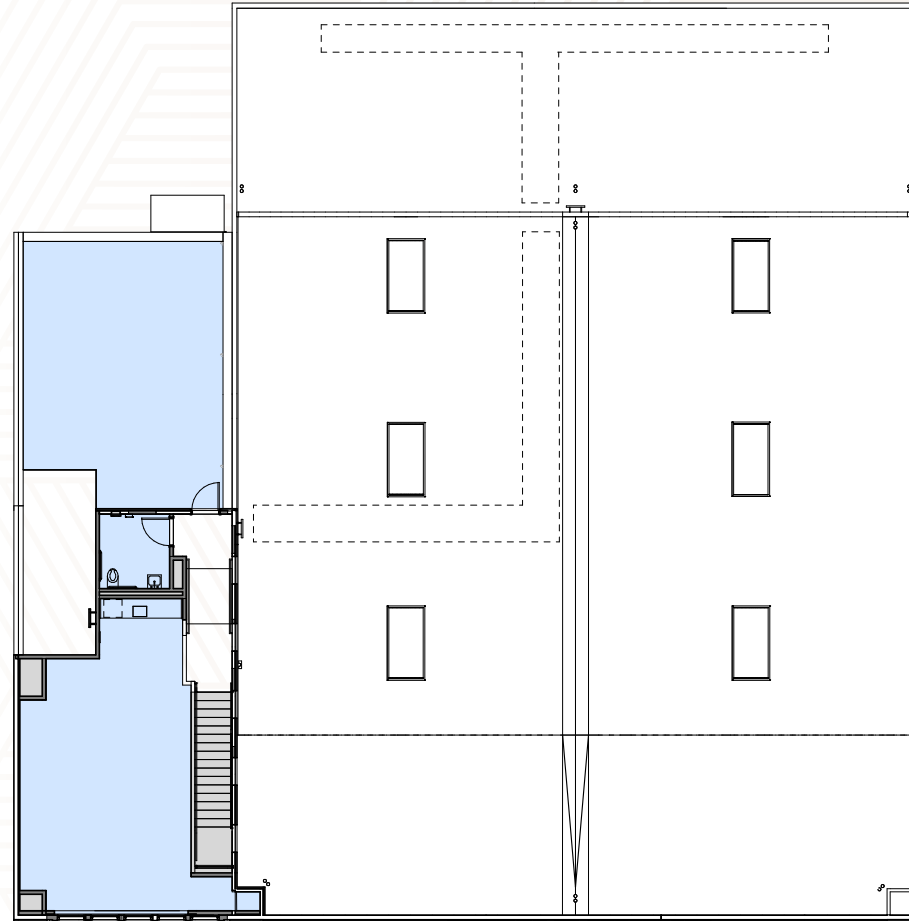
**PARKING**  
Ample free street  
parking

FLOOR PLANS  
10,197 SF

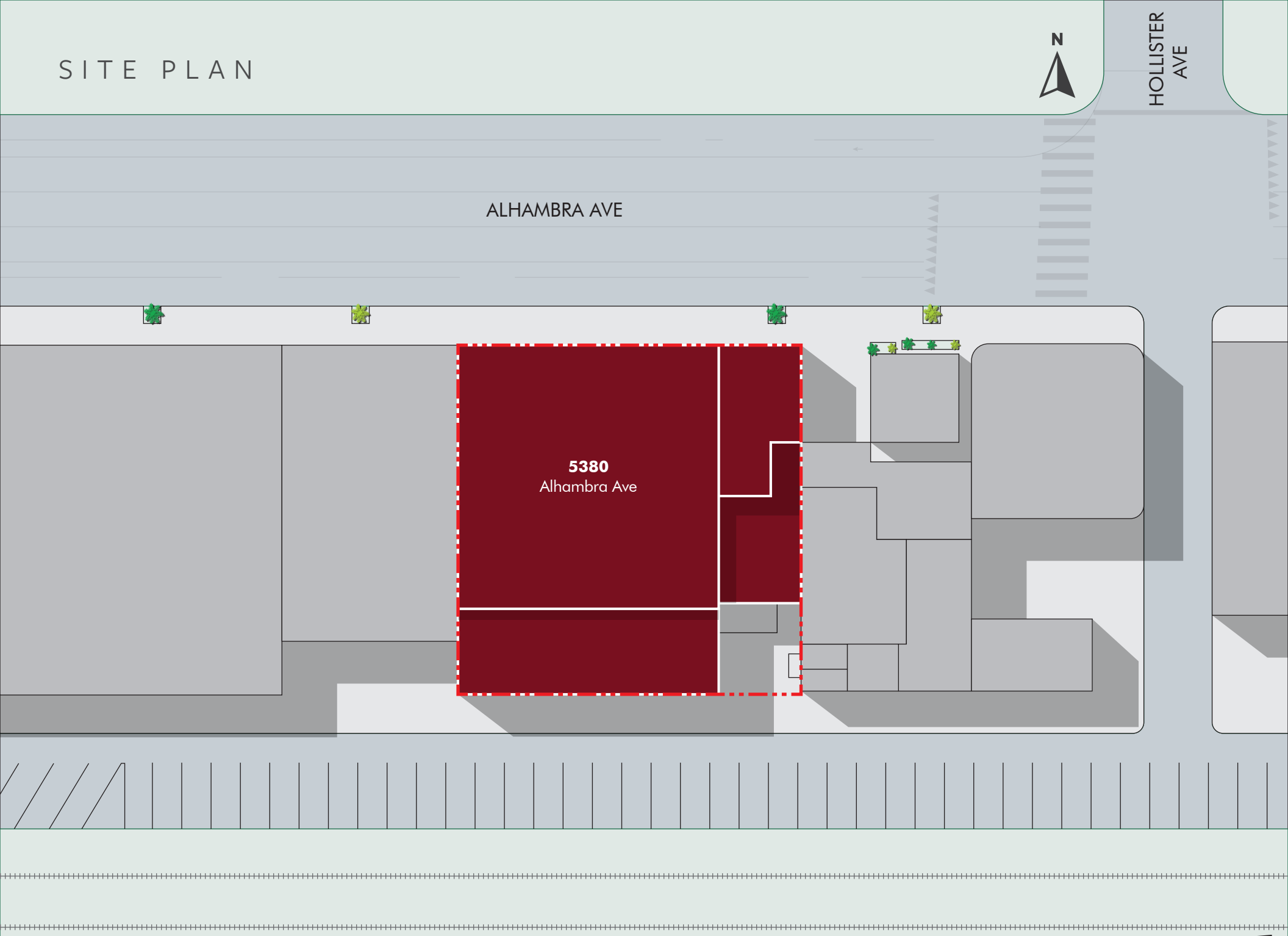
1st Floor  
8,557 SF



2nd Floor  
1,640 SF



# SITE PLAN



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## three

LOCATION  
OVERVIEW



## LOCATION OVERVIEW

This Property is strategically located in the bioscience hub of East Los Angeles, providing an advantageous position for any business. It is conveniently located next to HATCHspaces and in close proximity to notable institutions such as Grifols, Cal State LA, and USC Health Science Campus. Situated at the south end of San Gabriel Valley, the location boasts excellent freeway access and connectivity through the 710 and 10 freeways. This location offers both convenience and prominence in a thriving bioscience community.

### LA LIFE SCIENCE STATS



1st

IN THE NATION FOR  
SCIENCE PHDS



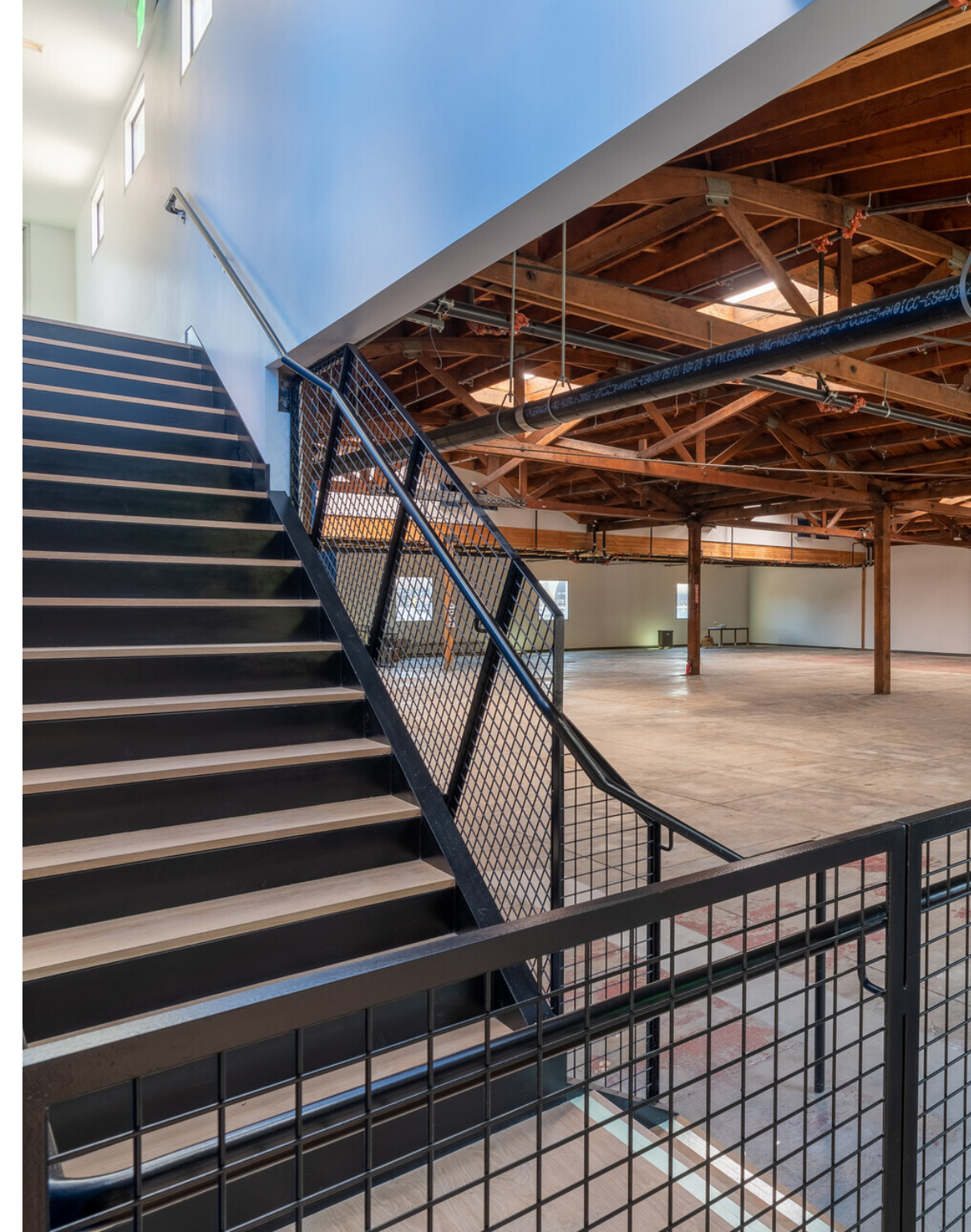
5th

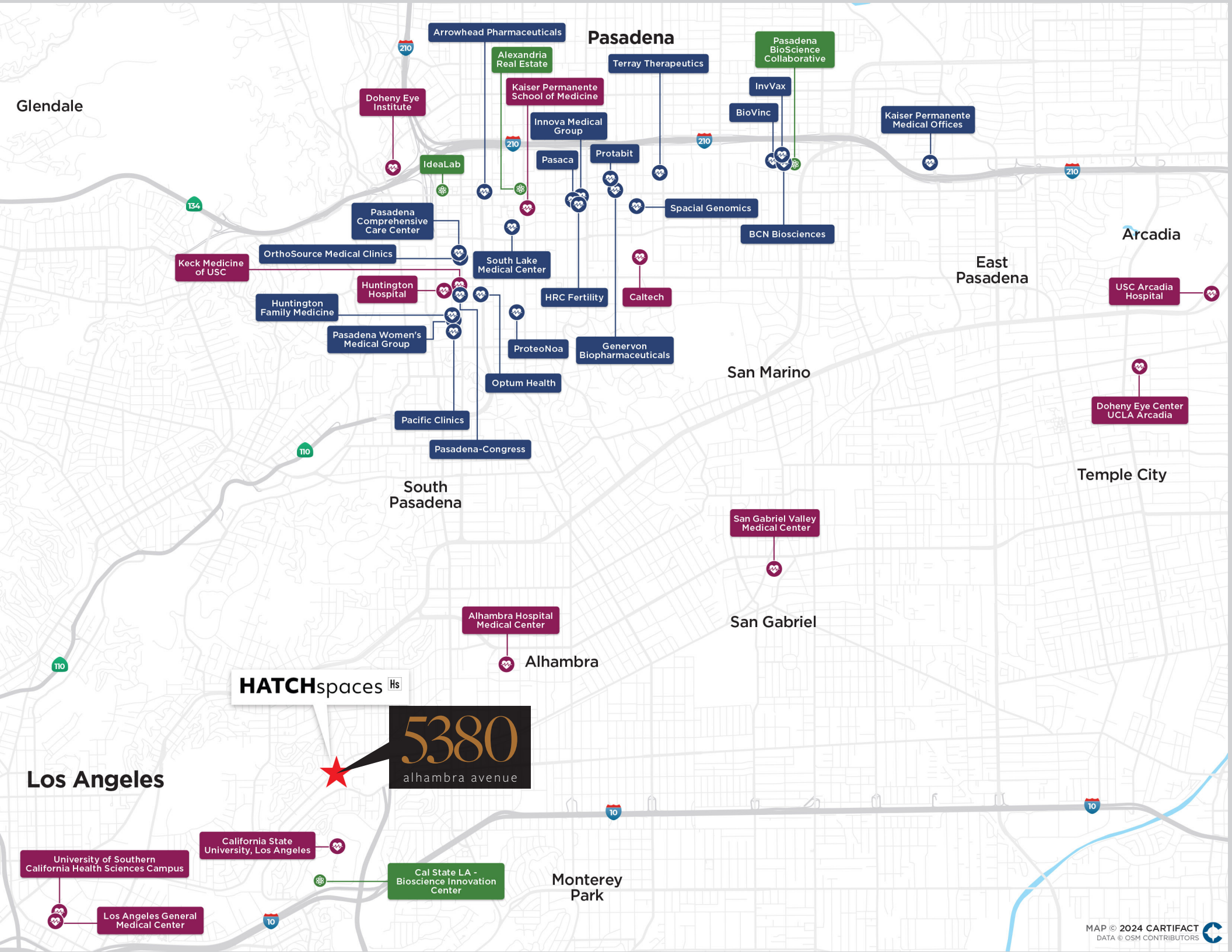
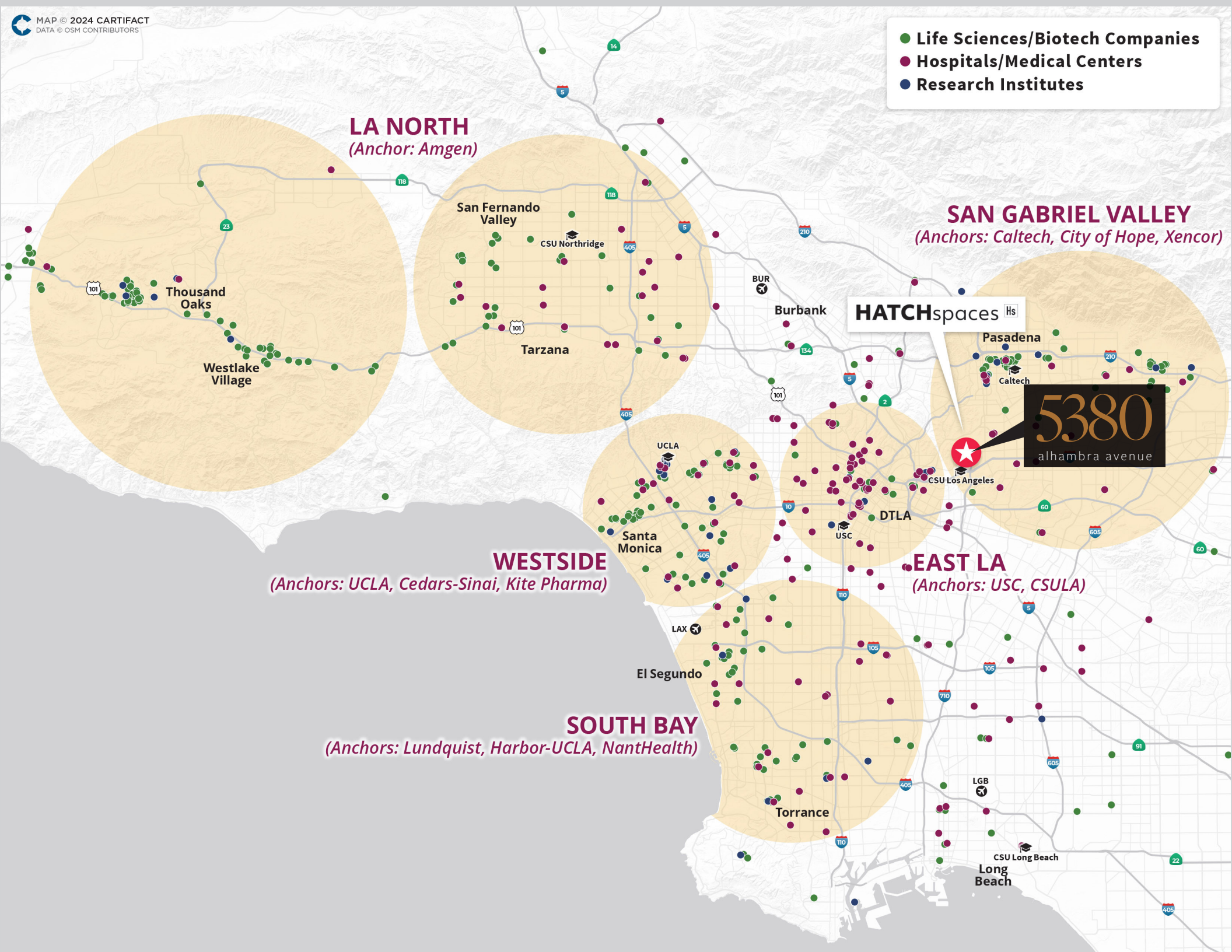
METRO IN THE NATION FOR  
STARTUP FORMATION



25+

RESEARCH INSTITUTES,  
UNIVERSITIES AND COLLEGES







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