

2001 S La Cienega Blvd

Presented By:
Kapa Investment

2001 S La Cienega Blvd, Los Angeles, CA 90034



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Property Details

2001 S La Cienega Blvd is a highly visible and easily accessible single-tenant industrial building, situated just north of Interstate 10, on a signalized intersection, on La Cienega Boulevard, a major arterial street and a thoroughfare with dense vehicular traffic of 100,000 car per day connecting LAX and Interstate 10 to Beverly Hills, West Hollywood and Hollywood area. The property features an approximately 18,300 square-foot corner lot with a 10,300 square feet of clear span industrial space.

While the large size of this warehouse-style property is uncommon for this area, its location along a primary thoroughfare provides a unique opportunity for variety of uses under C-2 zoning. In addition, the property offers a rare and permanent permit for automotive repair and/or body shop, presenting an exceptional opportunity for any franchise automotive dealership who are already in or want to penetrate Beverly Hills, Hollywood, and the surrounding area using it at service center, delivery center, body shop or any other related uses.

The property has been used as an auto repair and body shop continuously since 1997 and has a fully permitted downdraft paint spray booth and prep station, clarifier, and a parts shipping / receiving area with a separate entrance on Guthrie Ave. However, under the the current C-2 zoning, the property can be utilized for many other uses including retail and variety of other uses.

There is a lighted pole sign on La Cienega Blvd as well as other lighted signs on three sides of the building visible from both La Cienega Blvd and Guthrie Ave. The building is equipped with fire sprinkler system, centralized fire alarm, security alarm system, compressor and air lines. The lobby, reception area and offices are fully built out with a central HVAC system and a separate ADA bathroom for customers. The property also includes approximately 8,000 square feet of paved, double-gated parking and plenty of garage/storage/work space on the interior.

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- Single-Tenant Industrial building just north of Interstate 10 in West Los Angeles ideally suited for variety of uses including retail.
- Corner lot on a signalized intersection along a primary thoroughfare with traffic count of approximately 100,000 vehicles per day.
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Rental Rate:	\$4G€0 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	10,300 SF
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Year Built:	1955
Taxes:	\$0.13 USD/SF/MO
Operating Expenses:	\$0.06 USD/SF/MO
Rental Rate Mo:	\$3.5€ /SF/MO

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Well-located on La Cienega Blvd, which connects LAX and Interstate 10 to Beverly Hills, West Hollywood and the Hollywood area.

- Clear span building, fully sprinklered with two separate entrances a double-gated lot and lots of signage opportunities.
- Rare & permanent permit for automotive repair representing ideal opportunity for dealership service or delivery center.
- Rare & permanent permit for body repair & paint with fully permitted downdraft spray booth and prep station.

View the full listing here: <https://www.loopnet.com/Listing/2001-S-La-Cienega-Blvd-Los-Angeles-CA/30723499/>

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Listing space

1st Floor

Space Available:	10,300 SF
Rental Rate:	\$4G€0 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

Open space with a permanent CUP (conditional use permit) for auto repair, body shop, and paint. The property is highly adaptable and can accommodate additional use options such as retail or any warehouse-related industries.

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Location



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Property Photos



Building Exterior



Main Entrance

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Property Photos



Building Exterior



Aerial

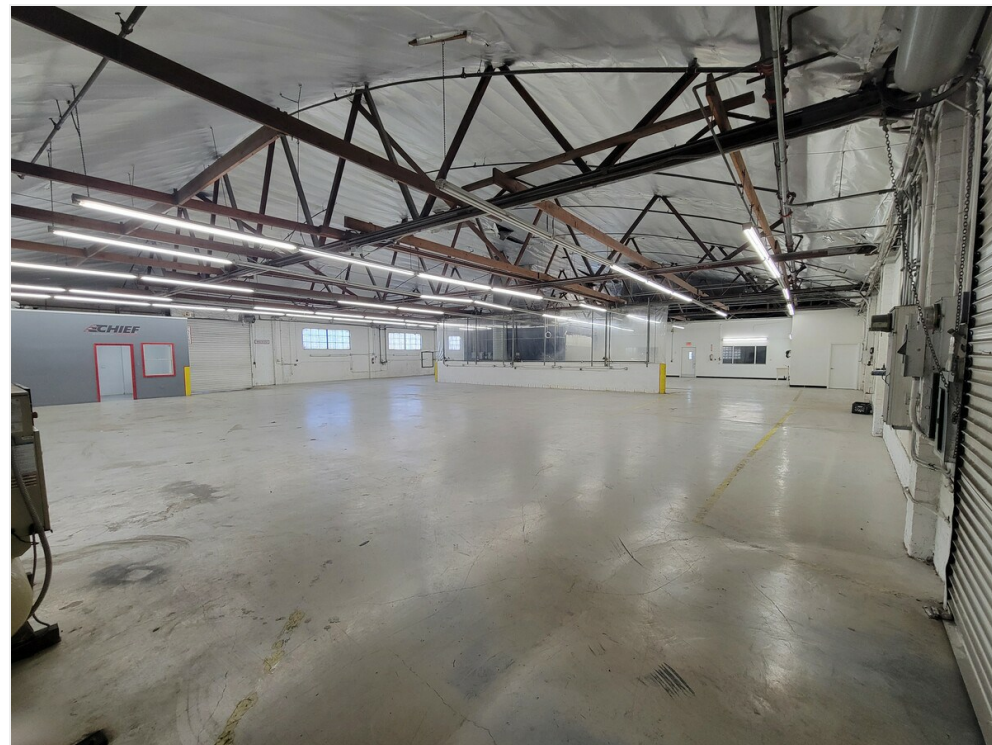
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Property Photos



Reception / Office



Interior

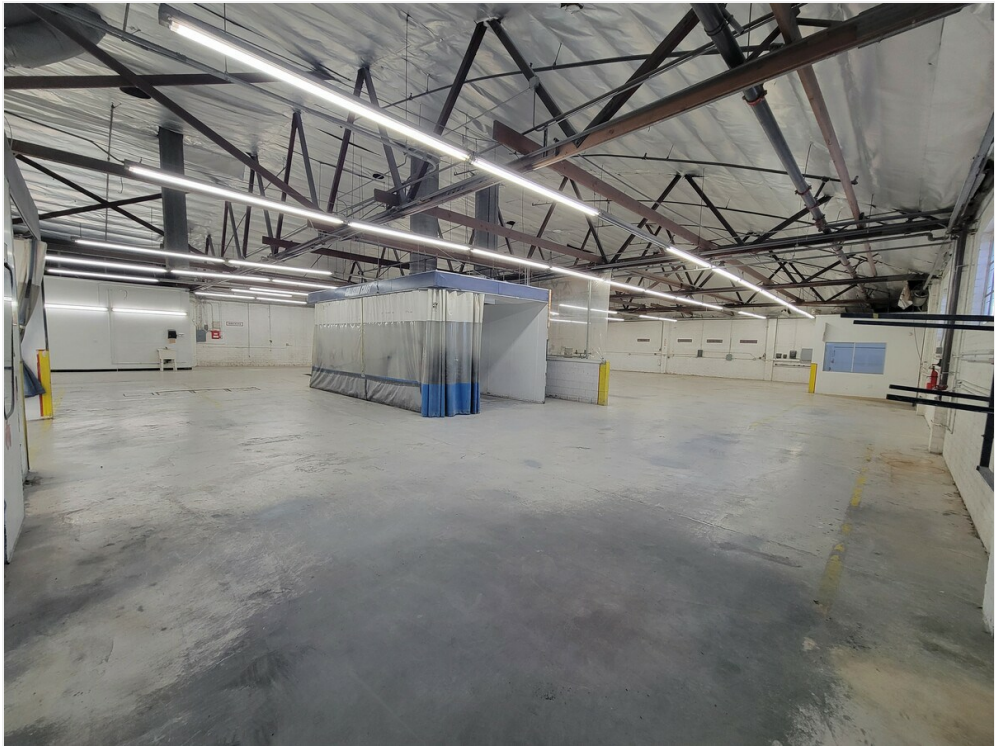
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Property Photos



Interior



Interior

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Interior



Interior

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Property Photos



Down Draft Spray Booth



Down Draft Prep Station

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Property Photos



Parking Lot

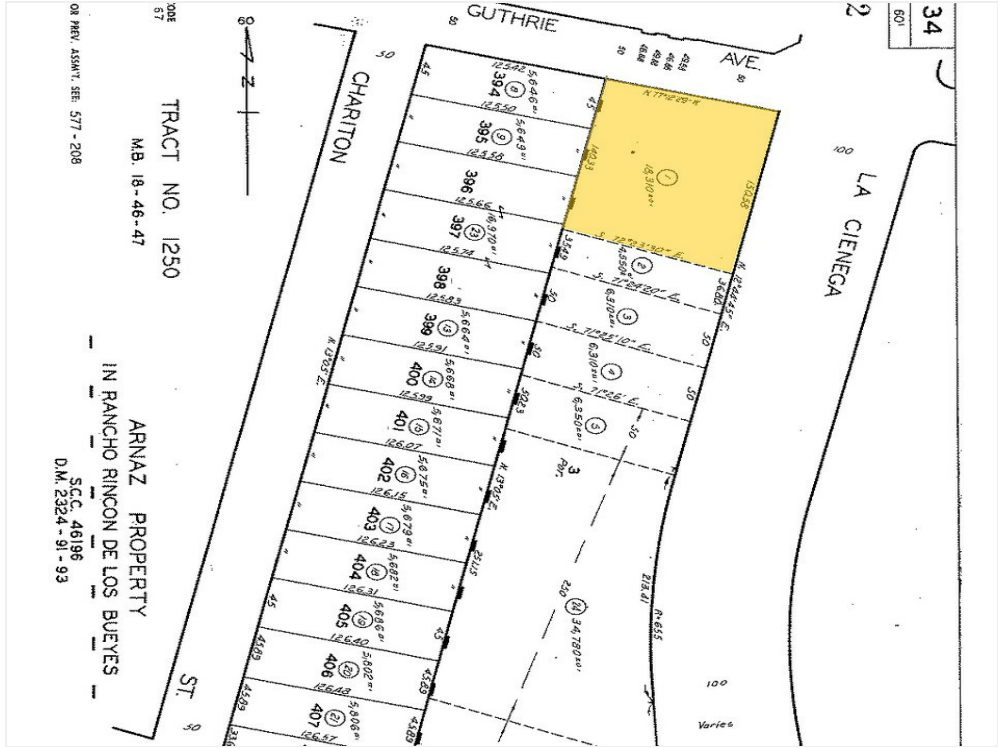


Parking Lot

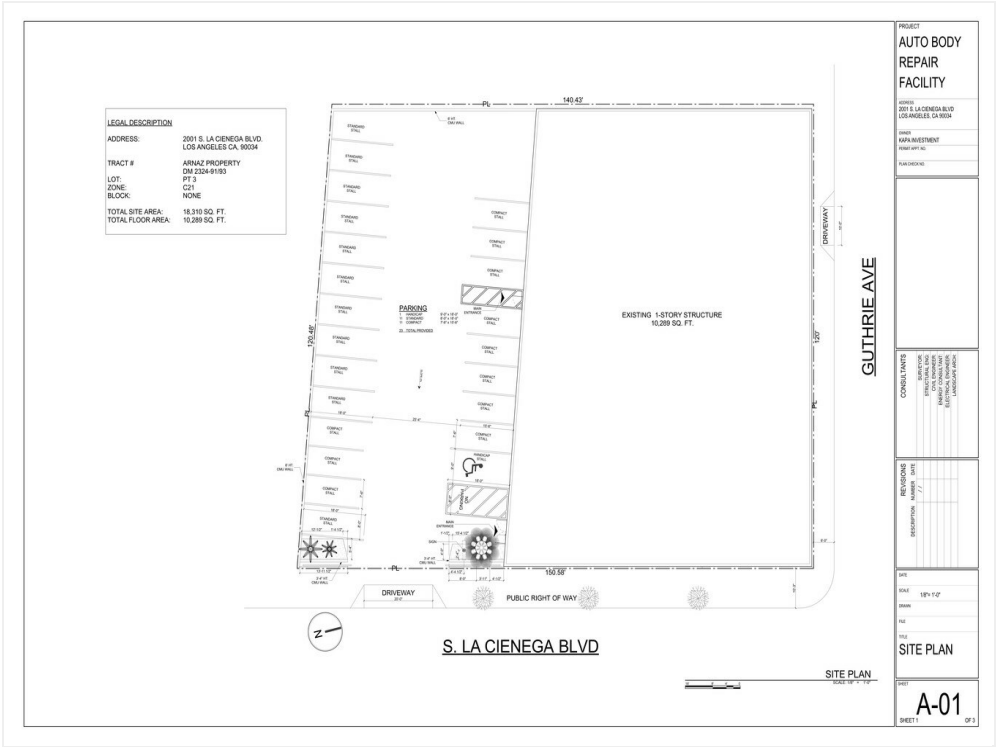
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Property Photos



Plat Map



2001 SLC Site & Floor Plan

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