

FOR SALE

2252 W WASHINGTON BLVD
LOS ANGELES | CA 90018

POTENTIAL LIVE/WORK FACILITY

Washington Corridor Flex Facility



FOR MORE INFORMATION, PLEASE CONTACT US:



JESSE MCKENZIE
Senior Vice President
213.747.4156 office
714.883.6875 mobile
jesse@majorproperties.com
License: CA # 01939062



ANTHONY S. BEHAR
Executive Vice President
213.747.8426 office
310.880.2329 mobile
anthony@majorproperties.com
License: CA # 01368565

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

FLEX FACILITY

EXECUTIVE SUMMARY

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 6,767± 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 1,600± 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.



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

PROPERTY DETAILS

ASKING PRICE: \$3,500,000
(\$419 PER SF)

Total Building Area	8,366± SF
1st Floor	6,767± SF
2nd Floor Loft	1,600± SF
Bonus Storage Mezzanine (not in total)	1,400± SF
Construction	Brick
Year Built	1939
Land Area	9,940± SF
Surface Parking	12± vehicles
Ground Level Loading Doors	2
Ceiling Height	10' to beam; 18' between beam
Sprinklered	No
Zoning	LA C1.5-1VL
APN	5073-030-043

FLEX
FACILITY



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

INVESTMENT HIGHLIGHTS

- High profile West Washington corridor
- Lots of natural light
- Ideal owner/user or investor purchase opportunity
- Rare, multi-functional building
- Potential live/work facility
- Office, warehouse, kitchen, living room, dining room, bedroom, and laundry
- Bow truss warehouse with skylights
- Beautiful, well-appointed office space
- Loft with full kitchen/appliances and bathroom with shower
- 3 separate meters and multiple HVAC units (not currently connected)
- Private alley access (only for occupants on block)
- Instant access to Santa Monica (I-10) Freeway 20
- Just minutes from Culver City, Westside and DTLA
- Los Angeles State Enterprise Zone
- South Los Angeles Community Plan Implementation Overlay (CPIO)

FLEX FACILITY



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

PHOTOS

**FLEX
FACILITY**



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

PHOTOS

**FLEX
FACILITY**



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

PHOTOS

**FLEX
FACILITY**

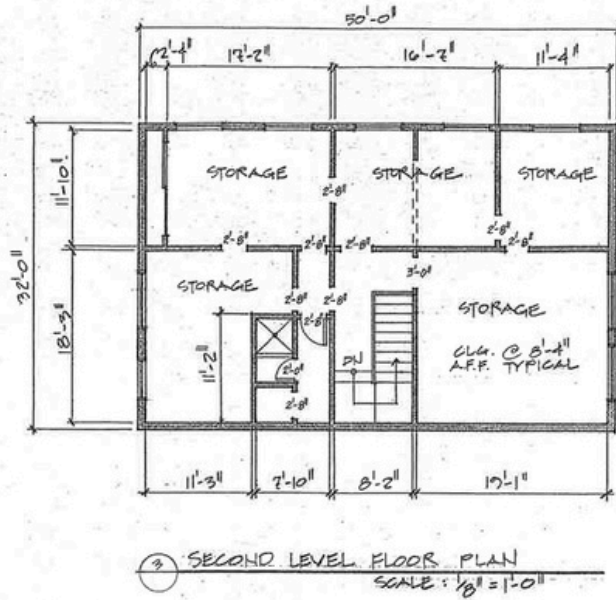


2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

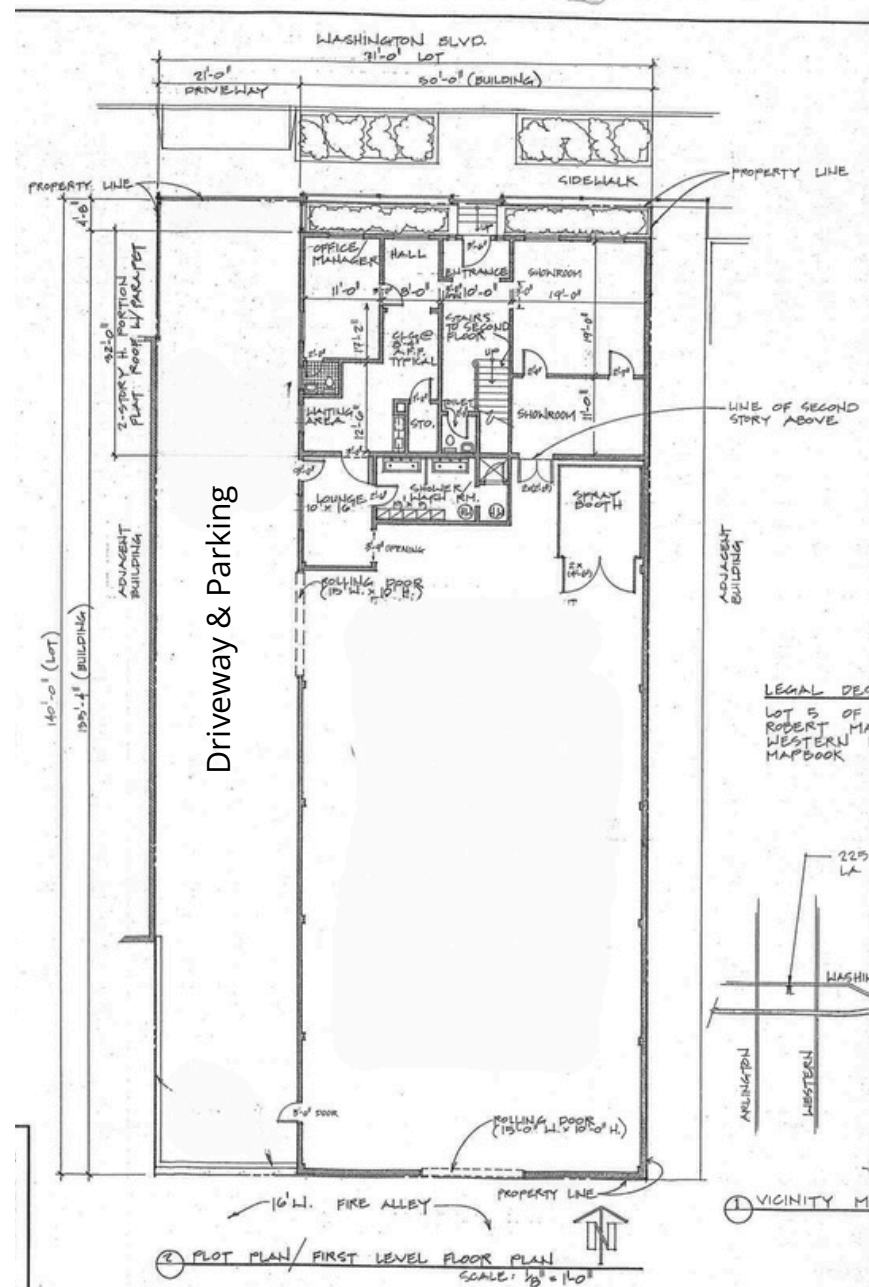
FOR SALE

FLOOR PLAN

**FLEX
FACILITY**



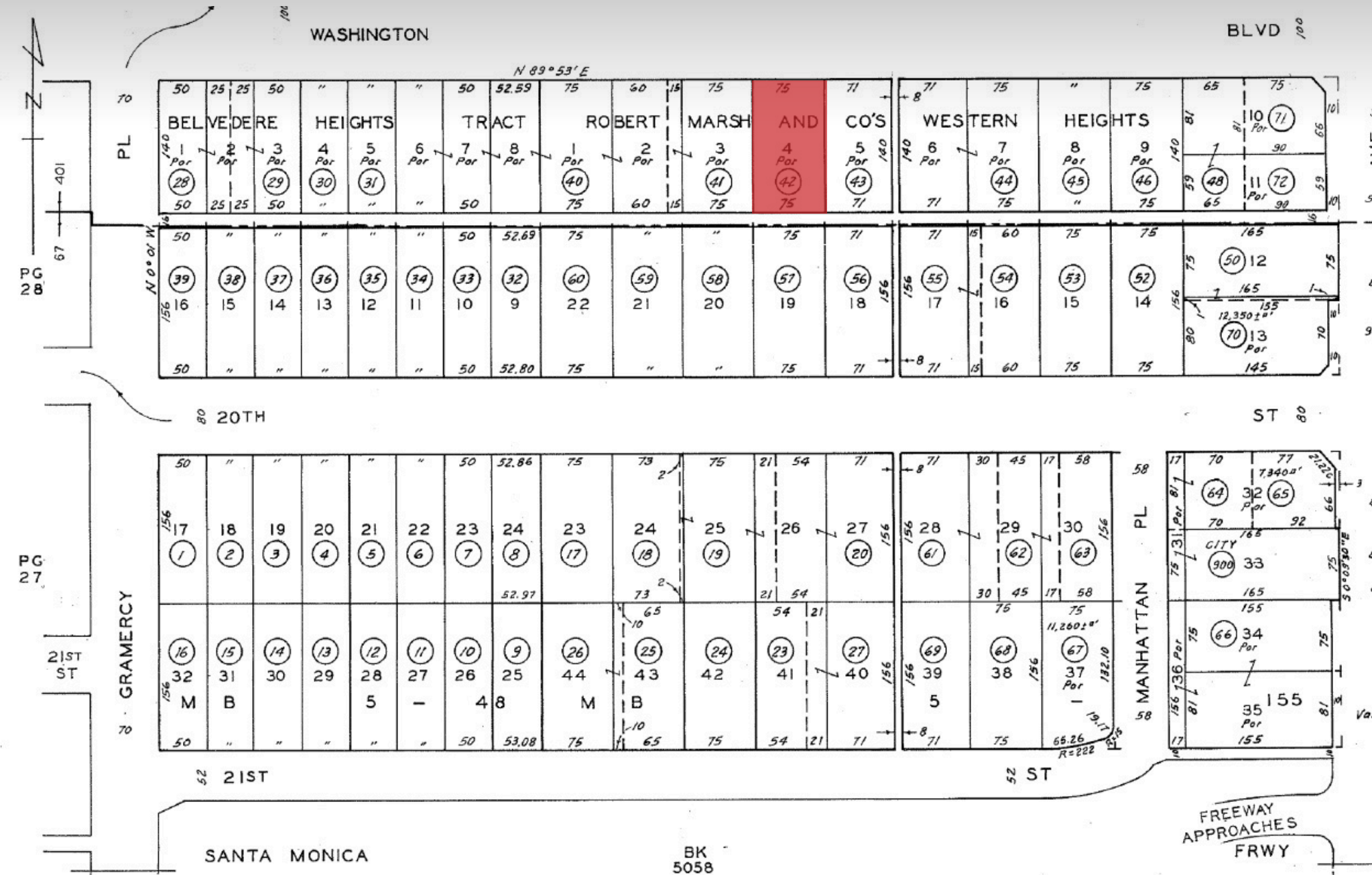
Disclosure: Some modifications have been made to floor plan. Buyer to verify all dimensions.



FOR SALE

FLEX FACILITY

PLAT MAP



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

PROPERTY AERIAL

**FLEX
FACILITY**



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

**FLEX
FACILITY**

AERIAL MAP FACING EAST



2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

**FLEX
FACILITY**

AERIAL MAP FACING WEST

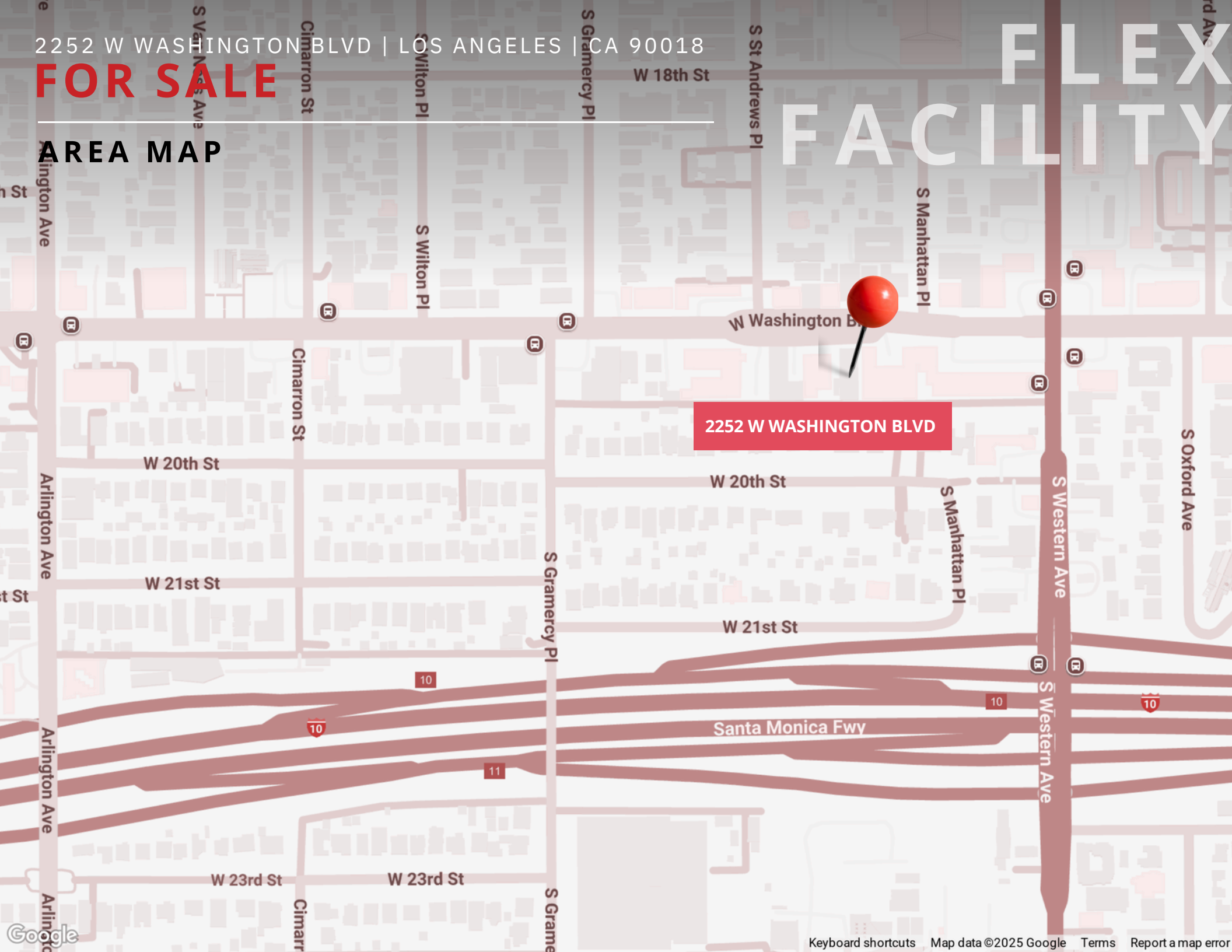


2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

AREA MAP

FLEX FACILITY



2252 W WASHINGTON BLVD

2252 W WASHINGTON BLVD | LOS ANGELES | CA 90018

FOR SALE

SALES COMPARABLES

FLEX FACILITY

Subject Property



2252 W Washington Blvd Los Angeles, CA 90018

Bldg. SF	8,366
Land SF	10,019
Asking Price	\$3,500,000
Price/SF	\$418 per SF



3622 W Washington Blvd Los Angeles, CA 90018

Bldg. SF	5,983
Land SF	8,677
Sale Price	\$2,600,000
Price/SF	\$434.56
Sale Date	Dec 21, 2023



1432 Oak St Los Angeles, CA 90015

Bldg. SF	12,000
Land SF	20,473
Sale Price	\$5,500,000
Price/SF	\$458.33
Sale Date	Mar 30, 2023



4921-4929 W Jefferson Blvd LA CA 90016

Bldg. SF	7,560
Land SF	15,228
Sale Price	\$3,740,000
Price/SF	\$494.71
Sale Date	Dec 6, 2024



3115 S Grand Ave Los Angeles, CA 90007

Bldg. SF	5,184
Land SF	8,098
Sale Price	\$2,195,000
Price/SF	\$423.42
Sale Date	Apr 19, 2023

FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:



JESSE MCKENZIE

Senior Vice President

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

License: CA # 01939062



ANTHONY S BEHAR

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

License: CA # 01368565

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

MajorProperties.com

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

