



FOR SALE

2 COMMERCIAL UNITS | OFFERED AT \$1,999,000

3268 MOTOR AVENUE LOS ANGELES, CA 90034

Exceptional Owner-User Opportunity with Street-Facing Retail & Flexible Warehouse Space

3268 Motor Ave offers a rare and valuable opportunity for owner-users seeking both visibility and versatility in a prime West-side location. This M1-zoned property features a highly desirable front-facing retail storefront combined with a spacious two-story warehouse/manufacturing facility, totaling approximately 4,225 sq ft of adaptable space.

The **front retail unit** spans 1,175 sq ft and includes prominent display windows, a dedicated customer restroom, and direct street access—perfect for a showroom, boutique, or service-based business looking to capture high visibility and foot traffic. Behind the retail space is a **two-level, 3,050 sq ft open-concept manufacturing /office/warehouse facility** with separate entrances, office space, and private restrooms. Ideal for production, storage, or light manufacturing, this area offers tremendous flexibility for business operations or future reconfiguration.

A key advantage for investors or owner-users is the **potential to subdivide the property into two or possibly three independent units**, creating multiple income streams or live-work setups. The building is currently leased month-to-month, with a hair salon occupying the front unit and a manufacturer in the rear, allowing for future occupancy planning or redevelopment. Strategically located on Motor Avenue, with close proximity to major freeways and public transit, this property offers exceptional access and convenience for a wide range of business types.

Highlights:

- 4,225 sq ft total building area
- M1 zoning – suitable for light industrial, retail, and more
- Potential to subdivide into three distinct units
- High-visibility storefront + large warehouse with office space
- Month-to-month tenants for maximum flexibility
- Strong Westside location near transit and freeway access

Don't miss this flexible and functional commercial asset—ideal for an owner-user looking to grow their business or an investor seeking upside through repositioning or re-leasing.

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