

# MULTI-USE FACILITY FOR SALE OR LEASE

*Great Mid-City Location Just East Of Fairfax Avenue*

**7,352± SF Building on 13,166± SF of Land**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum





**5519-5521 W WASHINGTON BLVD  
LOS ANGELES, CA 90016**

## Property Details

Building Area:	7,352± SF
Land Area:	13,166± SF
Year Built:	1939/1950
Construction:	Frame & Stucco
Power:	200A/240V
Parking:	8± Surface Spaces
Zoning:	LA C2-1VL-CPIO
Assessor's Parcel #:	5064-017-003,019
TOC:	Tier 2
Opportunity Zone:	Yes
Traffic Count:	24,485 Vehicles Per Day (2022)

## Property Highlights

- Purchase or lease opportunity
- Commercial zoned flex facility
- Many possible uses: Retail, professional or creative office, community use, warehouse/showroom, etc.
- Includes secure, gated parking for 8± vehicles
- Located 3 blocks east of Fairfax Avenue
- 2-miles south of LACMA and the "Miracle Mile"
- Just north of the Santa Monica (I-10) Freeway
- Just minutes east of Culver City
- Designated Qualified Opportunity Zone (tax benefits)
- Future development potential

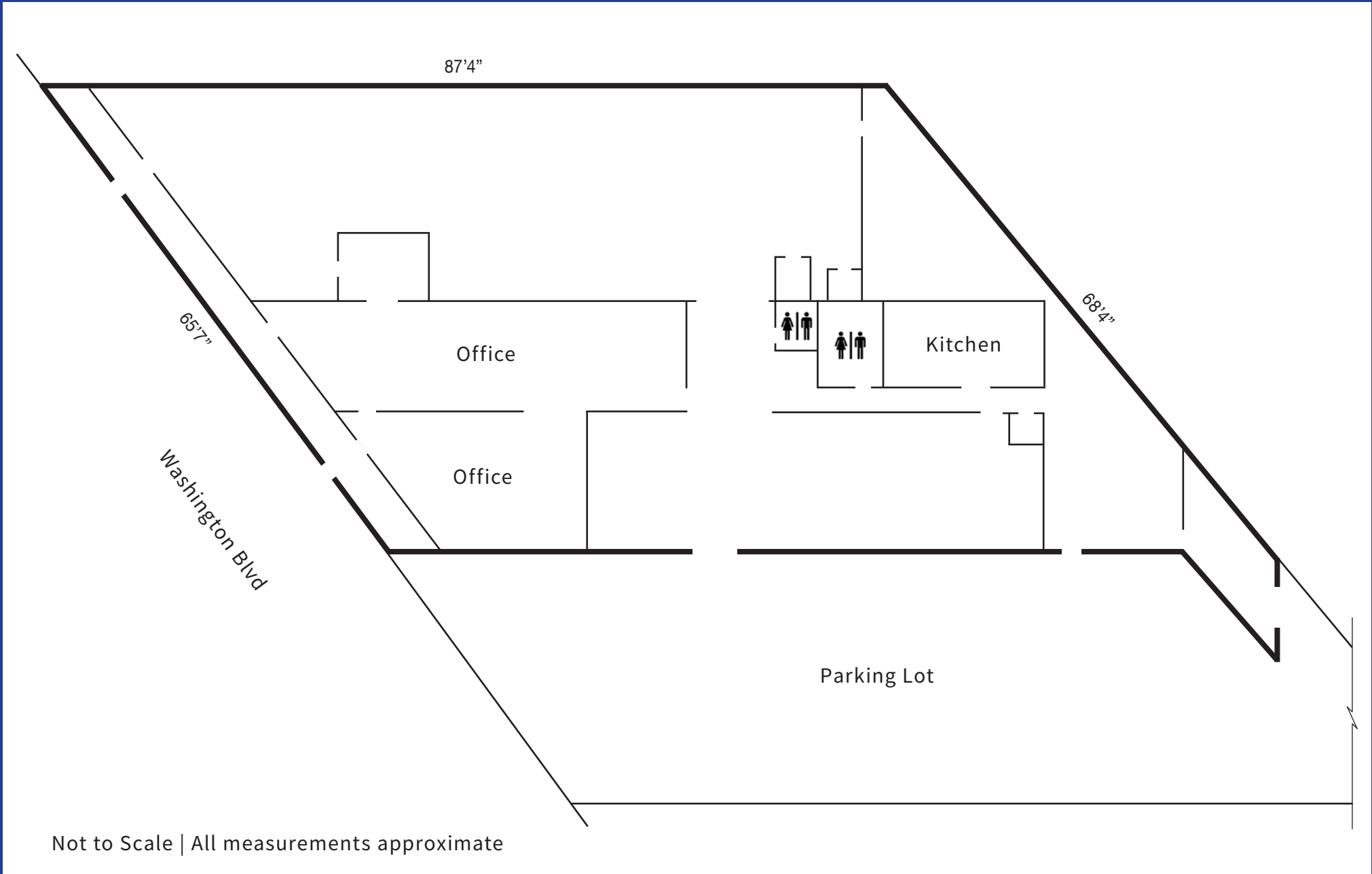
**Sale Price: \$5,000,000 (\$680.09 Per SF)**

**Lease Rental: \$14,700 Per Month (\$2.00 Per SF)**

# Exterior Photo



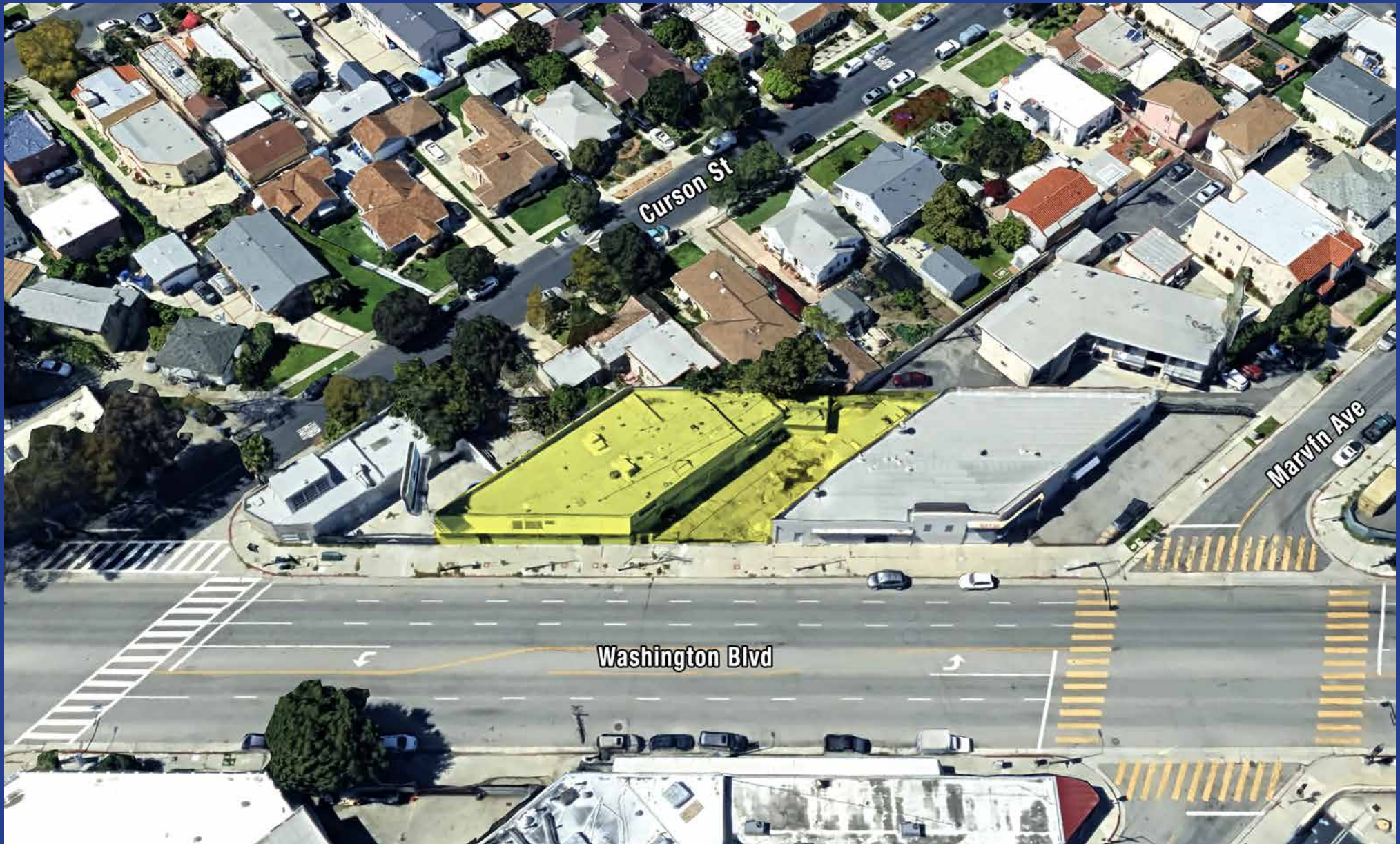
# Site Plan



Not to Scale | All measurements approximate



# Aerial Photo

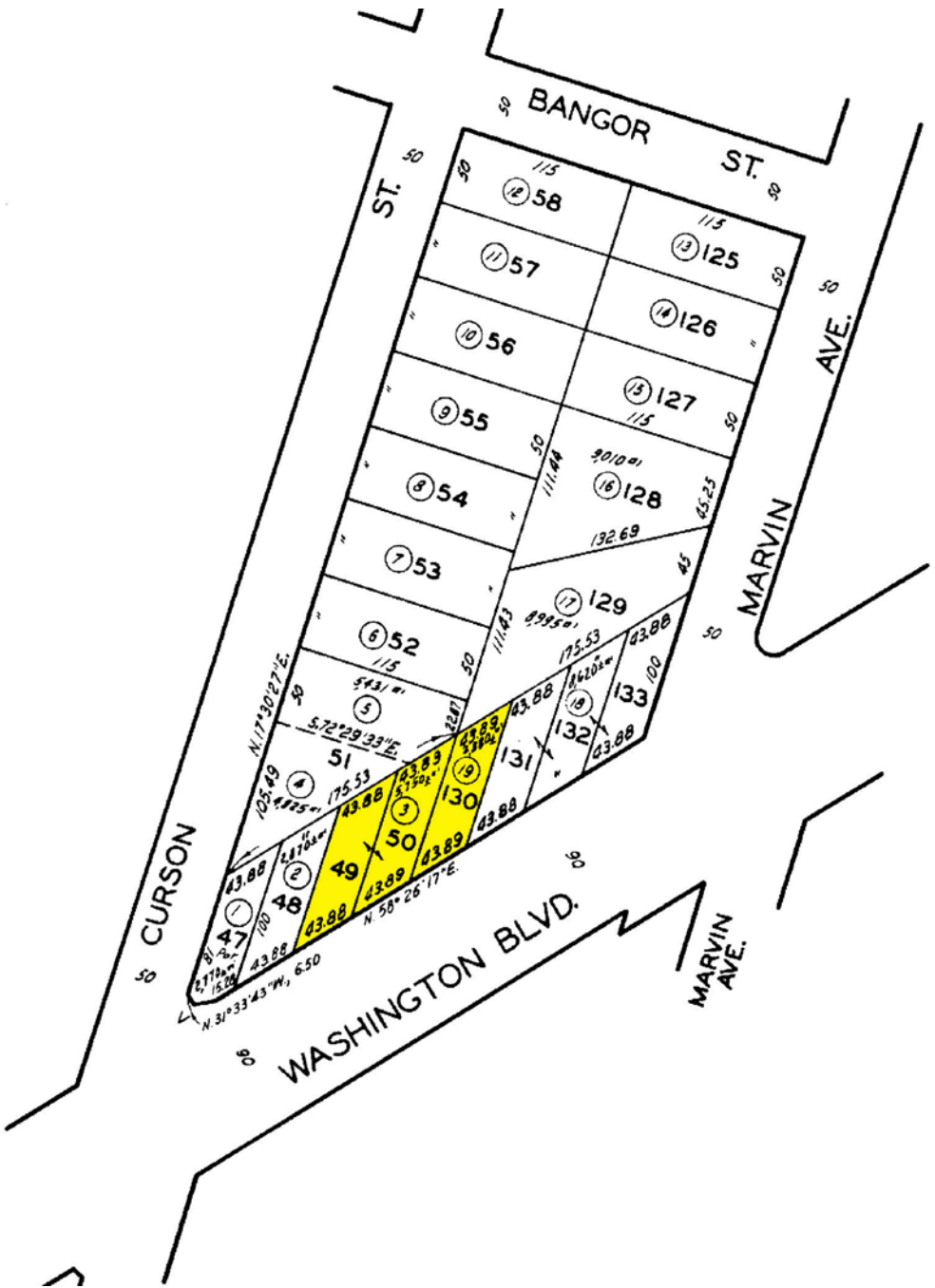


# Plat Map



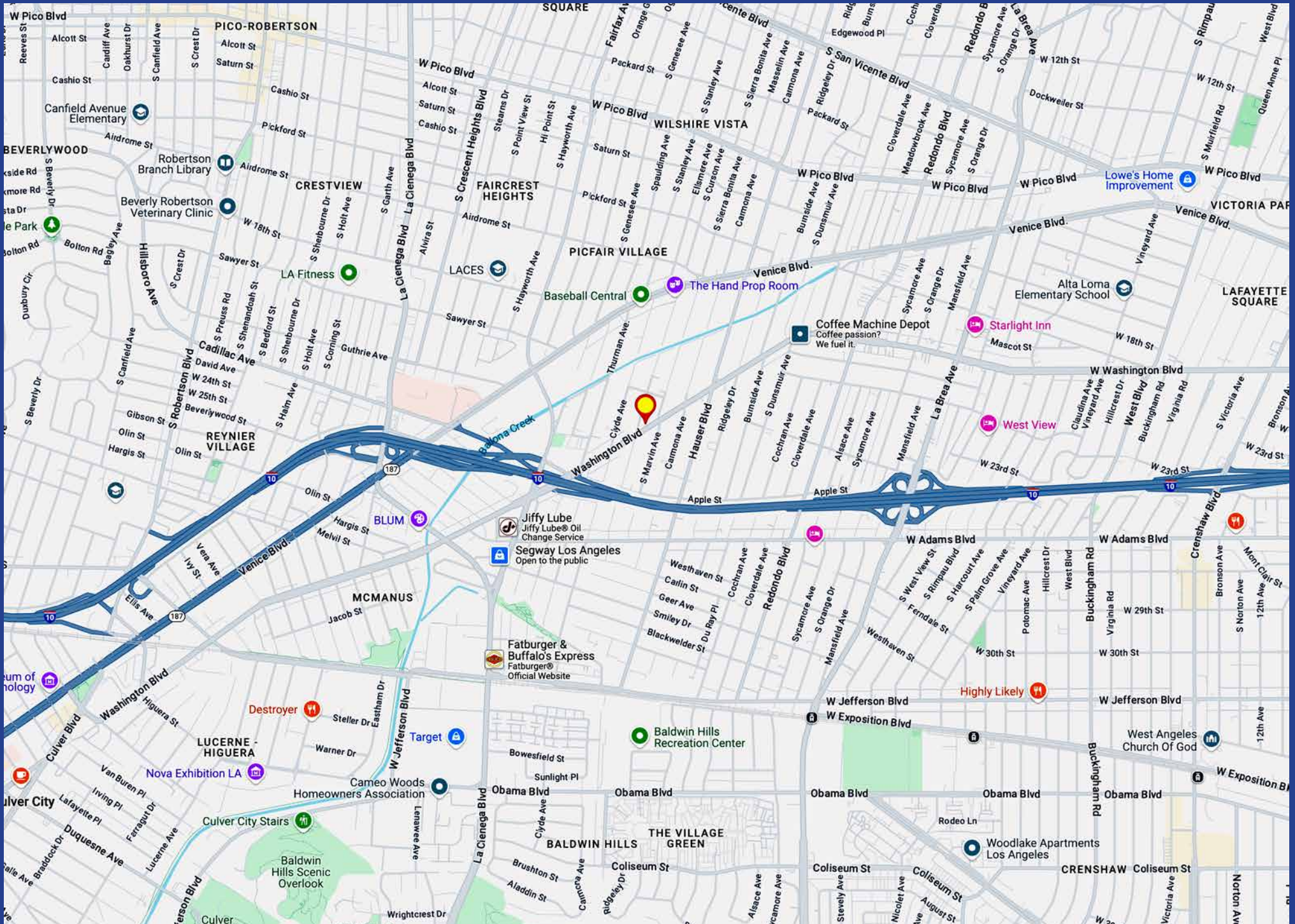
CODE  
67

TRACT NO. 5770  
M.B. 62-7-8



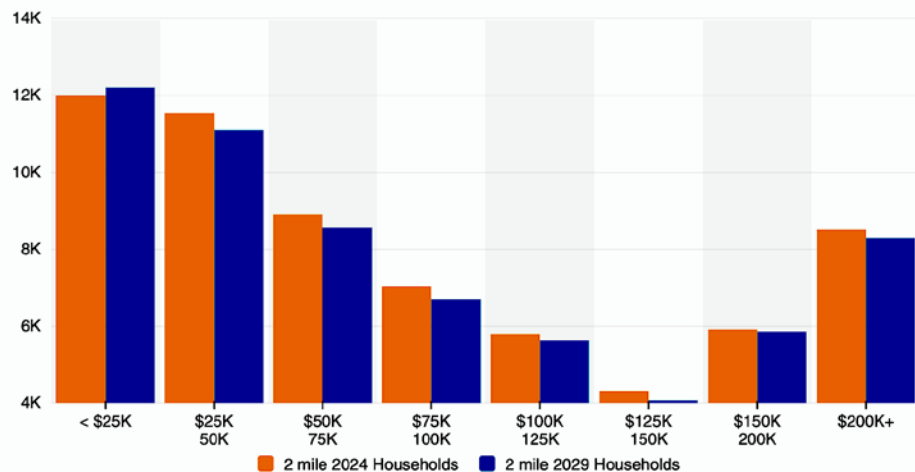


# Area Map

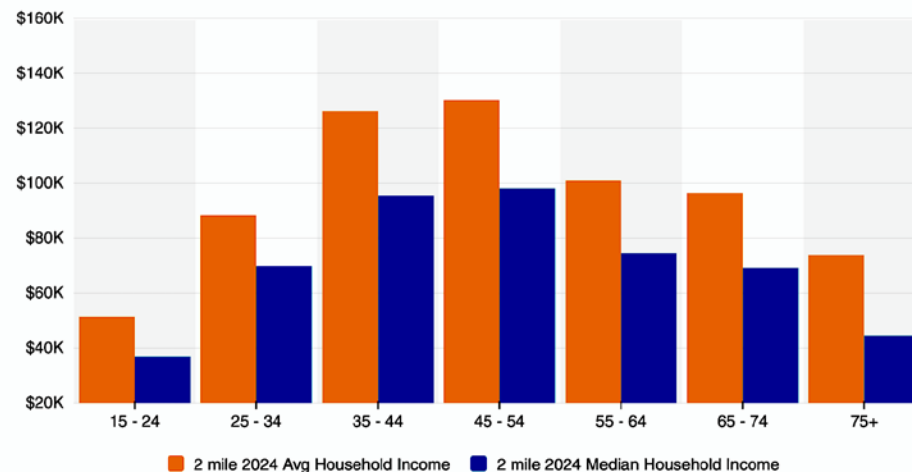


# Neighborhood Demographics

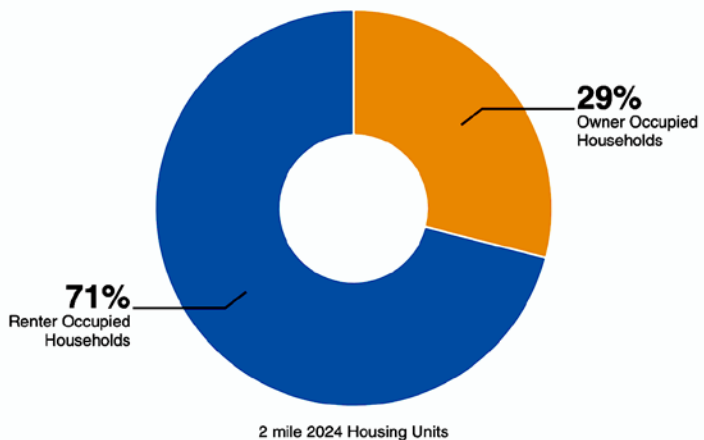
Household Income



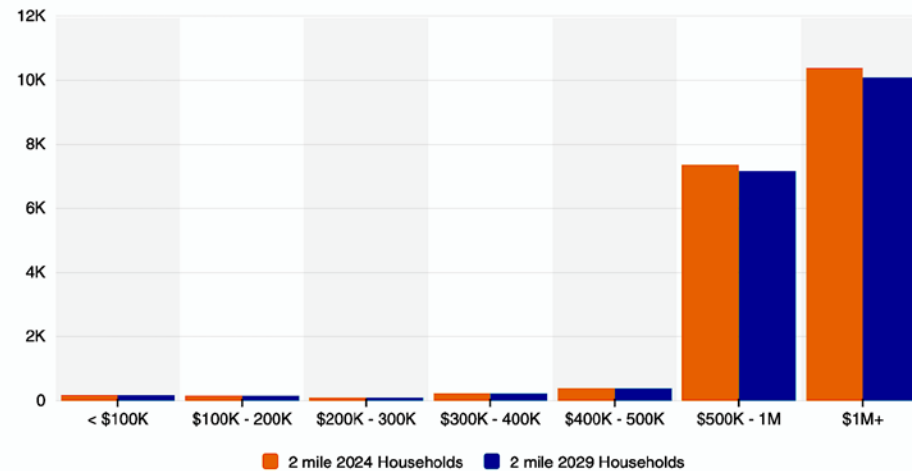
Household Income By Age



Housing Occupancy



Home Values





## FOR SALE OR LEASE

5519-5521 W Washington Blvd  
Los Angeles, CA 90016

7,352± SF Building  
13,166± SF of Land

Multi-Use Facility

Heavy Traffic Mid-City Location

### *Exclusively offered by*



#### **Daniel Moussazadeh**

Sales Associate

**213.747.7959** office

**310.999.9437** mobile

[daniel@majorproperties.com](mailto:daniel@majorproperties.com)

Lic. 02058572

### **MAJOR PROPERTIES**

1200 W Olympic Blvd  
Los Angeles, CA 90015

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants 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 or Tenant 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.