

FOR LEASE

SANDBLASTED BRICK BOW-TRUSS WAREHOUSE
CREATIVE / INDUSTRIAL FLEX

Introductory rate — \$1.00/SF

±7,400 SF
TOTAL AVAILABLE

\$1.35/SF MG
ASKING LEASE RATE

3 GL DOORS
DRIVE-IN LOADING

3841

BROADWAY PLACE

Los Angeles, CA 90037

**Saxum
West**

Sotheby's
INTERNATIONAL REALTY

THE OFFERING

Saxum West is pleased to present **3841 Broadway Place**, a beautifully sandblasted brick and wooden bow-truss warehouse offering $\pm 7,400$ SF in South Central Los Angeles, within walking distance of USC, Exposition Park and the Lucas Museum. One of two twin warehouses on the block, 3841 pairs the character of exposed brick and soaring timber trusses with the utility of a fully functional drive-in warehouse.

The building has been renovated head to toe — re-poured slab, sandblasted brick and bow truss, fire sprinklers, heavy wood and wrought-iron doors, men's and women's restrooms, and most recently full HVAC and brand-new skylights. Three ground-level loading doors allow vehicles to drive straight in, and a fully enclosed ± 800 SF sheltered area at the rear adds secure storage or work space.

With 20-foot ceilings between the truss beams, the space suits warehousing, showroom and automotive uses as readily as TV/film, events and creative studio work — available for immediate occupancy.

ASKING LEASE RATE

\$1.35 /SF/MO MG

\$1.00/SF/Mo introductory rate for the first 3–6 months, offered to qualified long-term tenants.



$\pm 7,400$ SF

TOTAL AVAILABLE

20' CEILINGS

BETWEEN TRUSSES

3 GL DOORS

DRIVE-IN LOADING

PROPERTY HIGHLIGHTS

01 One-of-a-Kind Creative Flex Space

Sandblasted brick, soaring wooden bow trusses and rich natural tones create a visually stunning, acoustically friendly environment.

02 Renovated & Move-In Ready

Re-poured slab, full HVAC, brand-new skylights, fire sprinklers throughout, new electrical and lighting, and men's and women's restrooms.

03 Drive-In Loading

Three ground-level loading doors behind an ultra-wide curb cut, with interior parking for 3–6 cars inside the warehouse.

04 Secure Rear Storage

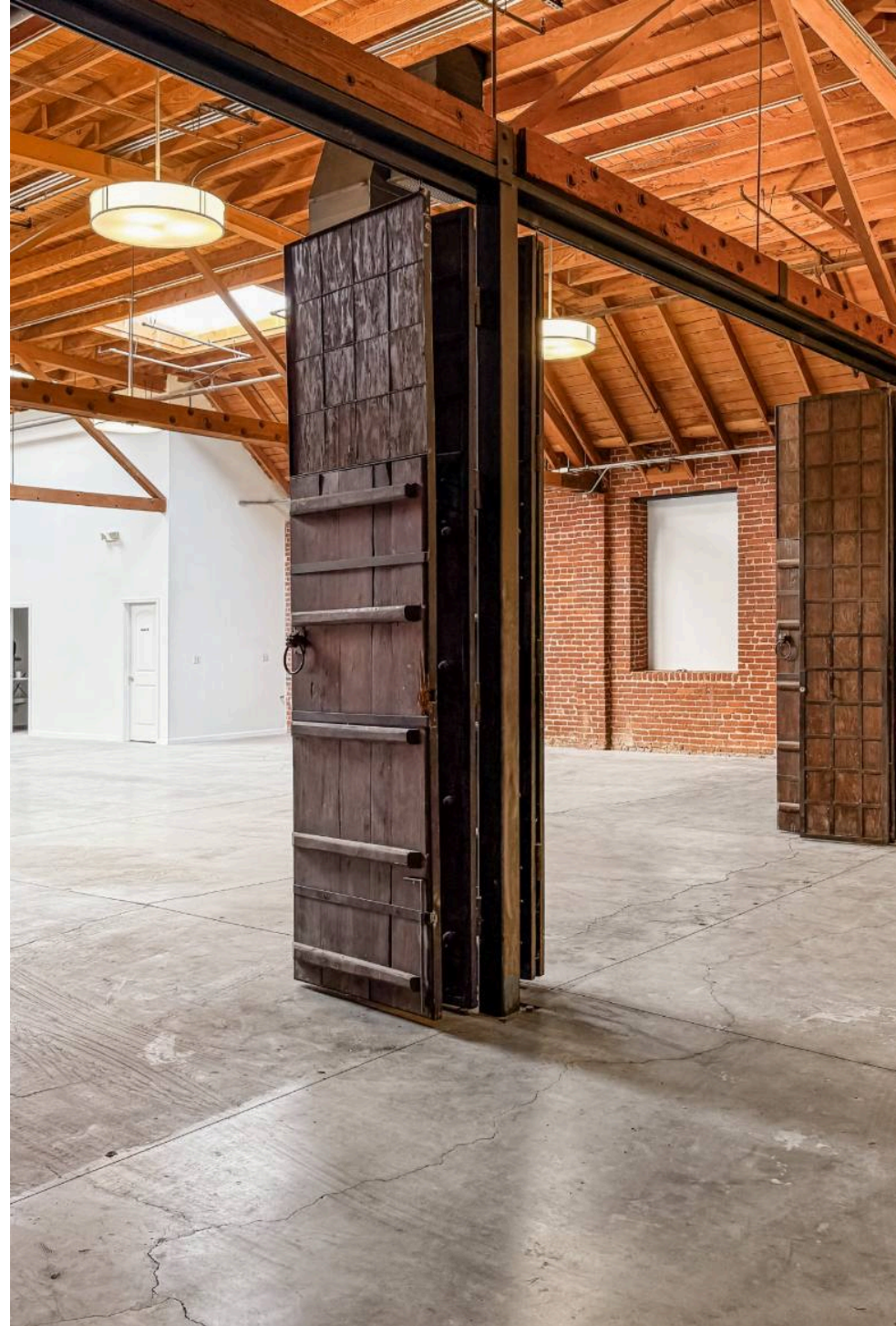
±800 SF sheltered area at the rear of the warehouse — fully enclosed and secure — for storage or outdoor work space.

05 USC-Adjacent Location

Walking distance to USC, Exposition Park, BMO Stadium and the Lucas Museum — in the natural path of the area's growth.

06 \$1.00/SF Introductory Rate

Teaser rate for the first 3–6 months to qualified long-term tenants; \$1.35/SF/Mo Modified Gross asking thereafter.



PROPERTY DETAILS

ADDRESS	3841 Broadway Pl, Los Angeles, CA 90037
TOTAL AVAILABLE	±7,400 SF (±6,600 + ±800 rear)
REAR STORAGE	±800 SF · fully enclosed & secure
PROPERTY TYPE	Industrial · Warehouse / Creative Flex
YEAR BUILT / REN.	1928 / 2026
ZONING	M1-2
CEILING HEIGHT	20' between trusses · 12' to beams
LOADING	3 GL drive-in doors
PARKING	Interior · 3–6 cars
POWER	3 meters · under 300A total · verify
FIRE PROTECTION	Fully sprinklered
OCCUPANCY	Immediate

\$1.35/SF MG
ASKING RATE

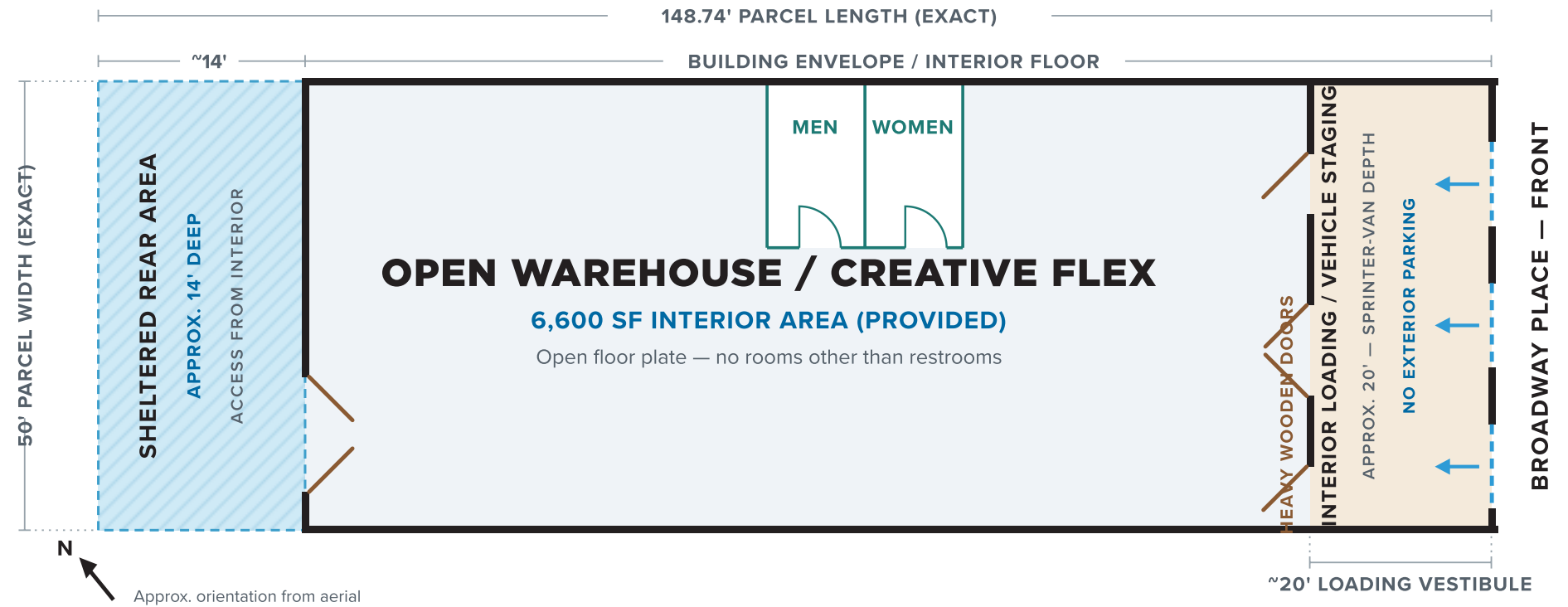
NEGOTIABLE
LEASE TERM



SCHEMATIC FLOOR PLAN

±7,400 SF
RENTABLE AREA

±6,600 SF
INTERIOR AREA



LAYOUT NOTES

- 01** Three ground-level drive-in doors open from Broadway Place into the interior loading / vehicle-staging vestibule.
- 02** Heavy wood & wrought-iron doors separate the loading vestibule from the open warehouse floor.
- 03** Restrooms are grouped along the northeast side; their footprint and placement are estimated.
- 04** Interior loading / vehicle staging shown at an estimated 20' depth — Sprinter-van length. No exterior parking.
- 05** The sheltered rear area is fully enclosed / secure and is accessed only through the warehouse.

PLAN KEY

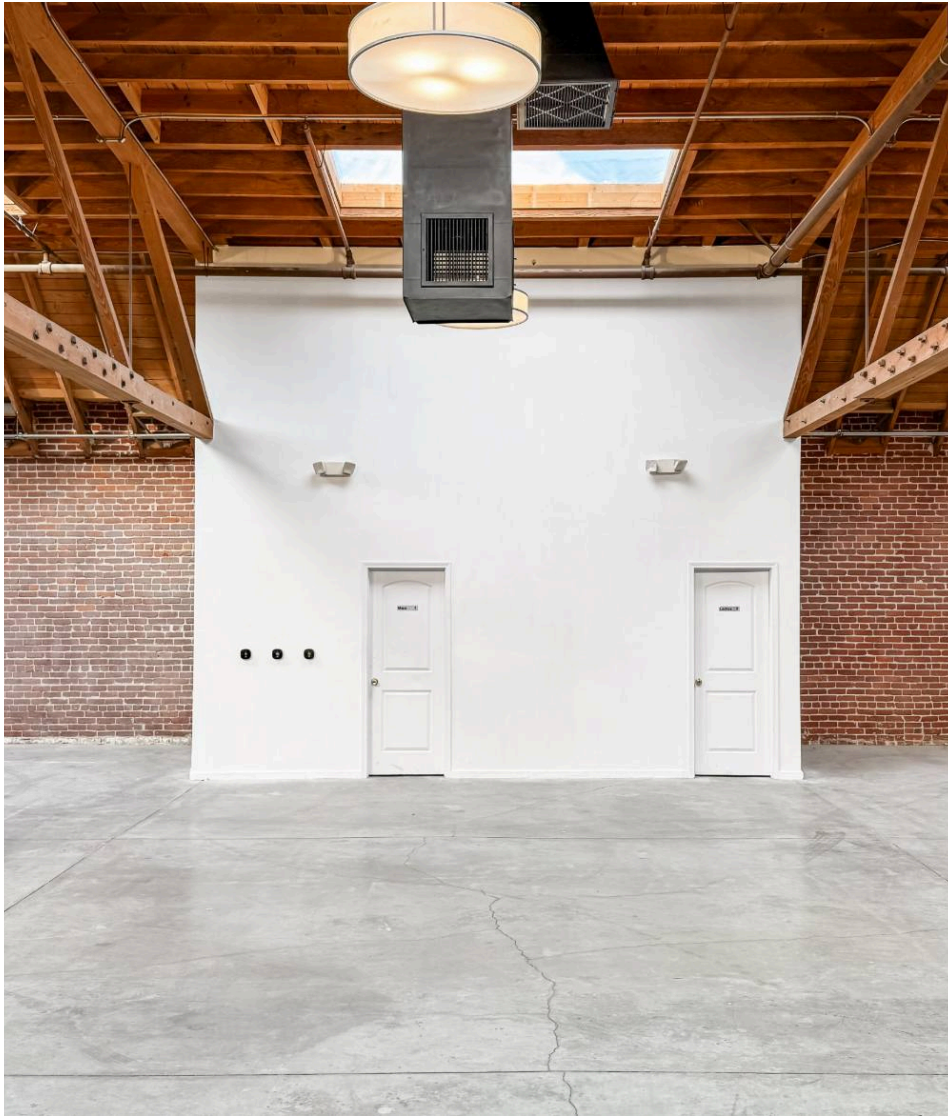
- OPEN WAREHOUSE
- LOADING / STAGING
- SHELTERED REAR
- RESTROOMS

Marketing schematic only — not a survey or architectural drawing. Exact / provided: 6,600 SF interior · 7,442 SF lot · 50' × 148.74' parcel · 3 GL doors. Approximate / observed: ±7,400 RSF · rear and loading depths · restroom placement. All dimensions to be independently verified.

RENOVATED HEAD TO TOE

- 01 Full HVAC — new**
Ducted, thermostat-controlled heating and cooling throughout the warehouse floor.
- 02 Roof Upgrades & Brand-New Skylights**
Significant recent roof repairs and upgrades, with rows of new skylights flooding the space with natural light all day.
- 03 Re-Poured Concrete Slab**
Clean, level slab ready for vehicles, racking, sets or showroom finishes.
- 04 Sandblasted Brick & Bow Truss**
Head-to-toe sandblast of the brick, slab and trusses — warm, authentic textures overhead and on every wall.
- 05 Fire Sprinklers · New Electrical & Lighting**
Fully sprinklered, with new panels, wiring and warehouse light fixtures.
- 06 Heavy Wood & Wrought-Iron Doors · Restrooms**
Dramatic custom doors at the loading vestibule, plus men's and women's restrooms.

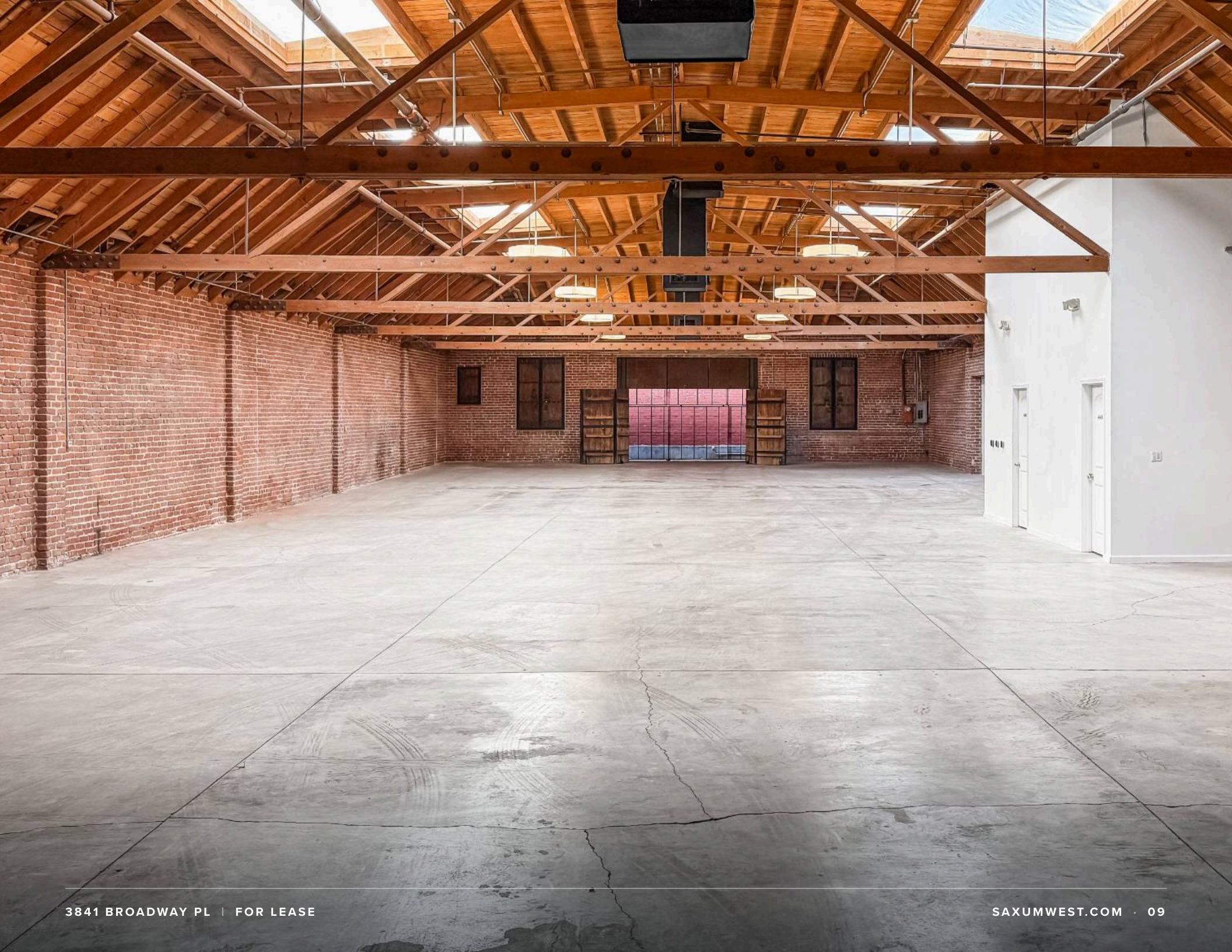
CEILING — BETWEEN TRUSSES	20'
CLEARANCE TO BEAMS	12'



INTERIORS





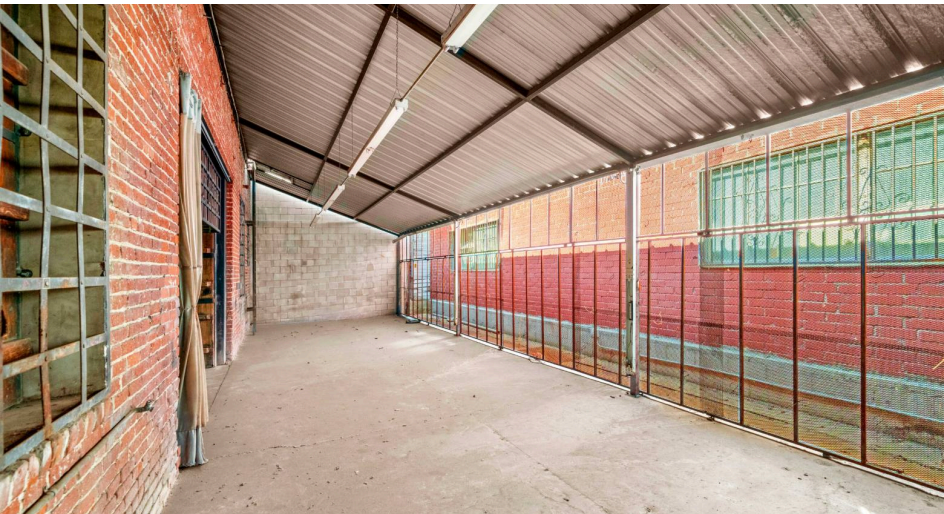


SHELTERED REAR STORAGE

At the rear of the warehouse, a **±800 SF sheltered extension** — fully enclosed and secure under a metal roof — provides covered storage or outdoor work space beyond the ±6,600 SF main floor, opening to the warehouse through an oversized rear door.

Lit and ventilated, the space works as readily for overflow inventory, equipment and staging as it does for an outdoor lounge or break area — kept out of sight and under cover, with access only from inside the warehouse.

SIZE	±800 SF
ENCLOSURE	Fully enclosed & secure · metal roof
ACCESS	From inside the warehouse only
USE	Storage · outdoor lounge · work space
ROOF ACCESS	Fixed ladder to roof



LEASE TERMS

ASKING LEASE RATE	\$1.35 /SF/Mo
LEASE TYPE	Modified Gross
TOTAL AVAILABLE	±7,400 SF
LEASE TERM	Negotiable
OCCUPANCY	Immediate

INTRODUCTORY RATE

\$1.00 /SF/MO MG

Offered for the first 3–6 months of the term to qualified long-term tenants — a lower-cost runway to move in, build out and ramp up.

MONTHLY RENT — ±7,400 SF

PERIOD	RATE	MONTHLY RENT
Months 1–3 INTRO	\$1.00 /SF	\$7,400
Months 4–6 · if qualified	\$1.00 /SF	\$7,400
Thereafter — asking	\$1.35 /SF	\$9,990

Rents shown at the full ±7,400 SF on a Modified Gross basis; introductory period and qualification at Lessor’s discretion.

Modified Gross: Lessee responsible for its utilities and janitorial; final expense allocation per lease. All terms approximate and subject to change; Lessee to verify.

IMMEDIATE

OCCUPANCY

MG

LEASE TYPE

NEGOTIABLE

TERM

LOCATION & AMENITIES



Aerial context — subject at Broadway Pl & 39th St, east of the 110 Freeway.

Located within walking distance of USC, Exposition Park and the Lucas Museum, 3841 Broadway Place stands in the inevitable path of the eastward expansion of the commercial and entertainment amenities that surround USC's campus.

The 110 Freeway is moments away, putting Downtown Los Angeles minutes to the north and the ports corridor to the south — efficient logistics for warehousing, production and distribution alike.

NEARBY ANCHORS

USC EXPOSITION PARK LUCAS MUSEUM
 BMO STADIUM LA COLISEUM 110 FWY
 DTLA · 10 MIN

87
WALK SCORE

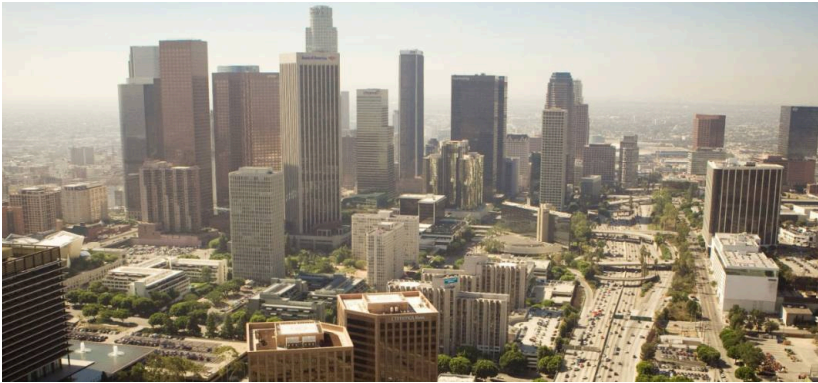
74
TRANSIT SCORE

DEMOGRAPHICS

2024 ESTIMATES — RADIUS FROM PROPERTY

MEASURE	1 MILE	3 MILE TRADE AREA	5 MILE
Population	52,676	470,226	1,240,817
Households	12,419	147,334	411,939
Avg HH Income	\$57,570	\$69,596	\$72,342
Median HH Income	\$40,403	\$47,275	\$50,925
Median Age	30.9	34.7	36.0
Total Employees	20,206	240,697	518,566
Total Businesses	2,384	29,013	63,679

2024 demographic estimates; figures to be independently verified.



TRADE AREA — 3-MILE RADIUS

470K
POPULATION

241K
EMPLOYEES

147K
HOUSEHOLDS

29K
BUSINESSES

FOR MORE INFORMATION OR TO TOUR

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