

**3731-3751 E OLYMPIC BLVD.**  
**LOS ANGELES, CA 90023**



**CREATIVE STUDIO • WAREHOUSE • SHOWROOM • AVAILABLE NOW FOR LEASE**

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Subject Property



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## THE OLYMPIC FLATS IN BOYLE HEIGHTS

Introducing our New York-inspired live/work commercial spaces at 3731-3751 E Olympic Blvd, perfect for dynamic businesses seeking a vibrant and versatile environment. Each unit features an open floor plan with polished concrete flooring, complemented by natural light streaming in through large windows and a skylight, creating an inviting and productive atmosphere. These pop-up spaces are thoughtfully designed with private restrooms, complete with showers, and convenient kitchenettes, ensuring a comfortable and efficient work-life balance. Secure, gated parking adds an extra layer of convenience for tenants and their clients. Located just 2 miles from the bustling Arts District in Downtown Los Angeles, these spaces offer quick access to major freeways including the 5, 101, and 10, making commuting a breeze. The prime Boyle Heights location, just minutes from the iconic 6th Street Bridge, provides seamless connectivity between Boyle Heights and Downtown L.A. Ideal for creative professionals and retail businesses alike, these spaces are designed to inspire and support growth.

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3751 #101



3731 #103

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# FEATURES

## PREMISES

± 1,400 - 1,550 SF. Available

## SPACES

Unit #103 (GF - 3731) ± 1,400 SF.

Unit #105 (GF - 3731) ± 1,400 SF.

Unit #101 (GF - 3751) ± 1,550 SF.

## RENT

\$2.14 - 2.19/SF./MG

## TERMS

3 – 5 Years

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# LEASE HIGHLIGHTS

- Open Floor Plan Design
- Private Restroom Facilities
- Durable Concrete Flooring
- High Ceilings ( $\pm$  18 FT.)
- Abundant Natural Lighting
- Two (2) Recording Studios
- Secure, Gated Parking
- Convenient Roll-Up Door
- Building Signage Opportunity Available



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# THE MARKET

## Hollywood Studios District (Los Angeles, CA)

Boyle Heights, located in Southeast Los Angeles, offers a vibrant and diverse community minutes from Downtown LA, Hollywood, and Beverly Hills, with easy access to major freeways including the 110. This densely populated neighborhood boasts a mix of bungalows, ranch, and Spanish Colonial architecture, lined with palm trees and mountain views, creating a unique and eclectic atmosphere. Residents enjoy proximity to sunny beaches, nature trails, and top universities like USC and California State University Long Beach, making it an ideal location for both students and professionals.

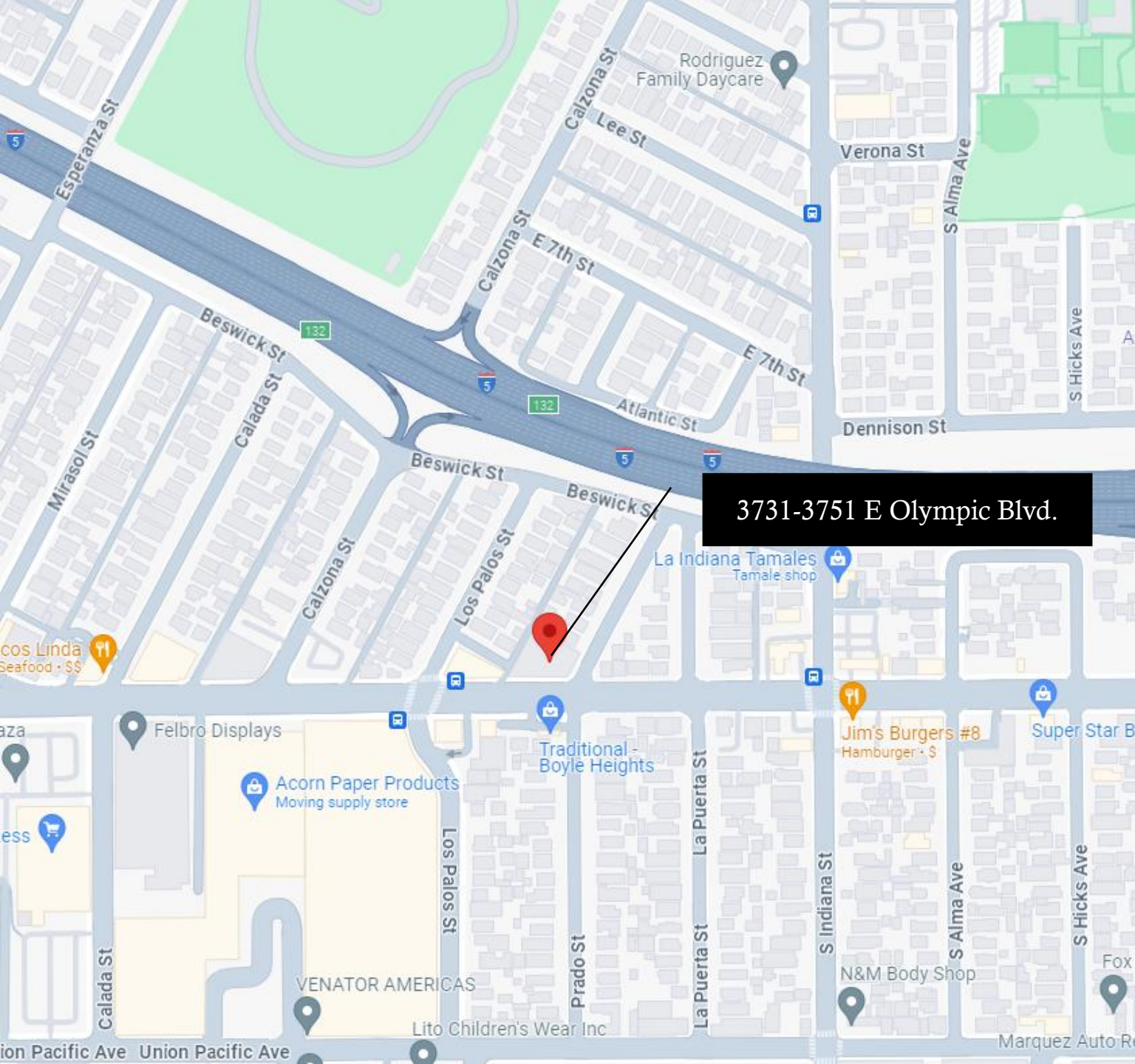
32 Years – Median Age (Age Demographics)

\$58,000 – Average Household Income (7.00% Growth Rate)

## The Property's Location







Within a 3.0 Mile Radius

# NEARBY AMENITIES

1. Traditional – Boyle Heights (144 feet)
2. Mariscos Puerto Esc.....(0.5 miles)
3. Olympic Building Supply...(0.3 miles)
4. El Mercadito.....(1.6 miles)
5. Picaresca Barra de Cafe.....(1.8 miles)
6. Bestia.....(2.7 miles)
7. Canter's Bros Deli .....(2.8 miles)
8. Mariachi Plaza.....(3.0 miles)



94 – Very Walkable



62 – Good Transit





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