

FOR LEASE

3654 East Olympic Blvd, Los Angeles, CA
Industrial Tower in Boyle Heights



For more information, please contact:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Executive Summary

INVESTMENT OVERVIEW

NAI Capital Commercial is pleased to present 3654 East Olympic Blvd, an industrial tower in the Boyle Heights area of Southeast Los Angeles. The 75,000 SF space is zoned M2 and comprised of three, 25,000 SF floors that are available together or individually. The tower is elevator served and is strategically located in a neighborhood center that is also tenanted by CVS and Food 4 Less. The center has a total of 280 parking spaces and rests on a 5.42 AC lot with 765' of frontage on Calada St and 411' of frontage on Olympic Blvd. Potential uses might include light industrial, data center, or storage uses, as well as a variety of commercial uses allowable under the M2 zone.

Boyle Heights is very walkable with a walk score of 76. The property has traffic counts of 25,480 vehicles/day. It is easily accessible via the 5 Freeway and is located directly adjacent to the bus stop at Olympic and 4th.

OFFERING SUMMARY

Lease Rate: \$0.75 SF/month
(Modified Gross)

Building Size: 200,000 SF

Available SF: 25,000-75,000

Lot Size: 5.42 Acres

PROPERTY SPECIFICATIONS



Lease Space:
75,000 SF



Clear Height:
+/- 12 feet



Divisible:
Yes - 3 Floors /
25,000 SF Each



Elevator Served:
Yes



Lot Size:
5.42 AC

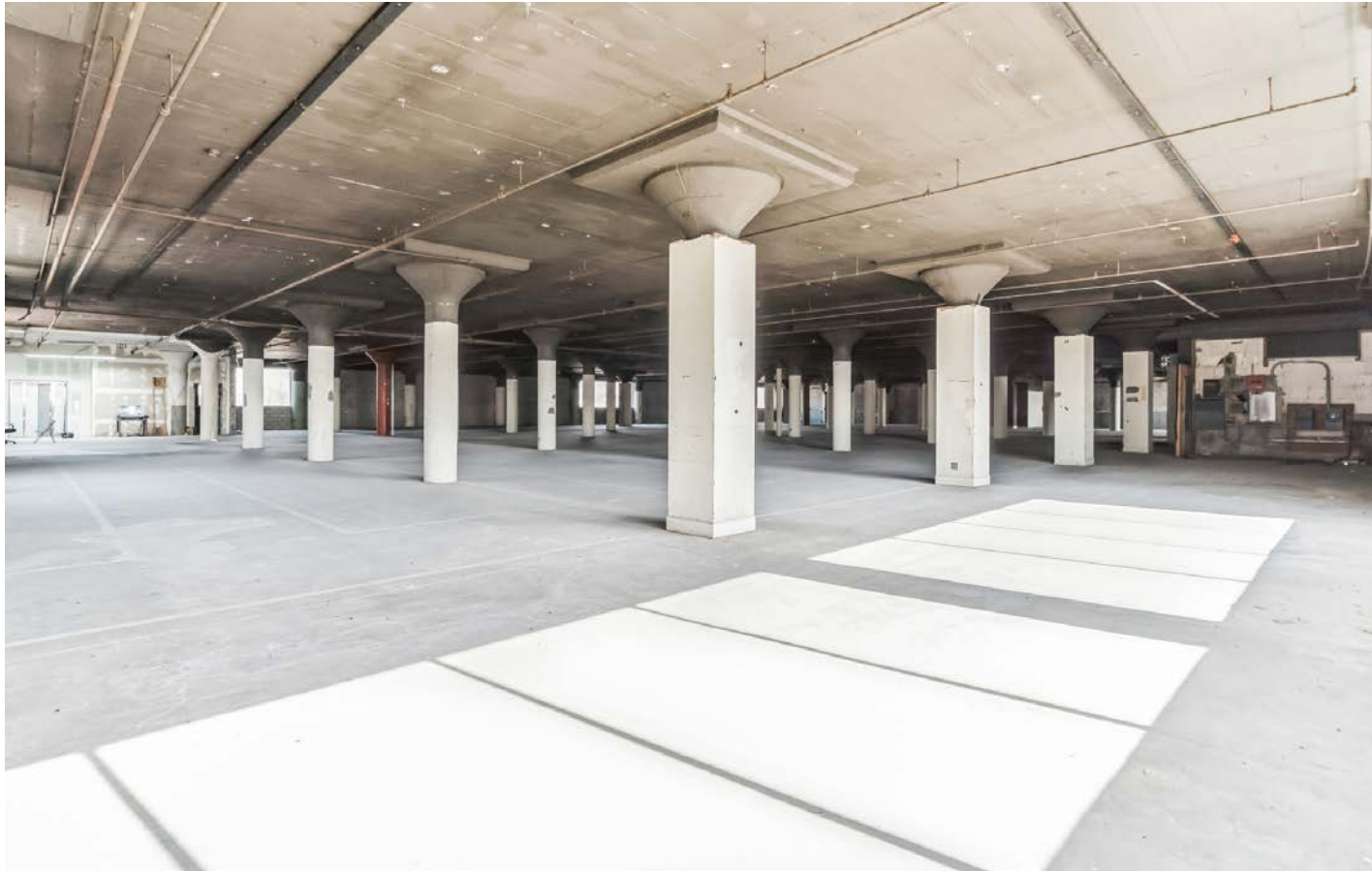


Parking:
280 spaces (shared)



Zoning:
M2

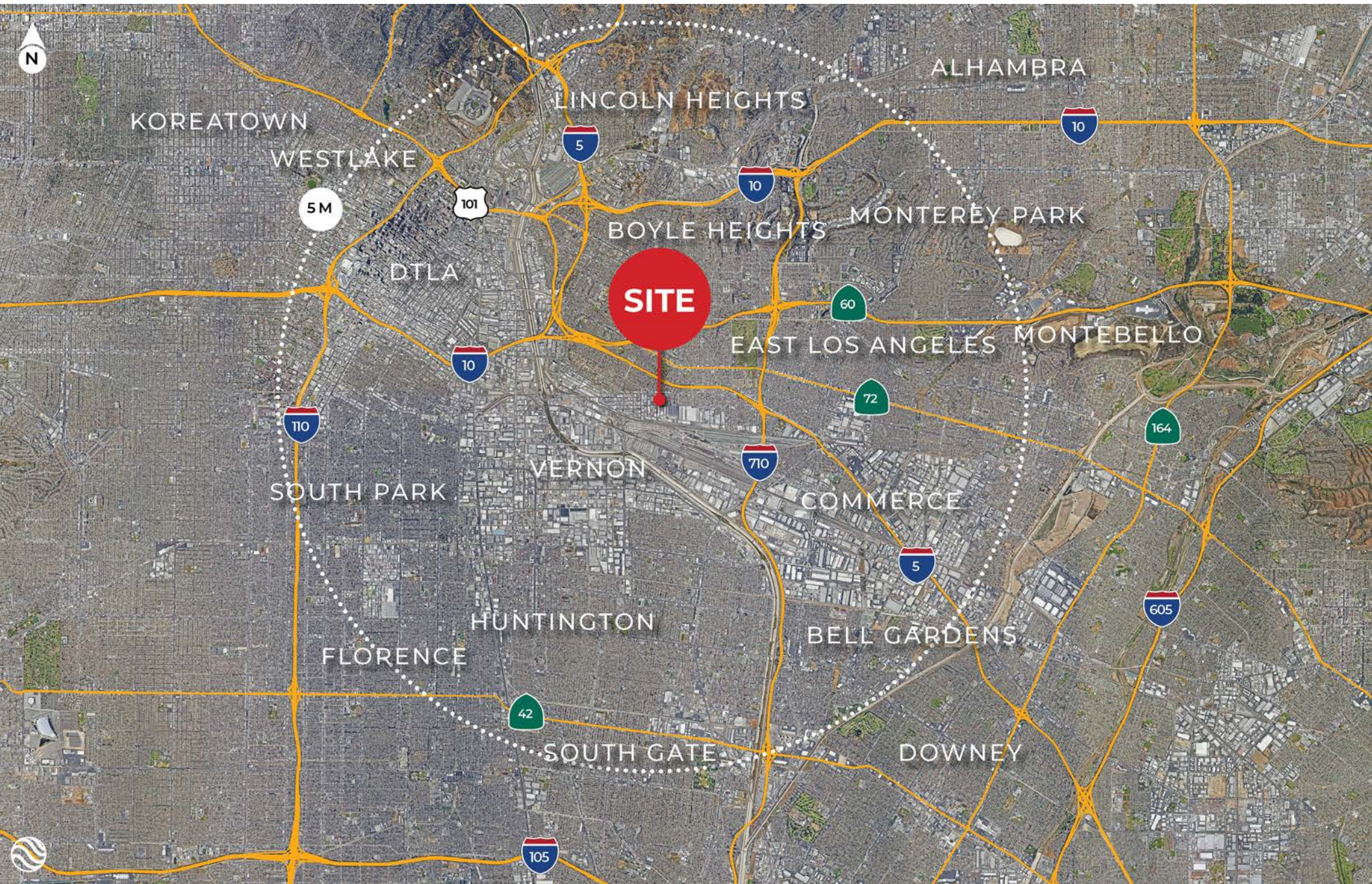
Property Photos



Parking



Regional Map



Market Overview

Boyle Heights, CA

Boyle Heights is a dynamic community in southeast Los Angeles. It is bordered by Lincoln Heights to the north, downtown LA to the west, East LA to the east, and Vernon to the south. It is home to the east LA interchange, a 135 acre highway system that serves over 1.7 million vehicles per day.

Boyle Heights is a hub for industry, featuring a majority of the local population (15.4%) employed in manufacturing, compared to just 8% of the general population in Los Angeles. Other major employers include retail (13.1%), healthcare (11%) and hospitality (9.8%).

Boyle Heights has an average population density for the city of Los Angeles, with a total of 78,368 residents.

Demographics	1 Mile	5 miles	10 Miles
Total Households	7,745	292,422	1,217,984
Total Population	30,679	984,130	3,613,226
Average HH Income	\$57,578	\$62,378	\$74,837

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