

FOR SALE

4909 W. JEFFERSON BOULEVARD, LOS ANGELES, CA 90016



ASHER PERGAMENT · Associate
818.501.2212 x118 · asher@illicre.com
DRE #01922775

ALEYA COOLIDGE · Associate
818.501.2212 x135 · aleya@illicre.com
DRE #01407539

TODD NATHANSON · President
818.501.2212 x101 · todd@illicre.com
DRE #00923779



FOR SALE

4909 W. JEFFERSON BOULEVARD, LOS ANGELES, CA 90016

PROPERTY FEATURES

- + Located in Burgeoning "Culver East."
- + This 4,000 SF bow truss warehouse, built in 1948, has skylights, dock high loading in front, drive-in loading in the rear
- + 3,000 SF of warehouse, 600 SF loading dock, 368 SF kitchen/storage, and bonus 368 SF of mezzanine office with 3 ton HVAC
- + 13 foot clear height
- + Phase 1/200 AMP panel, 3 wire/240V
- + Powered rollup doors, ADA bathroom, full security cameras inside and out with alarm system
- + Parking in rear is gated for 4 spaces, 2 additional spaces can be gained in loading dock
- + New roof membrane 2018
- + "Foil" insulated ceiling

AREA AMENITIES

- + Located Along the Burgeoning "East Culver City" Industrial Area Along Jefferson and Exposition Boulevards
- + Within an Enterprise Zone
- + Great "Westside" Functional Industrial Warehouse Area
- + Bike Path Adjacent
- + 2 ½ Block Walk to Exposition Line Station at La Brea or Farmdale



ASHER PERGAMENT · Associate
818.501.2212 x118 · asher@illicre.com
DRE #01922775

ALEYA COOLIDGE · Associate
818.501.2212 x135 · aleya@illicre.com
DRE #01407539

TODD NATHANSON · President
818.501.2212 x101 · todd@illicre.com
DRE #00923779



FOR SALE

4909 W. JEFFERSON BOULEVARD, LOS ANGELES, CA 90016



ASHER PERGAMENT · Associate
818.501.2212 x118 · asher@illicre.com
DRE #01922775

ALEYA COOLIDGE · Associate
818.501.2212 x135 · aleya@illicre.com
DRE #01407539

TODD NATHANSON · President
818.501.2212 x101 · todd@illicre.com
DRE #00923779



FOR SALE

4909 W. JEFFERSON BOULEVARD, LOS ANGELES, CA 90016



POPULATION

1-mile	51,295
3-mile	359,703
5-mile	1,182,091



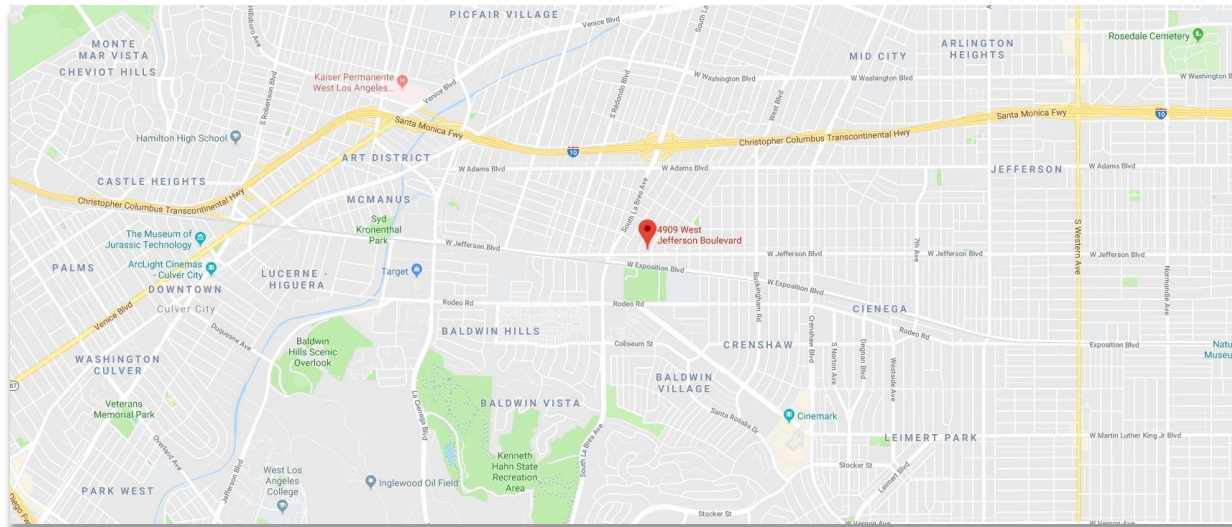
AVERAGE HOUSEHOLD INCOME

1-mile	\$118,974
3-mile	\$108,988
5-mile	\$95,516



DAYTIME POPULATION

1-mile	6,973
3-mile	114,885
5-mile	550,627



TRAFFIC COUNTS
±58,157 cars per day

ASHER PERGAMENT · Associate
818.501.2212 x118 · asher@illicre.com
DRE #01922775

ALEYA COOLIDGE · Associate
818.501.2212 x135 · aleya@illicre.com
DRE #01407539

TODD NATHANSON · President
818.501.2212 x101 · todd@illicre.com
DRE #00923779

