

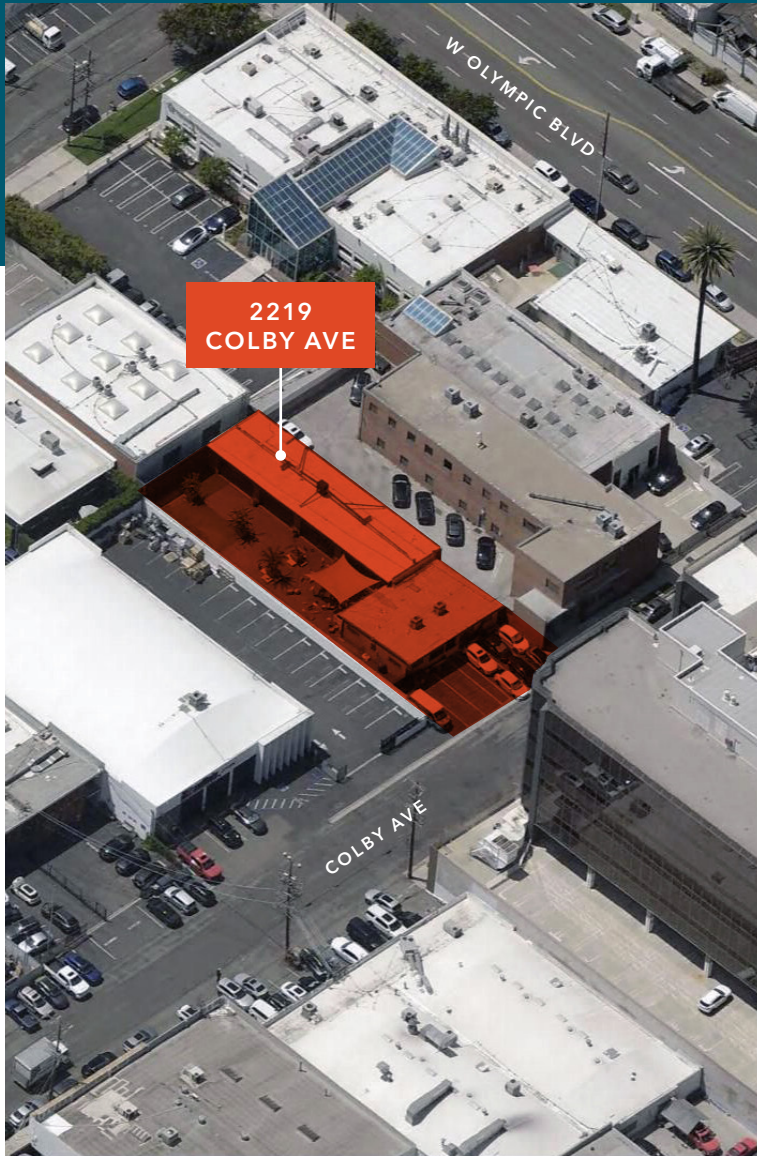
FOR SALE/FOR LEASE

WEST LA AUTOMOTIVE/ RETAIL/OFFICE

*Former Auto Repair Shop and
Pet Boarding & Grooming*

2219 COLBY AVE, LOS ANGELES, CA 90064





Kidder Mathews is pleased to present for sale or lease 2219 Colby Avenue, a rare ±4,054 SF West Los Angeles automotive / retail / office building situated on a 9,148 SF LAM2-zoned lot with 30+ parking spaces.

EXECUTIVE SUMMARY

Originally built in 1923 and extensively renovated in 2018, the property offers a highly functional and flexible layout suitable for a variety of owner-user, retail, office, showroom, service, or creative commercial uses. The site is currently being positioned as a former auto repair shop and pet boarding / grooming facility, allowing prospective users to capitalize on existing improvements while adapting the property to their specific operational needs.

The building features high-end designer finishes, four double-wide service bays with loading doors, an existing clarifier on-site, and a full interior program that includes offices, kitchen, reception area, and two restrooms. Its configuration makes it especially well suited for automotive, retail, office, pet-related, or other specialty commercial users seeking a distinctive West LA location with immediate utility and strong physical functionality.

Strategically located in West Los Angeles with immediate access to the 405 and 10 freeways, the property combines excellent accessibility with a highly walkable and bike-friendly setting, boasting a 91 Walk Score ("Walker's Paradise") and 96 Bike Score ("Biker's Paradise"). Offered for lease at \$4.50/SF NNN with a 3-10 year lease term, or for sale on an unpriced basis, 2219 Colby Avenue represents a rare opportunity to secure a versatile commercial asset in one of Los Angeles' most supply-constrained and desirable infill submarkets.

91

WALK SCORE
"WALKER'S PARADISE"

96

BIKE SCORE
"BIKER'S PARADISE"

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PROPERTY DETAILS

| | |
|-----------------|--------------------------|
| AVAILABLE SF | ±4,054 SF |
| LOT SIZE | 9,148 SF |
| ZONING | LAM2 |
| YEAR BUILT/RENO | 1923 / 2018 |
| PARKING | 30+ spaces |
| RENTAL RATE | \$4.50/SF NNN |
| LEASE TERM | 3 - 10 years |
| SALE PRICE | Unpriced - Contact Agent |

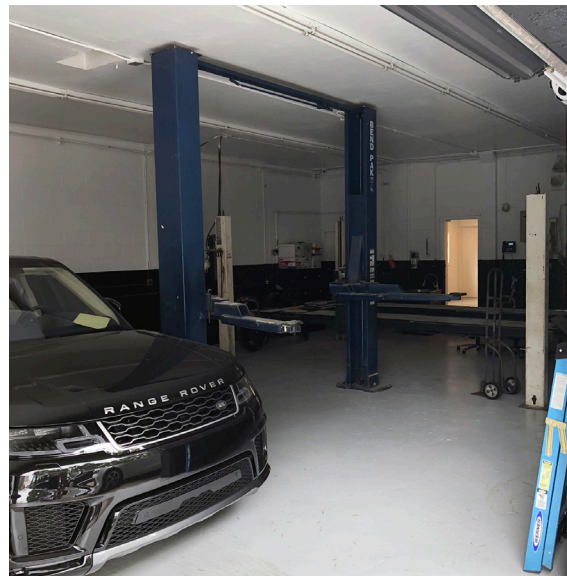
PROPERTY HIGHLIGHTS

- Rare West LA Owner/User Building for Sale or Lease
- Previous Automotive Repair Use with Excellent Parking
- Building completely remodeled in 2018 with high-end designer finishes
- 4 double-wide service bays with loading doors
- Existing Clarifier on-site
- Former Pet Grooming and Overnight Pet Boarding Use
- Retail and/or Office Use
- Immediate access to the 405 and 10 freeways
- Offices, Kitchen, 2 Restrooms, and Reception



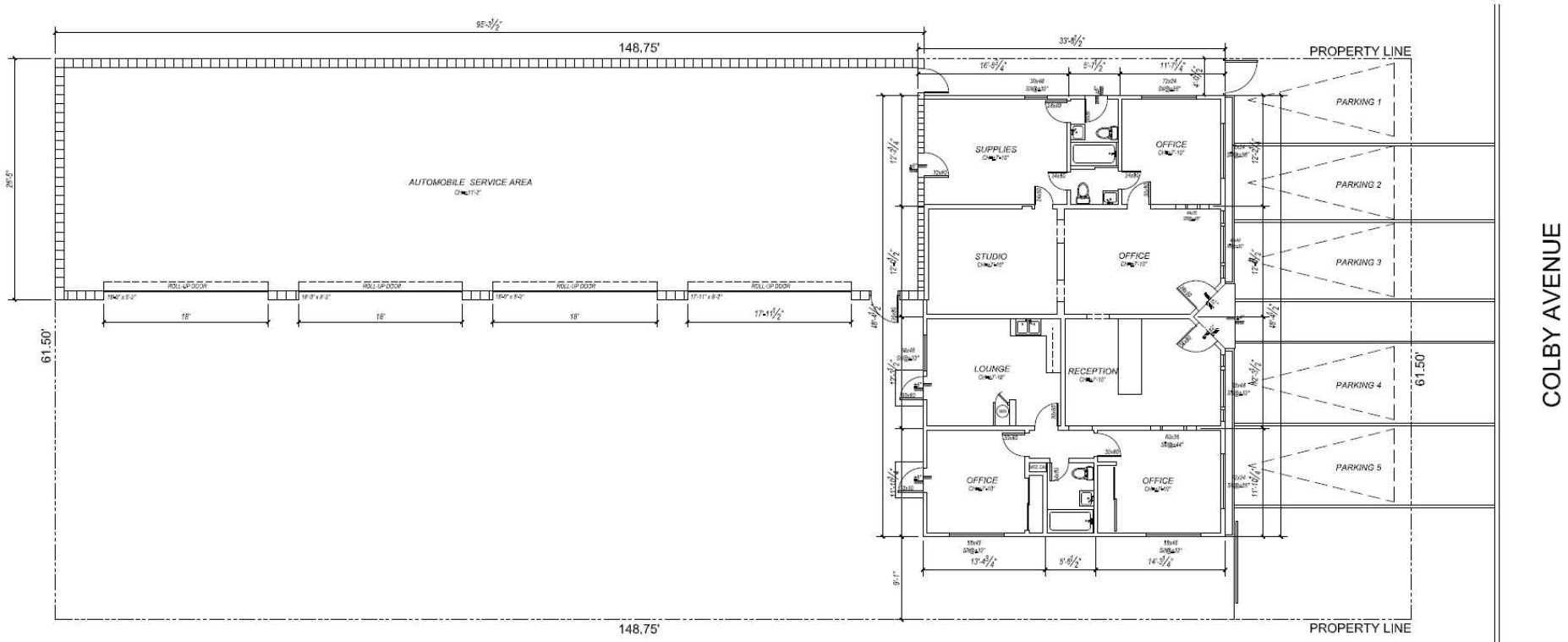
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±4,054 SF

BUILDING SIZE

\$4.50/SF

RENTAL RATE (NNN)

CONTACT AGENT

SALE PRICE

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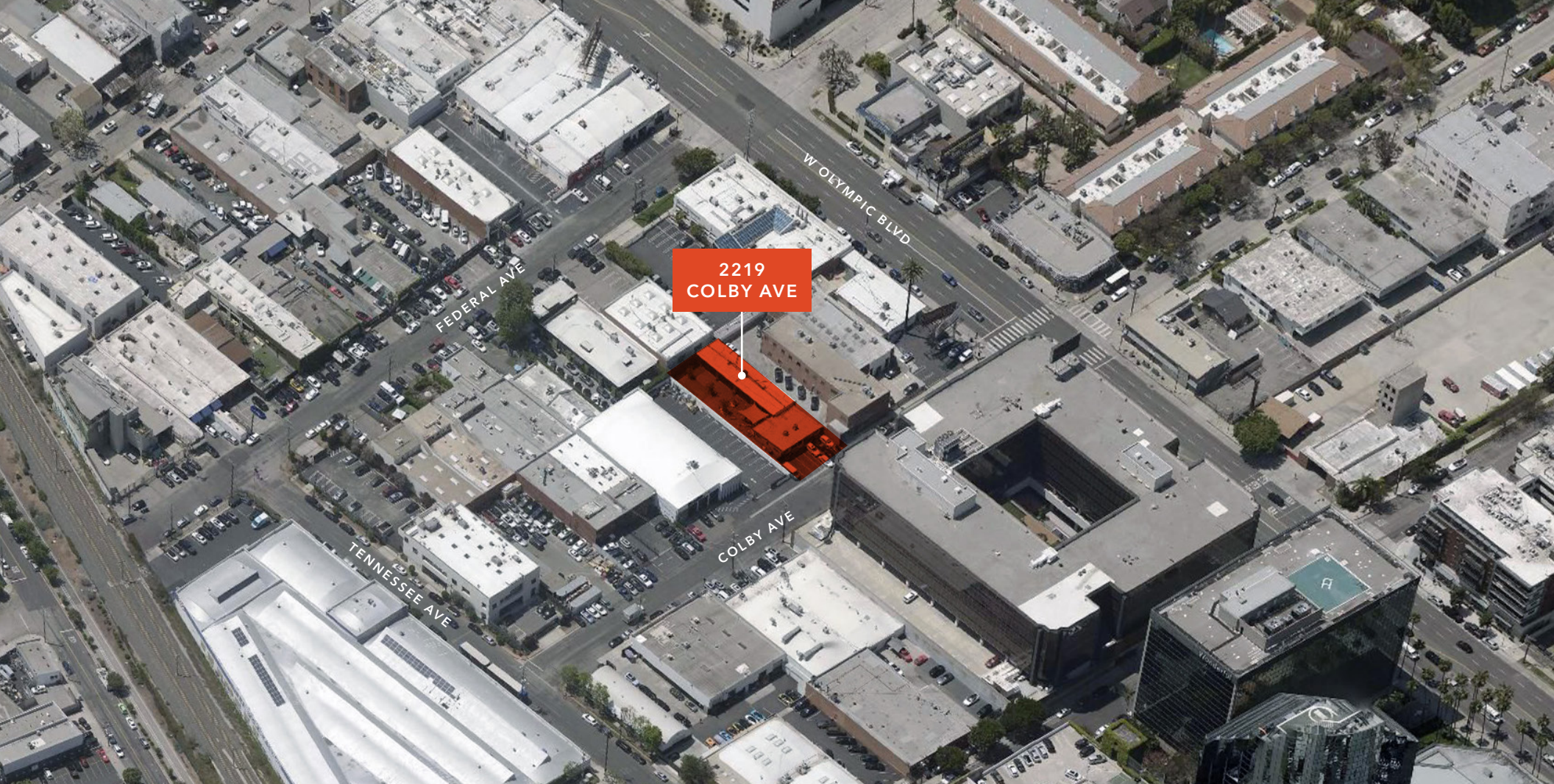
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