



5055

W. JEFFERSON BLVD, LOS ANGELES CA 90016

INDUSTRIAL | LIGHT MANUFACTURING | WAREHOUSE

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An aerial photograph of a neighborhood. A red building is highlighted with a white circle and a line pointing to it. The circle contains the text '5055 W JEFFERSON BLVD'. The surrounding area includes residential houses, other commercial buildings, and a street with crosswalks.

5055

W JEFFERSON
BLVD

OFFERING SUMMARY

PROPERTY DETAILS:

Premises:	Building Total: ±7,460 SF (Buyer to verify) Land Size: ±8,000 SF 80 x 100
Sale Price:	\$3,595,000 \$482/SF
Year Built:	1953
Parking:	2 - 3 Cars and Street Parking
Zoning:	CM-SD-CPIO (Click here for more)

FEATURES:

- ±1,584 SF of Office Space
- 400 A Power
- 10 x 12 rear GL loading door
- 16' Clear Height
- Alley access for deliveries

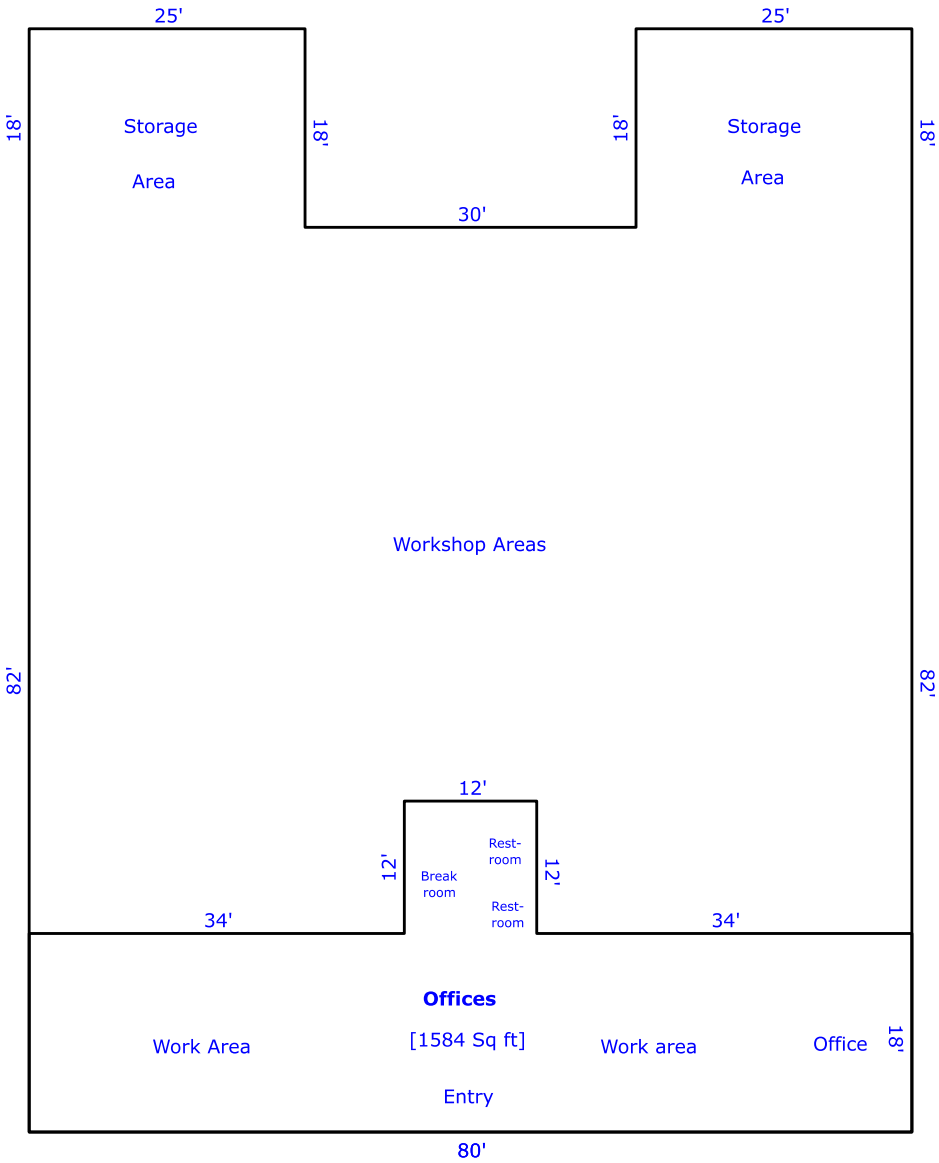
LEASE:

- The property is currently lease through 12/31/2027
- \$1.91/SF NNN
- 3% Increase 1/1/2027

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W JEFFERSON BLVD

FLOOR PLAN

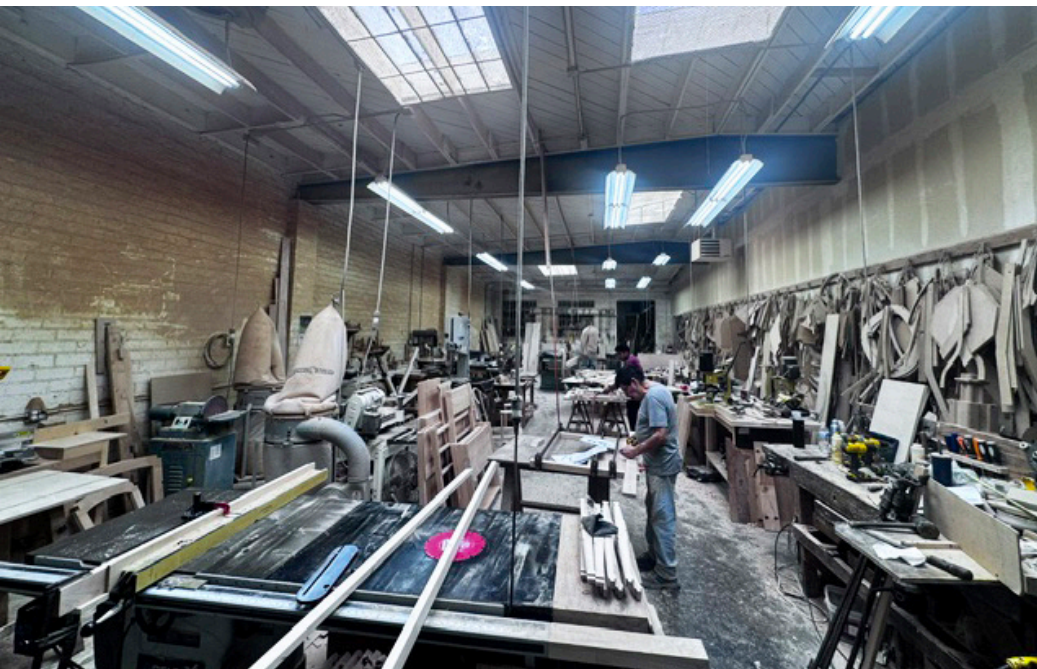


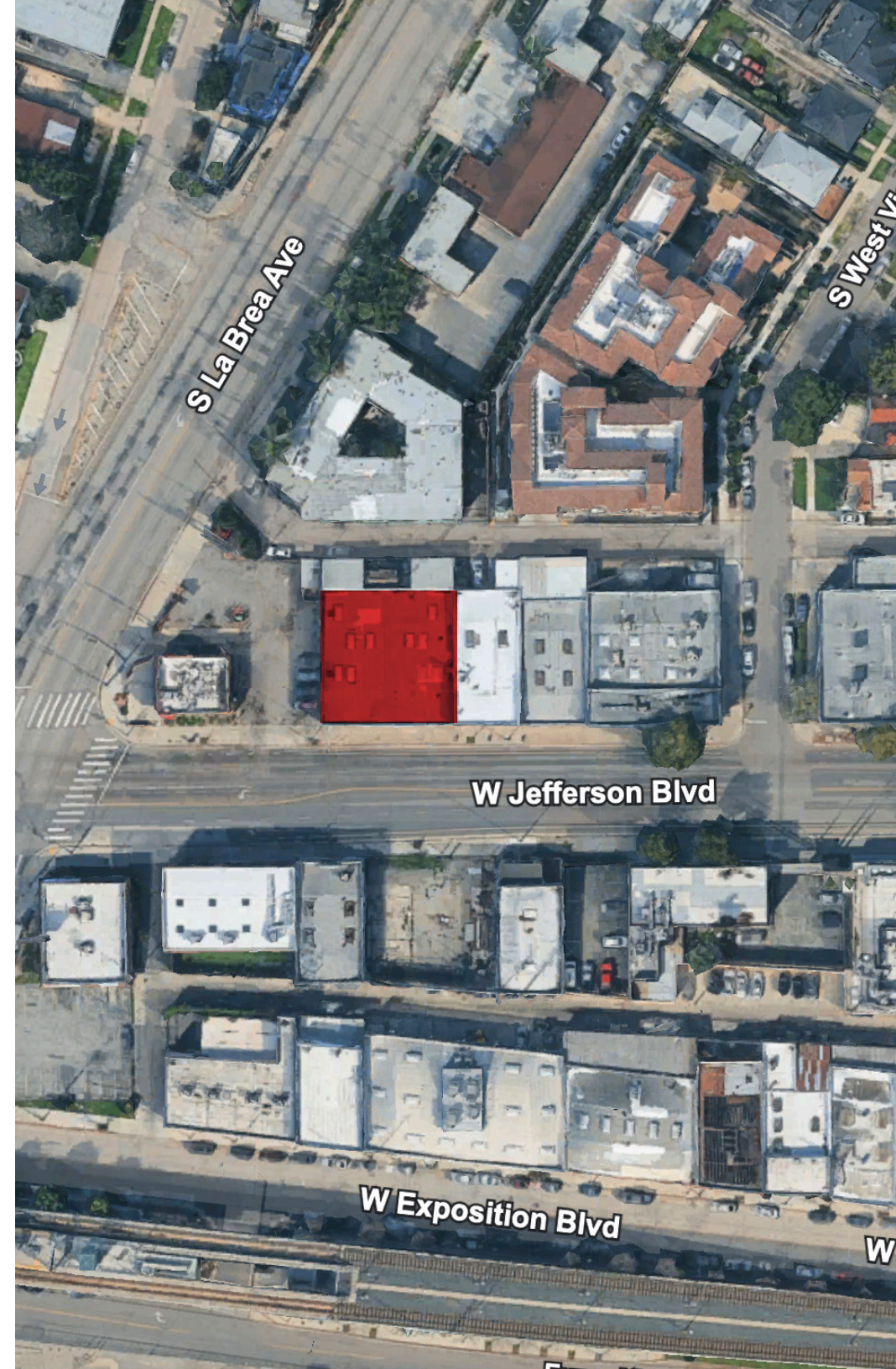
Gross Building Area
[7460 Sq ft]

5055

W JEFFERSON BLVD

INTERIOR PHOTOS





5055

W JEFFERSON BLVD

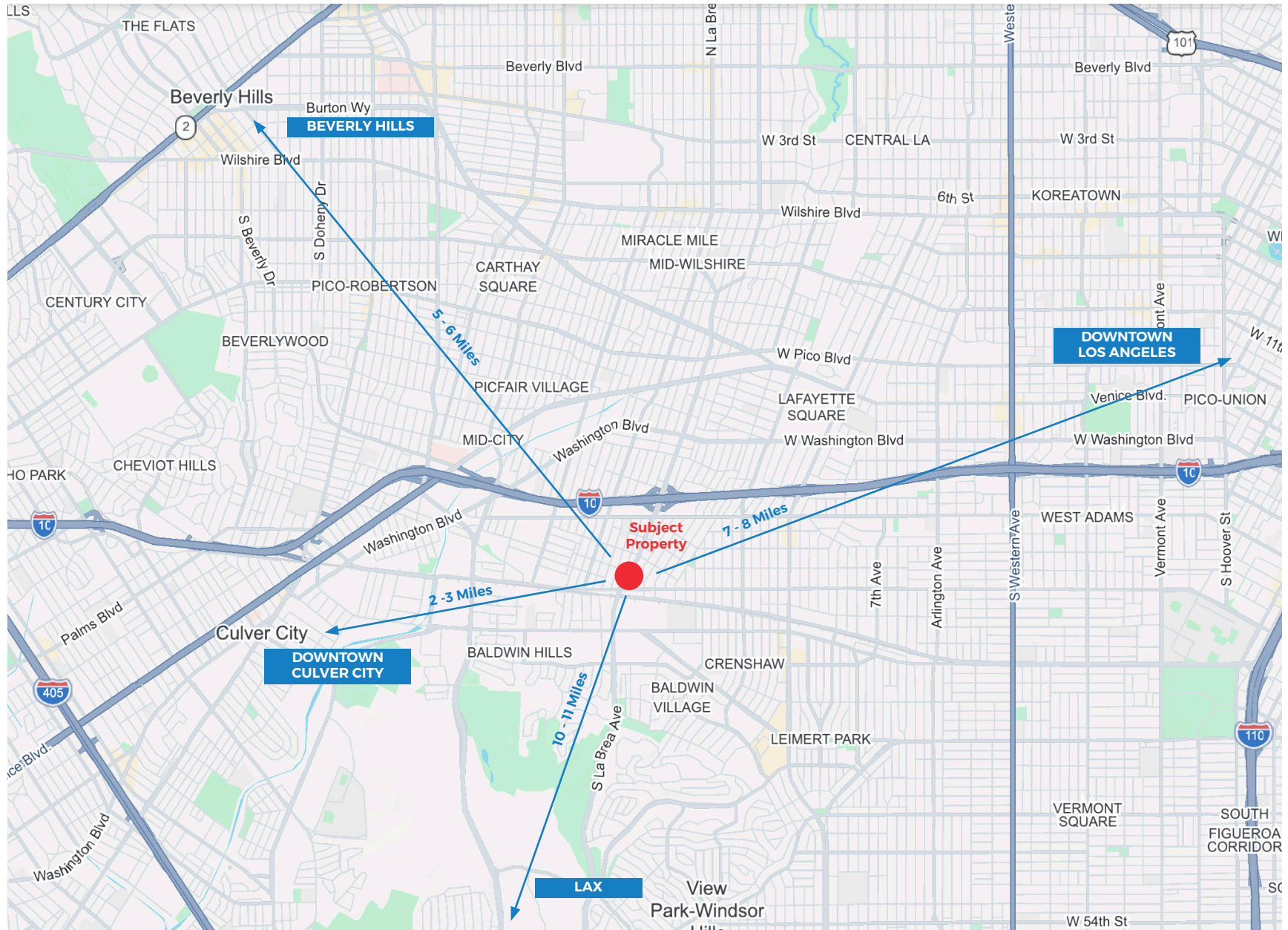
NEARBY AMENITIES



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W JEFFERSON BLVD

LOCATION MAP





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