

7310

S. LA CIENEGA BLVD

INGLEWOOD, CA 90302



±14,880 SF FREESTANDING INDUSTRIAL BUILDING ON ±38,860 SF OF LAND
FOR SALE / FOR LEASE | Ideal for an Owner-User or Investor



Property Highlights



- FOR SALE – Asking Price: \$4,958,000 (Price Per Building SF: \$333.20 | Price Per Land SF: \$127.59)



- FOR LEASE – Asking Rate:
 - A) 7310 S La Cienega Blvd. (14,880 SF Building): \$1.40 PSF Gross
 - B) 715 Vesta St. (8,446 SF Yard): \$0.45 PSF Gross



- Proximity to LAX, the Westside and other desirable South Bay neighborhoods



- High identity location with frontage on La Cienega Blvd and immediate access to the 405 Freeway



- Three contiguous parcels demised for multi-tenancy allow for a variety of different occupancy scenarios. Land size conducive to an immediate value-add opportunity



- Short-term in-place leases allow for maximum flexibility, appealing to owner/users an investor. Also offer immediate upside in mark-to-market rents



- The building is configured well for multi-tenancy, with separate power panels and meter servicing either side of the building



- ±50 Parking Spaces Possible (3.36 / 1,000 SF)



- Fully Fenced / Secured Side Yard



Property Description

Property Address:	7310 S La Cienega Blvd & 715 Vesta St, Inglewood, CA 90302
Assessor's Parcel Numbers (APNs):	4018-001-023, 4018-001-029, 4018-001-031
Total Land Size: ±38,860 SF	7310 S La Cienega Blvd (Parcel 1): ±25,348 SF 7310 S La Cienega Blvd (Parcel 2): ±5,066 SF 715 Vesta St: (Parcel 3): ±8,446 SF
Zoning:	M-1 (Light Manufacturing)
Total Gross Building Area:	±14,880 SF
Office Space:	1 st Story: ±1,350 SF 2 nd Story: ±1,350 SF Finished Mezzanine (Not Included in Building SF)
Year Built:	1963 (per Assessor)
Construction:	Brick
Office HVAC:	Yes
Electrical:	200 Amps, 120/240V (Verify)
Restrooms:	Five (5)
Clear Height:	14' - 15'
Loading:	3 Grade-Level Doors
Parking:	±50 Spaces (3.36 / 1,000 SF)

View of 7310 S La Cienega Blvd. Looking East from La Cienega Blvd.

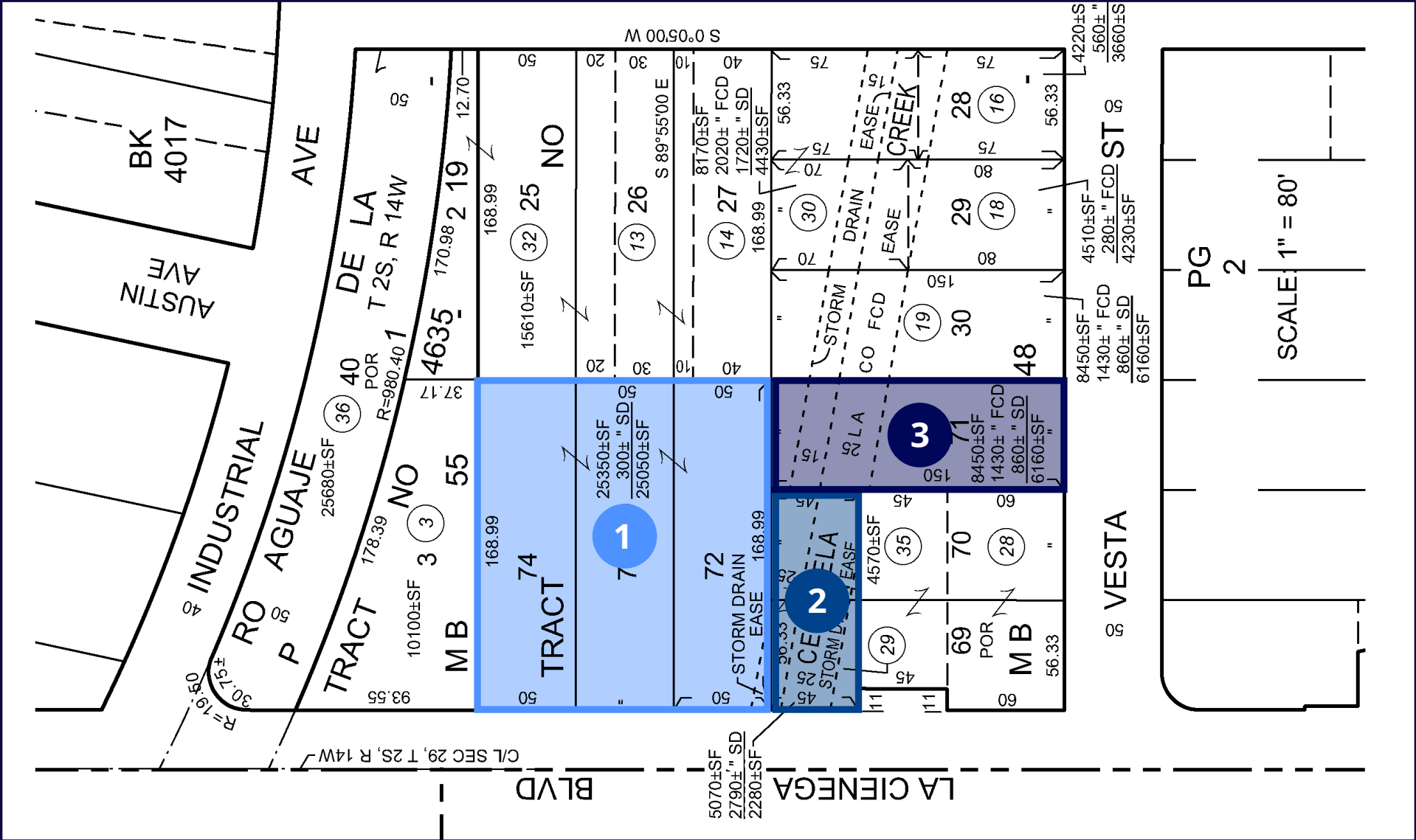


View of 715 Vesta St. Yard Looking North from Vesta St.



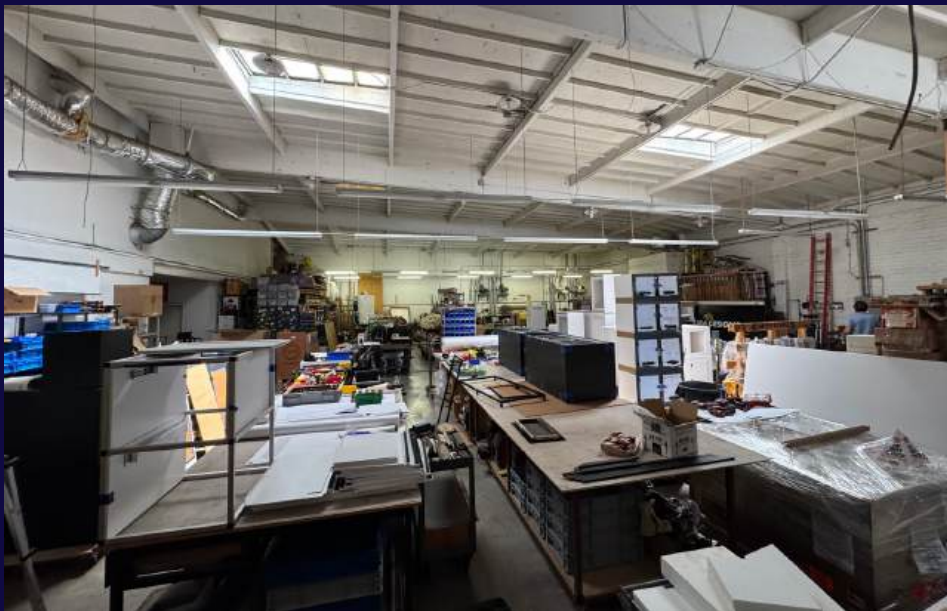
Site Plan

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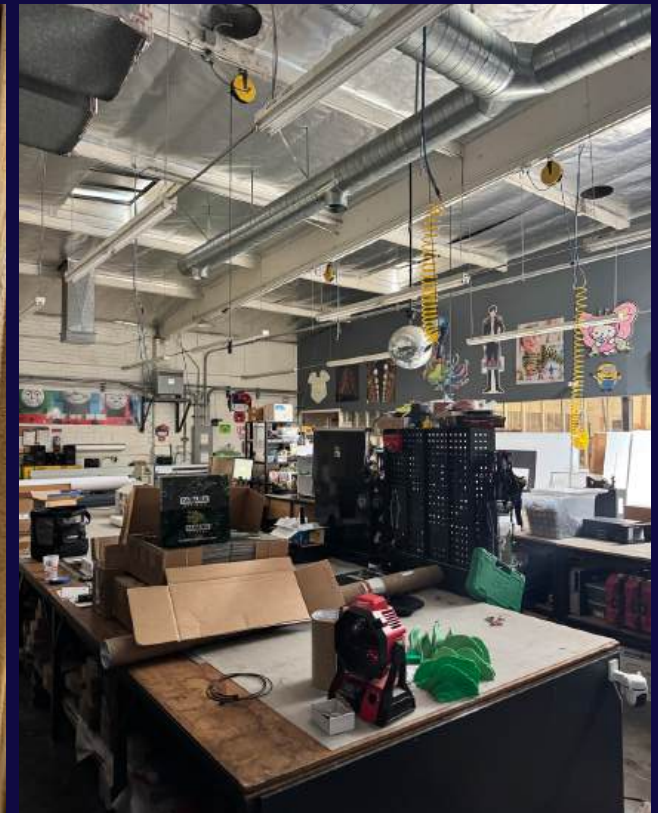
Property Photos

7310 S. LA CIENEGA BLVD, INGLEWOOD, CA 90302

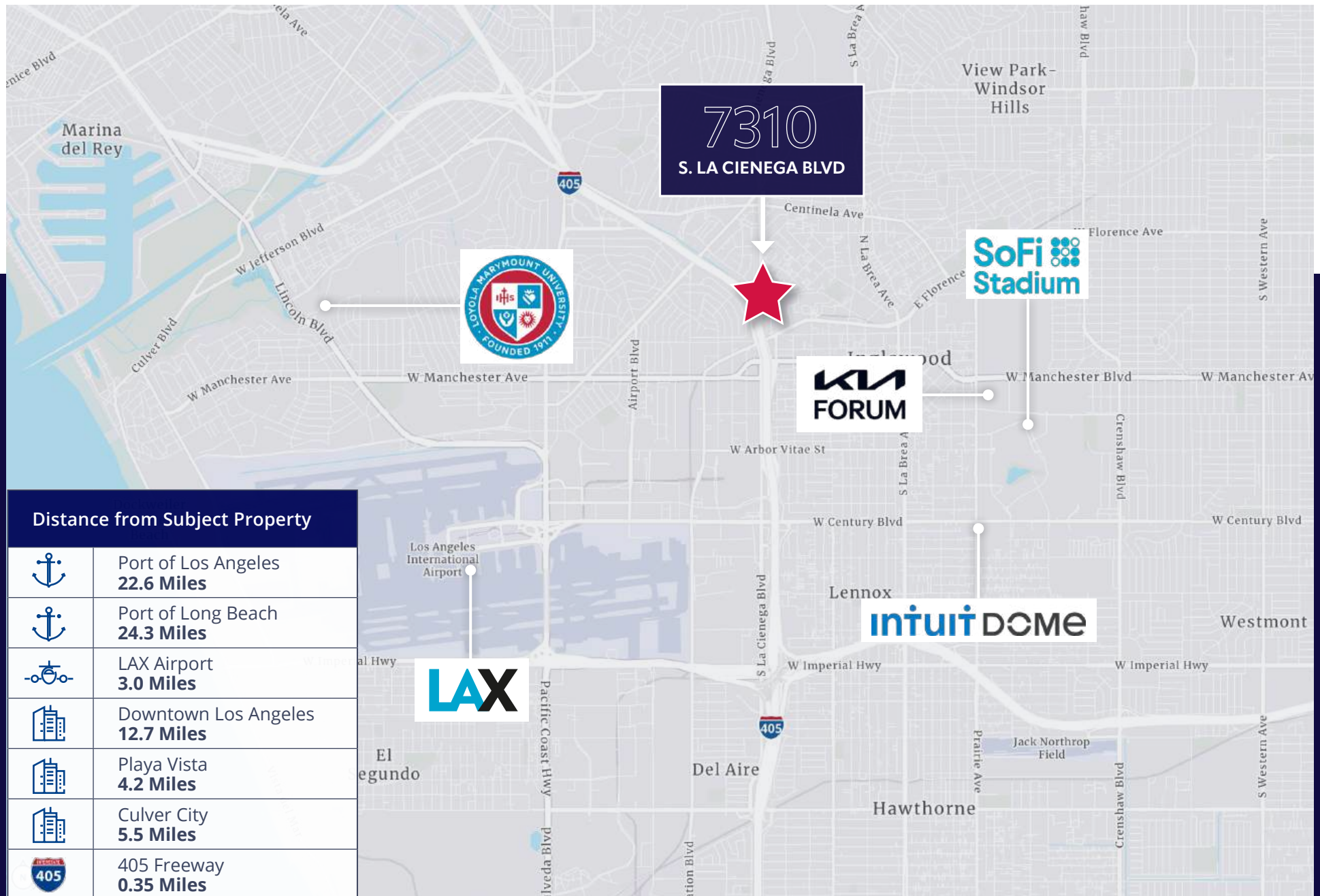


Property Photos

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Amenities Map



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