

FOR LEASE

3839 W Washington Blvd, Los Angeles, CA 90018





EXCLUSIVELY OFFERED BY:

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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1 | CONFIDENTIALITY AGREEMENT

NAI Capital Commercial, Inc. (hereinafter “NAI”) has been retained as the exclusive advisor and broker regarding the sale of the Property located at **3839 W Washington Blvd, Los Angeles, CA 90018**.

This Offering has been prepared by NAI for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by NAI, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and, therefore, are subject to variation. No representation is made by NAI or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NAI, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and NAI each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. NAI is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NAI, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or NAI, and (v) to return it to NAI immediately upon request of NAI or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

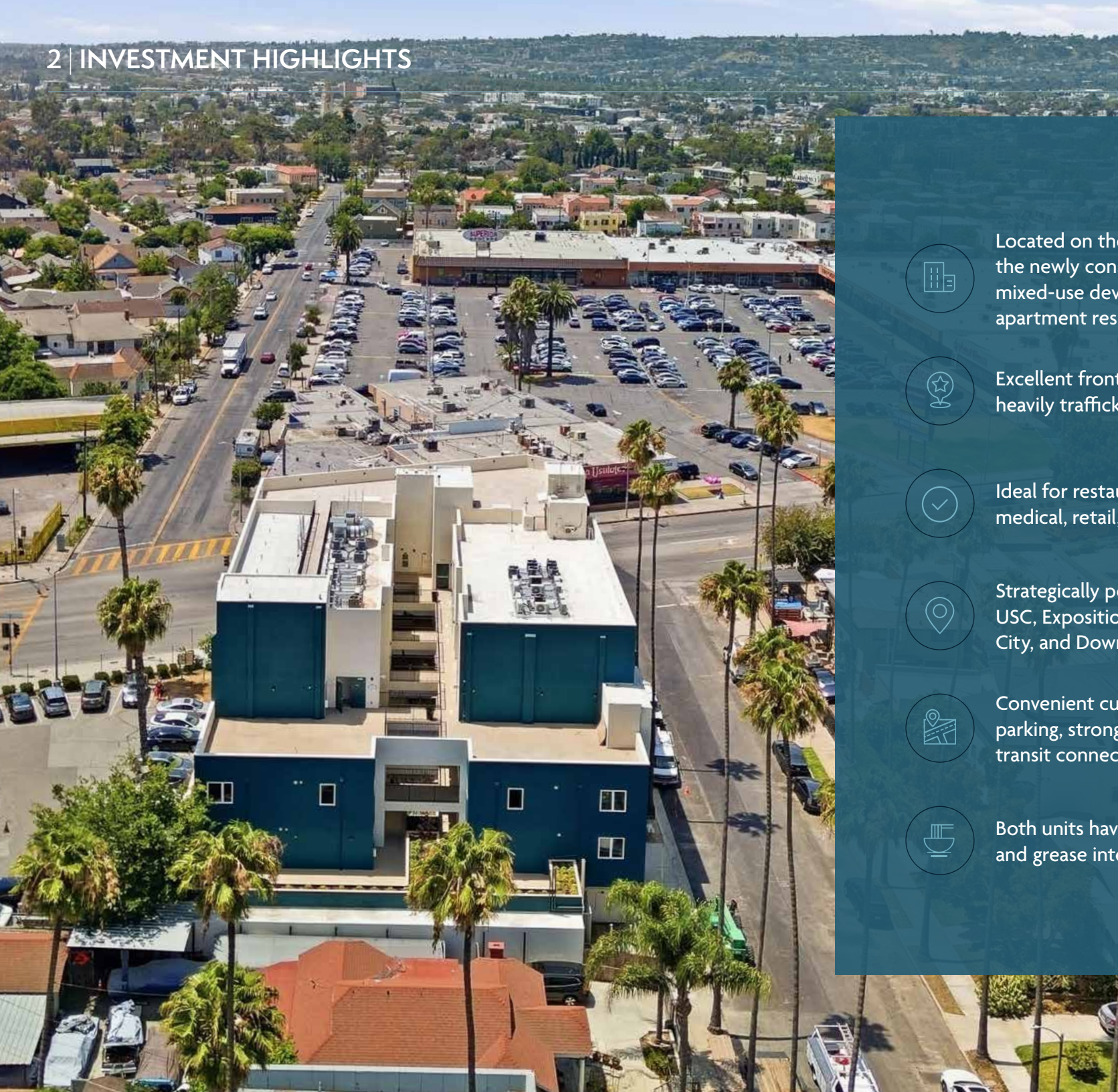
DO NOT DISTURB OCCUPANTS

For more information, contact:

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2 | INVESTMENT HIGHLIGHTS



Located on the Ground Floor of the newly constructed Heritage mixed-use development, 31 luxury apartment residences



Excellent frontage and visibility along heavily trafficked Washington Blvd



Ideal for restaurant, cafe, fitness, medical, retail, or neighborhood service



Strategically positioned minutes from USC, Exposition Park, Culver City, Mid-City, and Downtown

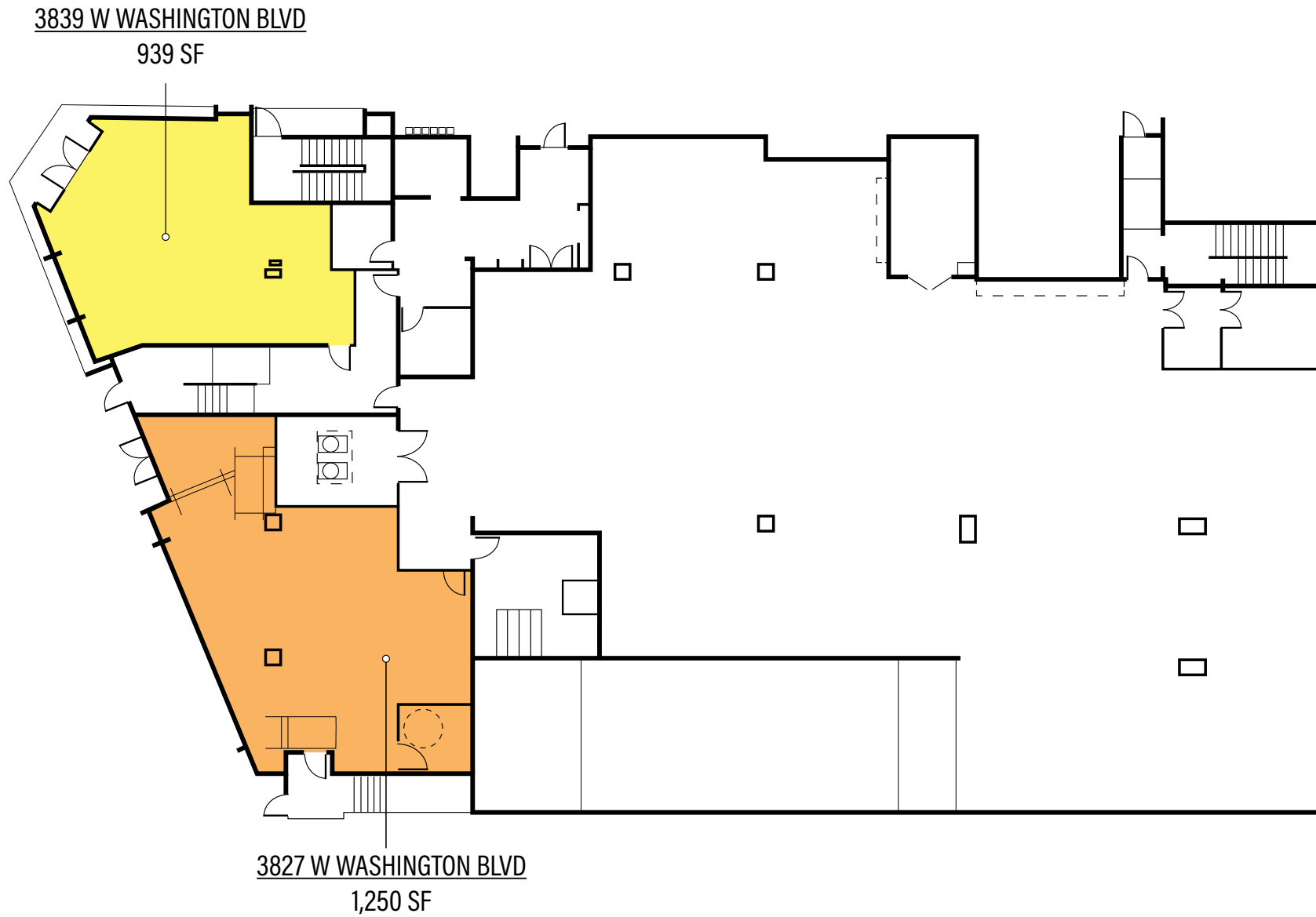


Convenient customer access with on-site parking, strong walkability, and excellent transit connectivity

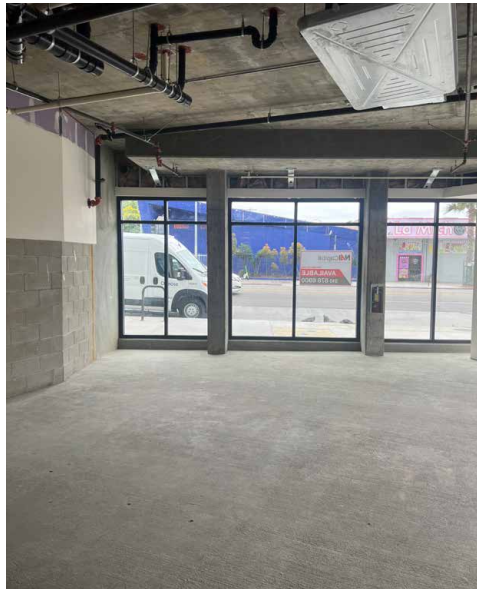
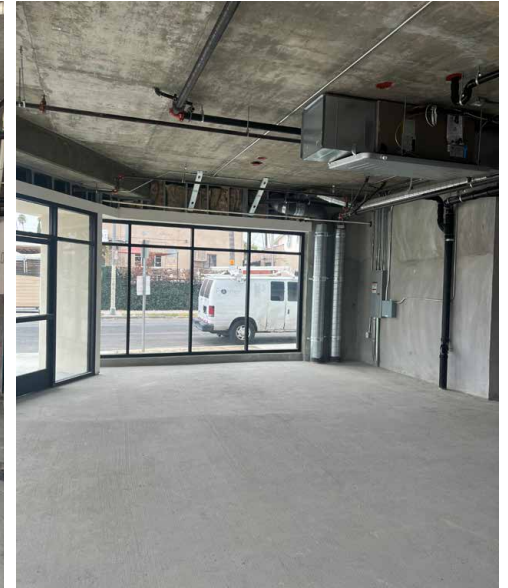
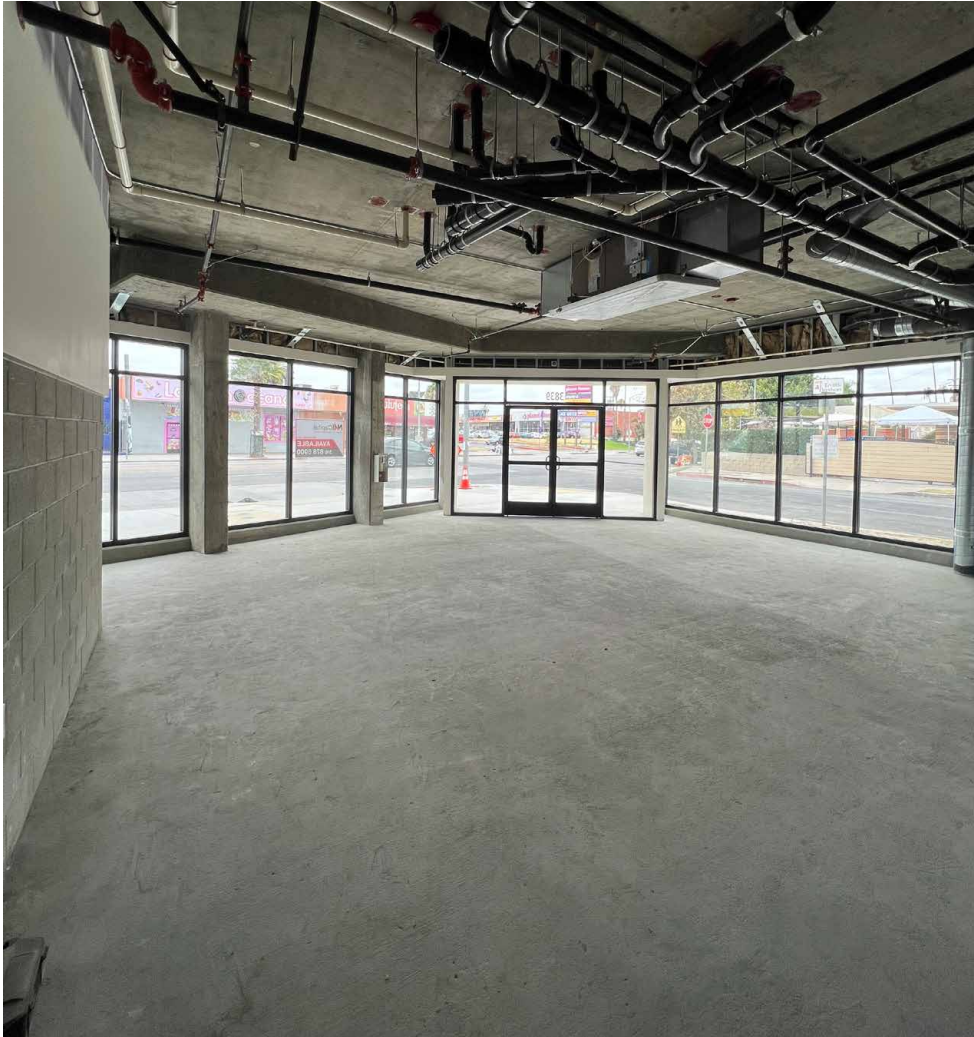


Both units have hood access and grease interceptors

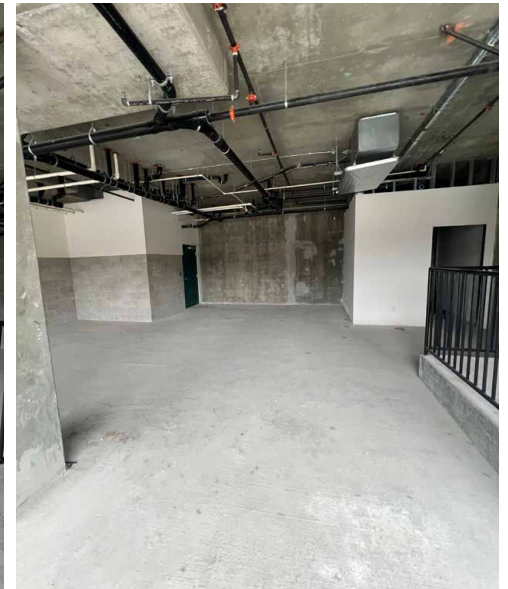
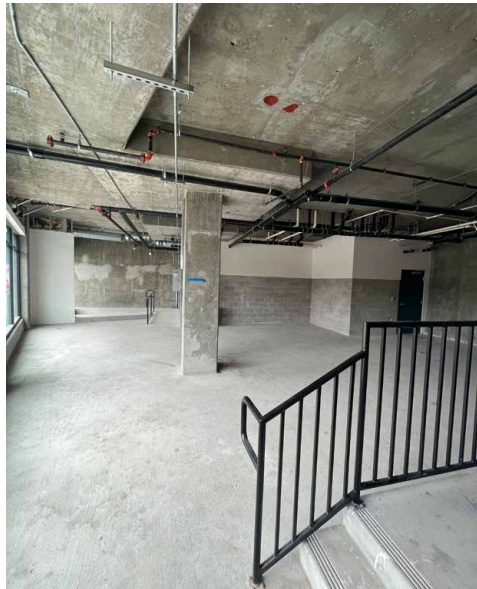
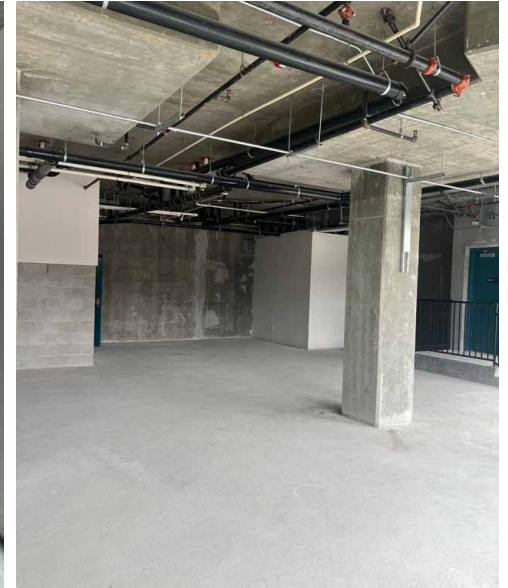
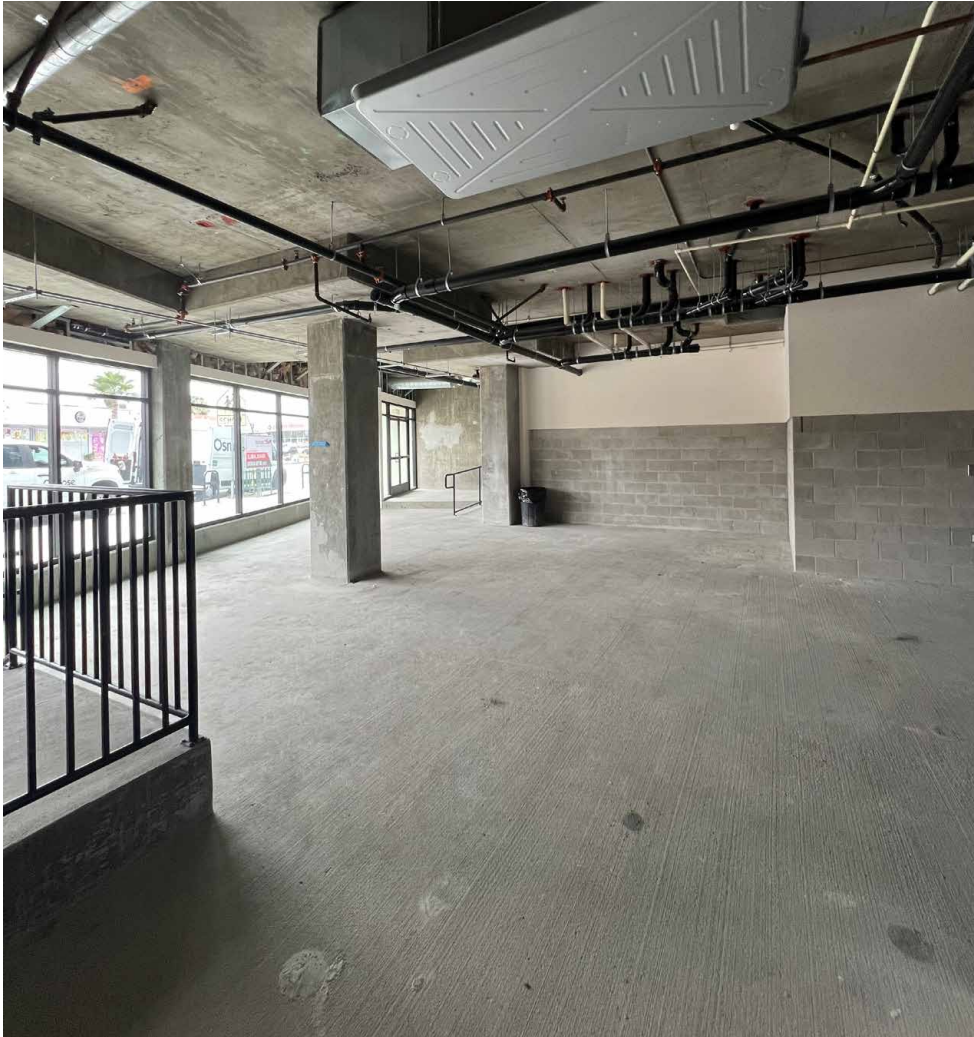
3 | AVAILABLE UNITS

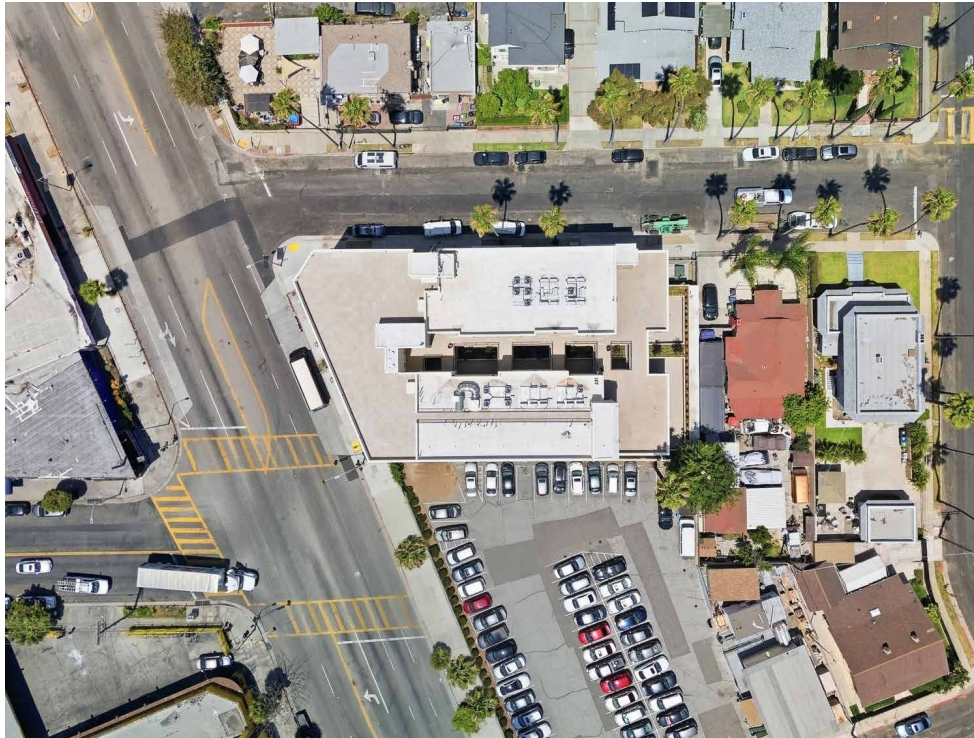


939 SF | ASKING RATE: \$3.50/SF NNN

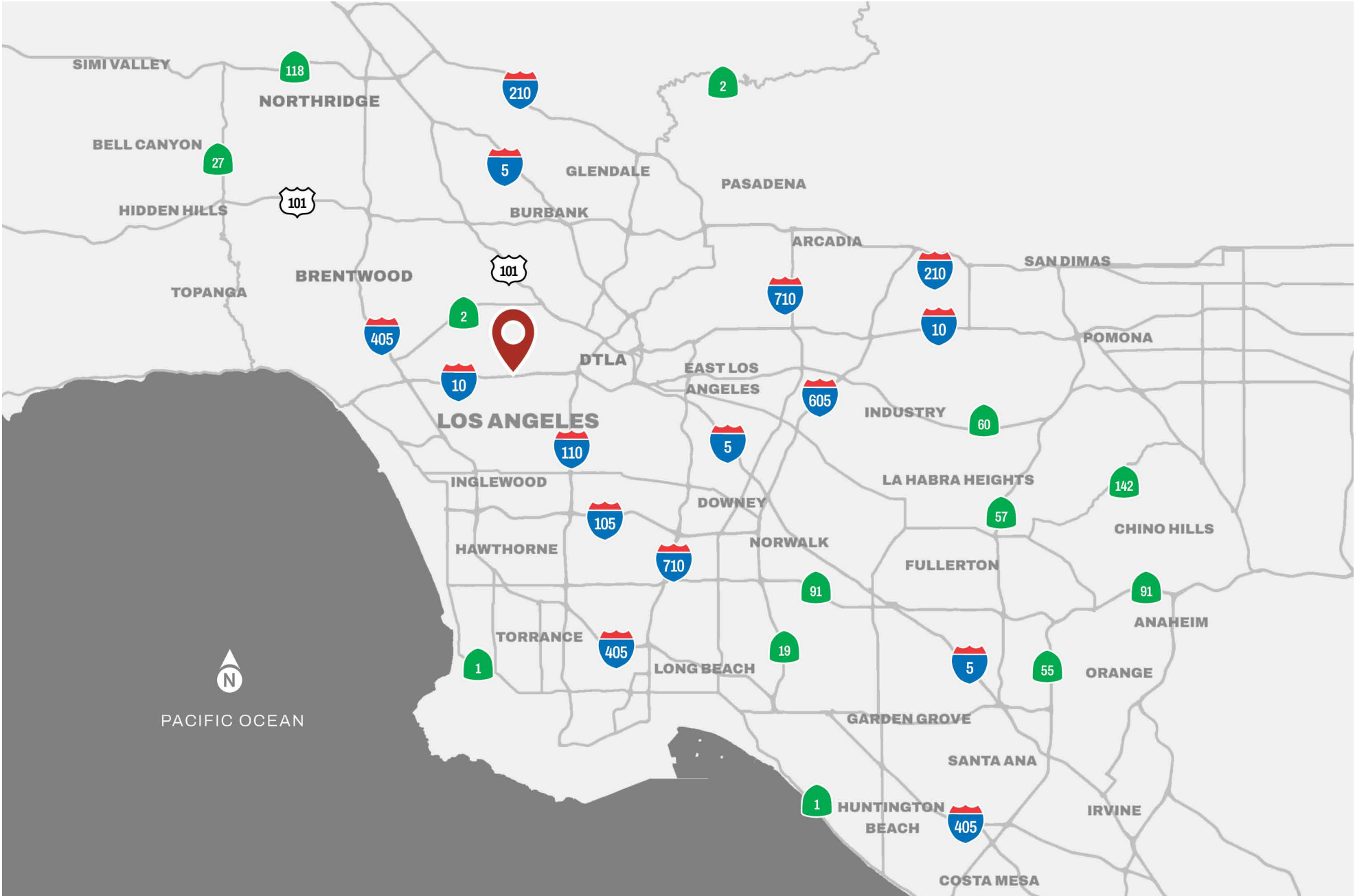


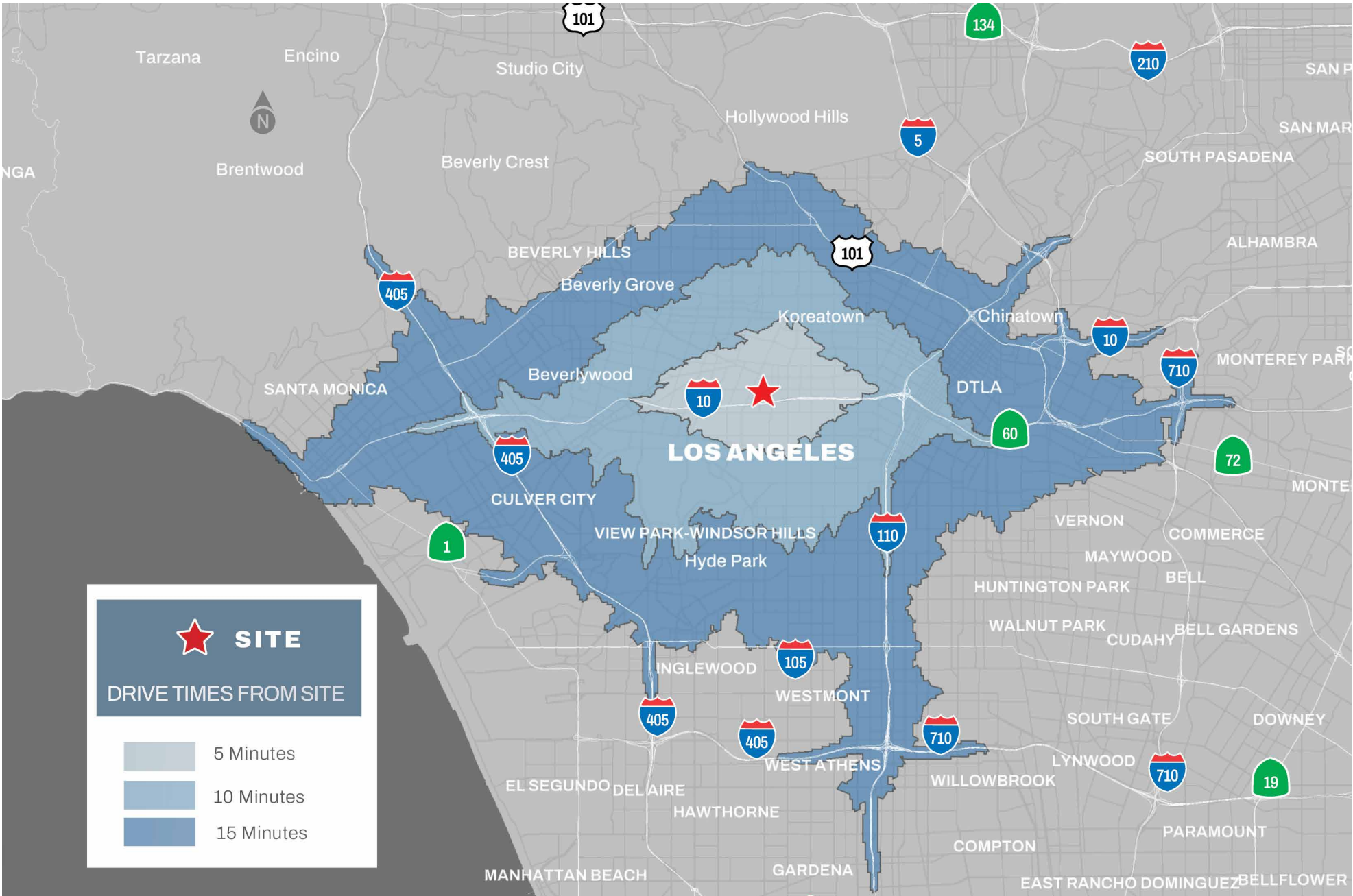
1,250 SF | ASKING RATE: \$3.50/SF NNN











10 | DEMOGRAPHICS & TRAFFIC COUNT

Population	1 Mile	3 Miles	5 Miles
Est. Population (2026)	54,839	517,197	1.34 M
Proj. Population (2031)	53,143	513,532	1.34 M
Census Population (2020)	56,936	520,362	1.33 M

Households

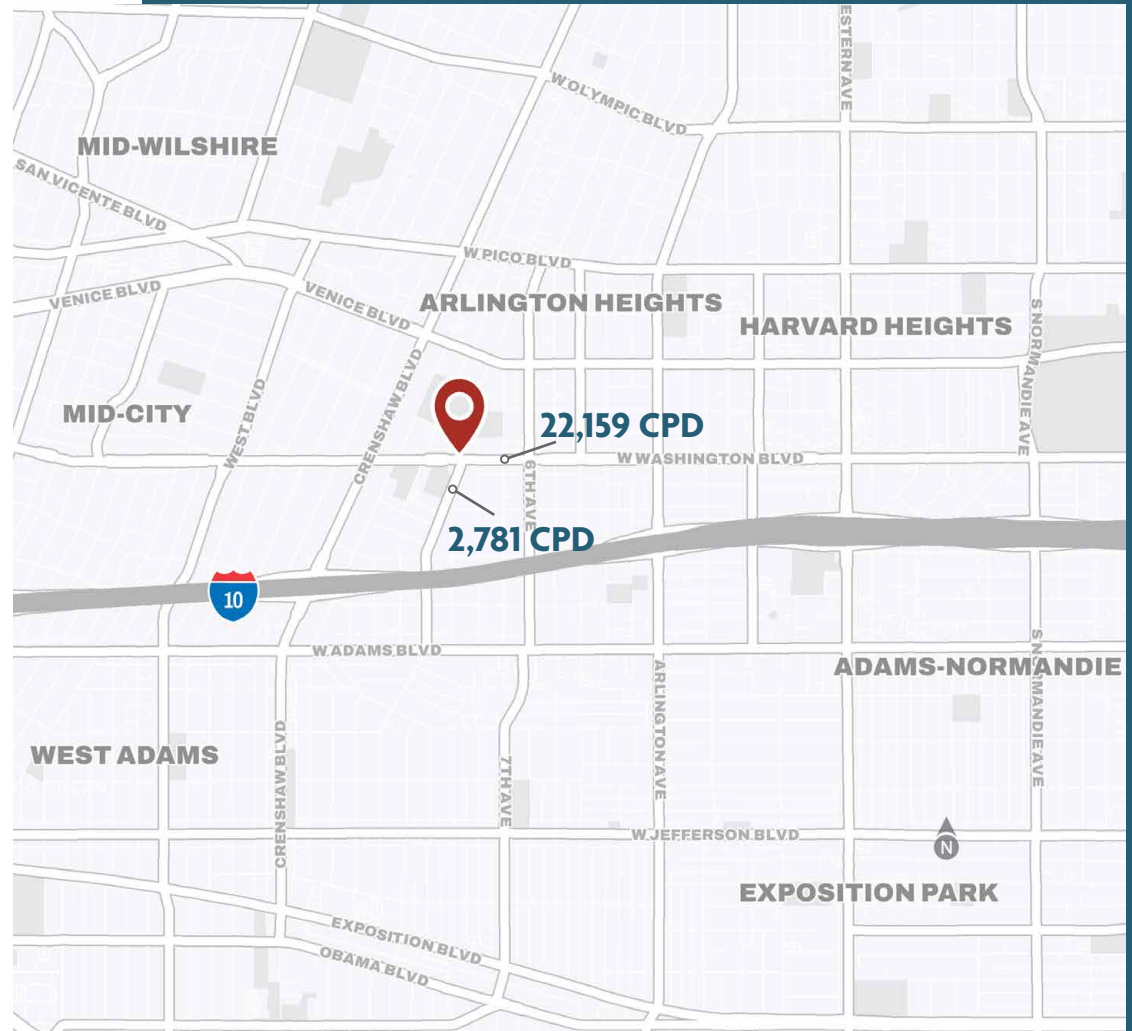
Est. Households (2026)	19,855	205,958	564,038
Proj. Households (2031)	19,367	205,815	565,629
Census Households (2020)	19,327	195,266	527,689

Daytime Demos

Total Businesses (2024)	1,675	25,779	89,922
Total Employees (2024)	9,570	172,638	677,767

Income

Est. Average HH Income (2026)	\$100,188	\$108,129	\$117,634
Proj. Average HH Income (2031)	\$100,203	\$107,942	\$117,025
Census Average HH Income (2010)	\$44,404	\$53,312	\$57,652
Est. Per Capita Income (2026)	\$36,583	\$43,403	\$49,830
Proj. Per Capita Income (2031)	\$36,835	\$43,608	\$50,013





Strategically positioned along the Washington Boulevard corridor, the Heritage Development at 3839 W. Washington Boulevard is located in one of Central Los Angeles' most dynamic and rapidly evolving commercial districts. The property benefits from exceptional connectivity between Downtown Los Angeles, Culver City, Mid-City, West Adams, and the Miracle Mile, placing businesses at the center of a densely populated trade area with strong residential growth and consistent consumer demand. Washington Boulevard serves as a major east-west arterial, providing excellent visibility, high daily traffic volumes, and convenient access to the I-10 Freeway, Interstate 110, and the Metro E Line.

The surrounding neighborhood has experienced significant revitalization through new mixed-use developments, adaptive reuse projects, and an expanding collection of restaurants, cafés, boutique retailers, and neighborhood-serving businesses. Just minutes from the property are the University of Southern California (USC), Exposition Park, BMO Stadium, the Los Angeles Memorial Coliseum, and the California Science Center, drawing millions of visitors annually while supporting a strong daytime population of students, professionals, and local residents.

The Heritage Development offers retailers the opportunity to establish a presence within a newly constructed mixed-use community featuring luxury residential units above the ground-floor retail spaces. Combined with the area's walkability, excellent transit accessibility, and continued investment throughout the surrounding neighborhoods, the location provides an ideal environment for restaurants, cafés, fitness concepts, medical users, boutique retailers, and service-oriented businesses seeking long-term growth in one of Los Angeles' most active urban corridors.

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