

FOR SALE OR LEASE ——— 4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016

**1ST YEAR TEASER RATE
CALL BROKER!**



± 7,874 SF OWNER - USER
OPPORTUNITY WITH INCOME



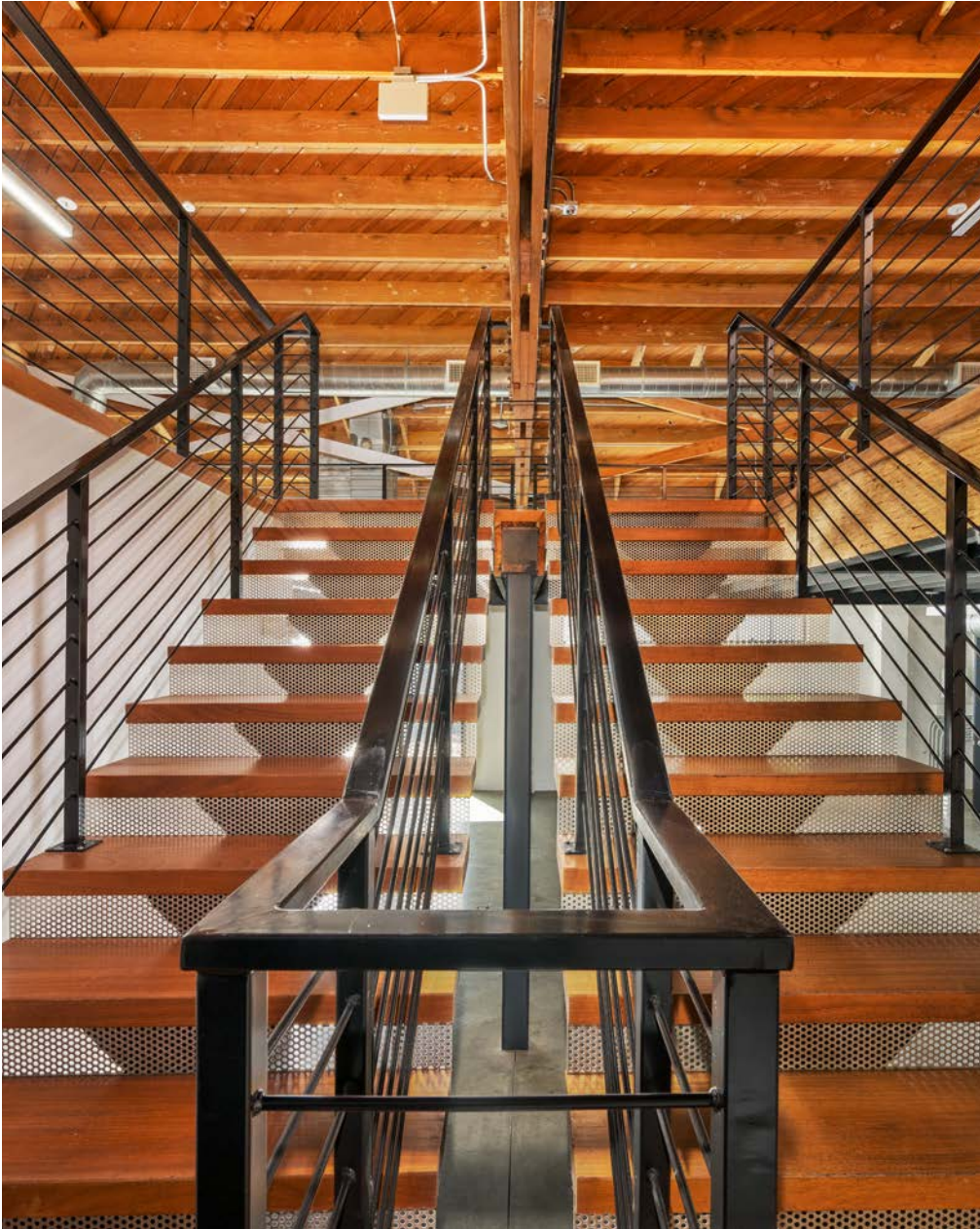
A DIVISION OF



LEE &
ASSOCIATES

PROPERTY DESCRIPTION

4310 - 4312 JEFFERSON BOULEVARD LOS ANGELES, CA 90016



PREMISES

Total Building: ± 10,013 SF Building
± 10,081 SF Land

Available Creative Space: ± 7,874 SF

Ground Floor: ± 7,208 SF

Mezzanine: ± 666 SF

Leased Retail Space: ± 2,139 SF

SALE

\$4,999,000 (\$499.25 PSF)

RENT

\$1.75/SF, NNN (Nets Approx. \$0.60)
7,874 SF

ZONING

LACM - 1VL - State Enterprise Zone

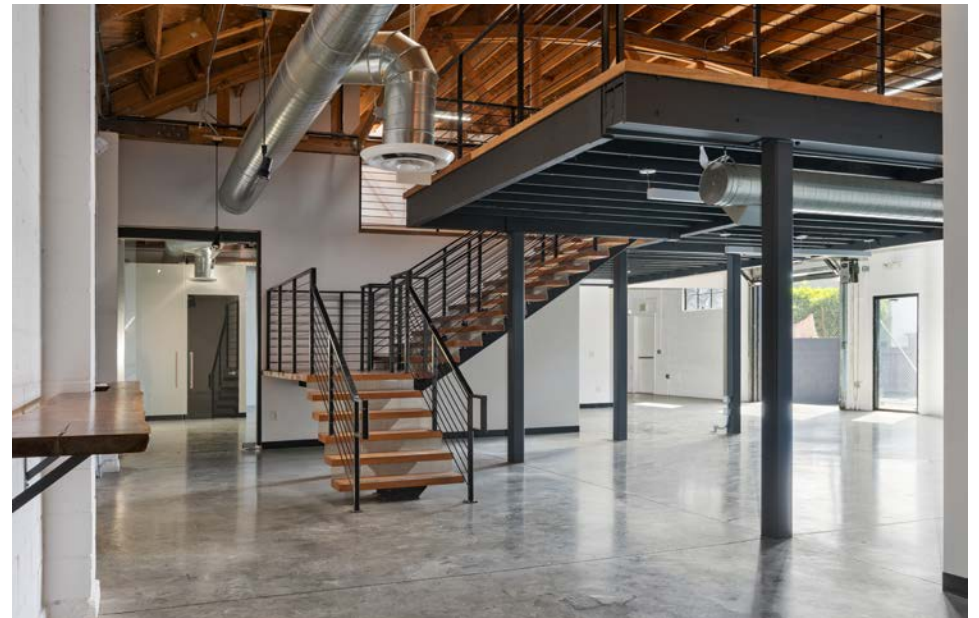
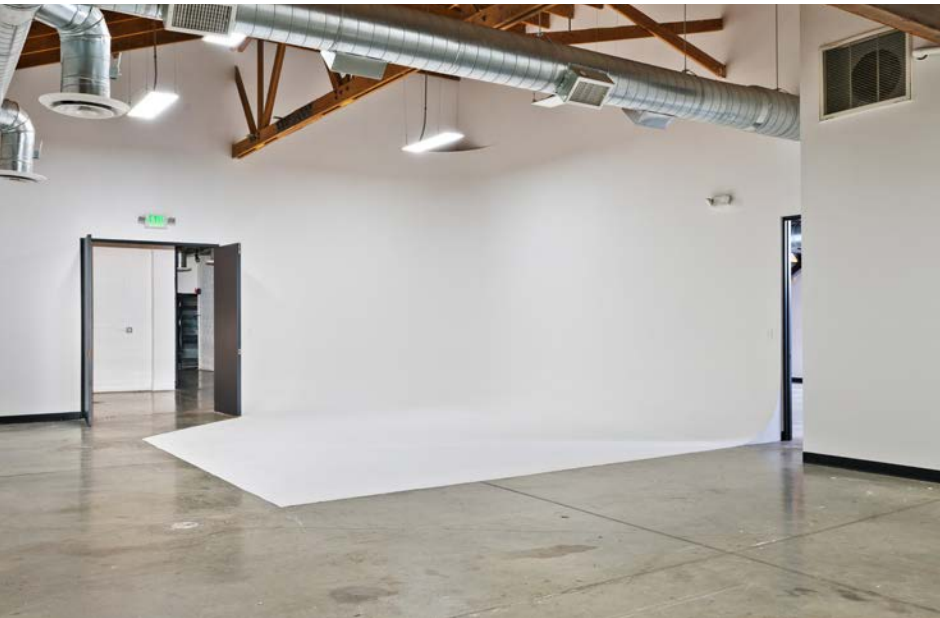
FEATURES

- Opportunity Zone
- Creative and Retail Space in Prime West Adams
- Multi Tenant Building
 - Available Creative Space
 - Cyc Wall
 - Bow Truss Ceiling
 - Reception Area
 - Built Out Conference Rooms and Offices
 - Concrete Floors
 - Two Bathrooms
 - Leased Retail Space
 - Highly Likely Cafe
 - Full Kitchen with Hood & Grease Trap
 - Leased Through 3/31/28 with 5 year option



INTERIOR PHOTOS //
AVAILABLE CREATIVE SPACE

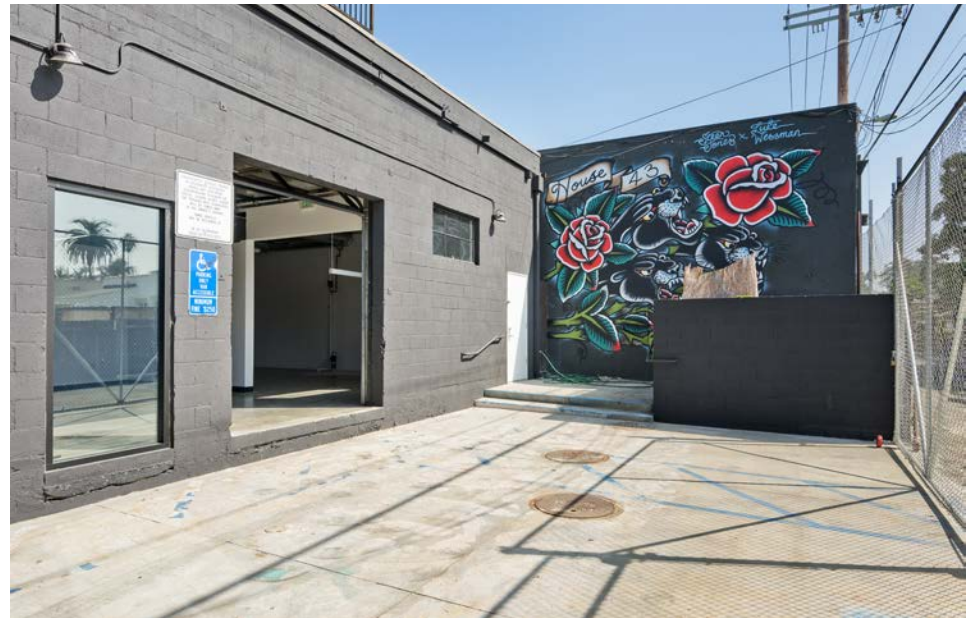
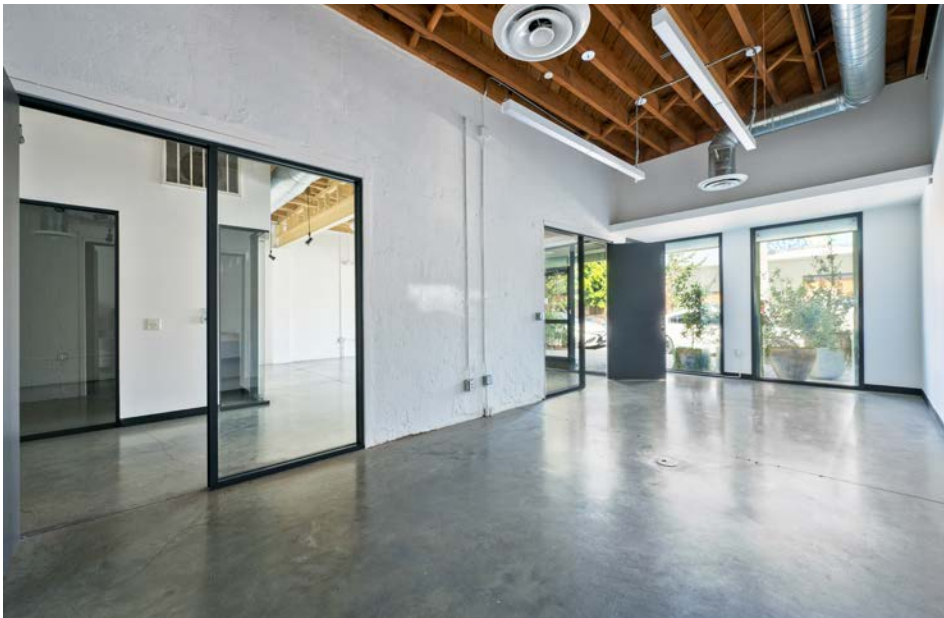
4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



A DIVISION OF
LEE & ASSOCIATES

INTERIOR & EXTERIOR PHOTOS //
AVAILABLE CREATIVE SPACE

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



A DIVISION OF
LEE & ASSOCIATES

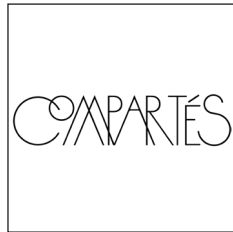
INTERIOR PHOTOS //
HIGHLY LIKELY

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



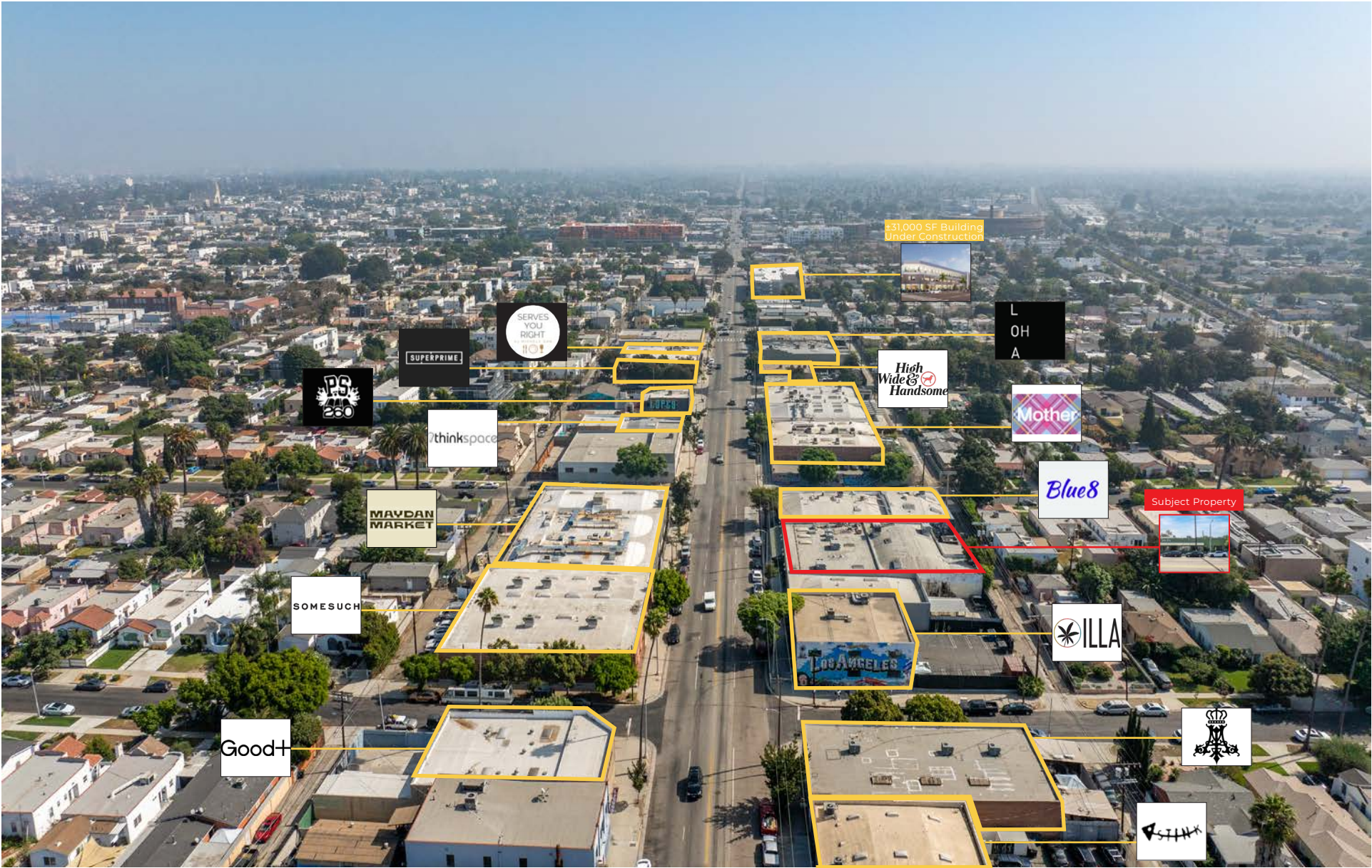
LOCAL AMENITIES

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



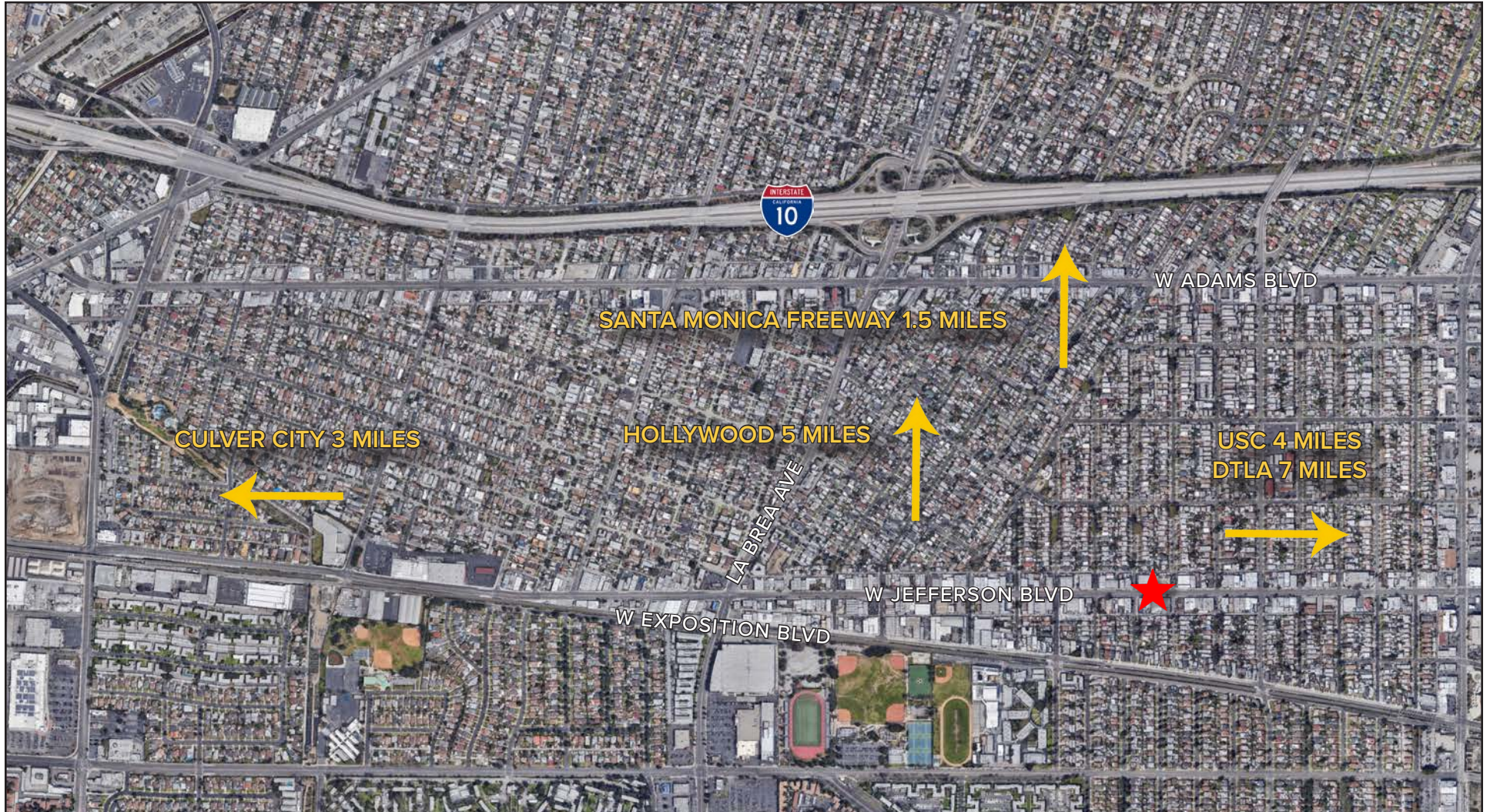
LOCAL OFFICE &
DEVELOPMENTS

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



AREA MAP

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



EXPO MAP

4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016



CONTACTS

**4310 - 4312 JEFFERSON BOULEVARD
LOS ANGELES, CA 90016**

Robert Clifford

310.899.2725

rclifford@leewestla.com

AGT DRE 00999184

Brett Colvin

310.899.2731

bcolvin@leewestla.com

AGT DRE 02230987

Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA
310.899.2700 | www.leewestla.com | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.



A DIVISION OF
**LEE &
ASSOCIATES**