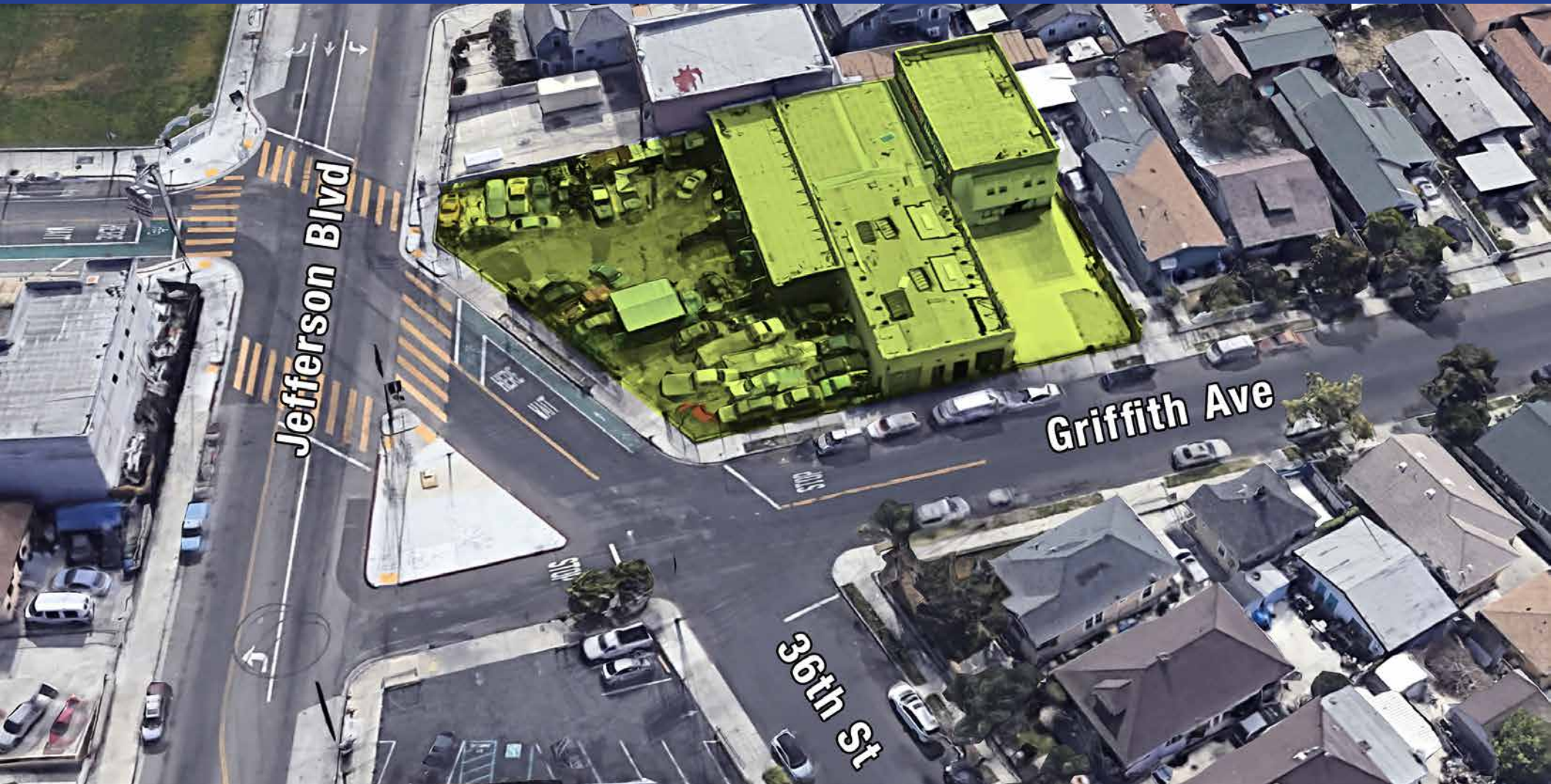


# OWNER/USER OR DEVELOPMENT SITE FOR SALE

## 3,440± SF & 4,512± SF Multi-Use Buildings For Lease



*Mixed-Use Property With Fantastic Frontage & Visibility*

Total of 9,756± SF of Buildings on 20,296± SF of Land

850 E Jefferson Blvd & 3604-3608 Griffith Ave, Los Angeles, CA 90011



- Purchase and lease opportunity
- Heavy traffic exposure
- Minutes to DTLA and USC
- Easy freeway access



*Exclusively listed by*

**Daniel Moussazadeh**

*Sales Associate*

213.747.7959 office

310.999.9437 mobile

daniel@majorproperties.com

Lic. 02058572

**Justin Bahari**

*Sales Associate*

213.747.4151 office

310.913.2054 mobile

justin@majorproperties.com

Lic. 02181757

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850 E Jefferson Blvd  
3604-3608 Griffith Ave  
Los Angeles, CA 90011

## Property Details

Total Building Area	9,756± SF
Total Land Area	20,296± SF
Zone	LA CM1-CPIO
Power	400A/480V/3-Phase

### 3608 Griffith Ave (also for lease)

Land Use:	Light Industrial
Building Area:	3,440± Sq.Ft.
Year Built:	2010
Land Area:	4,800± Sq.Ft.
Assessor's Parcel #:	5114-001-008

### 3604 Griffith Ave (also for lease)

Land Use:	Food Processing
Building Area:	4,512± Sq.Ft.
Year Built:	1910
Land Area:	4,800± Sq.Ft.
Assessor's Parcel #:	5114-001-009

### 850 E Jefferson Blvd

Land Use:	Auto Repair
Building Area:	1,804± Sq.Ft.
Year Built:	1927
Land Area:	4,800± Sq.Ft.
Assessor's Parcel #:	5114-001-010

### 850 E Jefferson Blvd

Land Use:	Parking Lot
Land Area:	5,896± Sq.Ft.
Assessor's Parcel #:	5114-001-011

## Property Highlights

- Owner/user or development purchase opportunity
- One mile south of DTLA and the I-10 Freeway and one mile east of USC and the 110 Freeway
- Auto repair facility at 850 E Jefferson leased at \$6,500 per month (2-1/2 years remaining)
- 3604 and 3608 Griffith Ave buildings available for lease separately: Ideal for light manufacturing, warehouse, storage, creative offices, etc.
- Fantastic exposure and visibility
- Gated parking for 30+ vehicles
- Located at the southeast corner of Griffith Avenue, 36th Street and Jefferson Blvd
- 135' frontage on Griffith Avenue  
138' frontage on 36th Street/Jefferson Blvd

**Asking Price: \$4,700,000 (\$231.57 per SF Land)**

**Lease Rental: \$2.50 Per SF Gross**

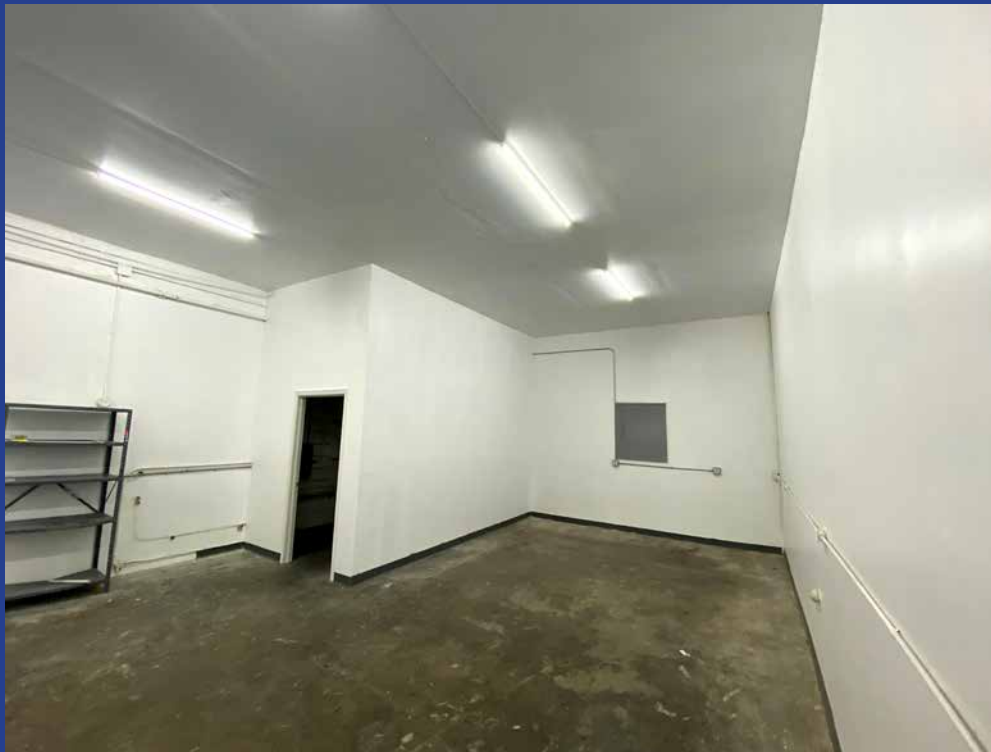


AVAILABLE FOR LEASE



AVAILABLE FOR LEASE





# Plat Map

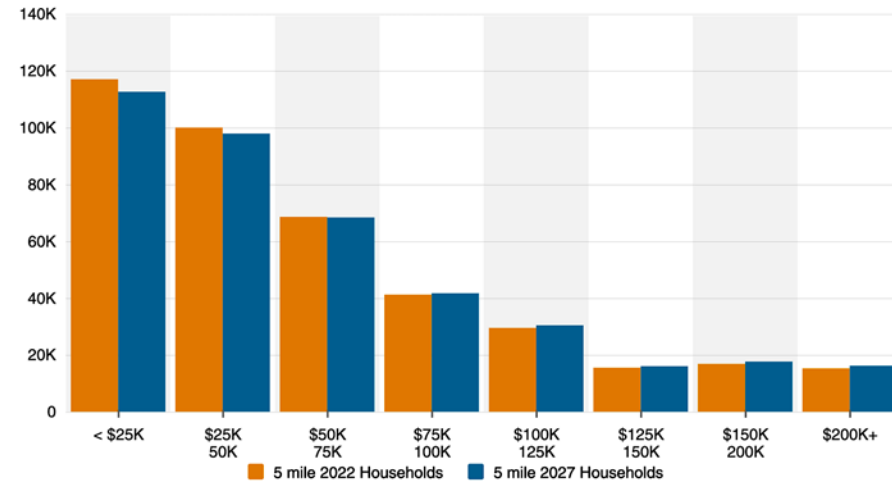




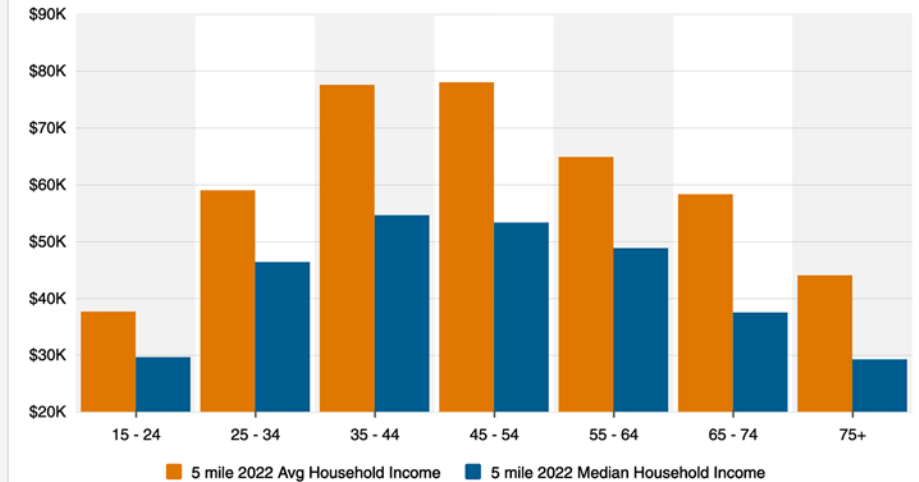
This is a detailed map of downtown Los Angeles, California. The map shows a grid of streets, with major highways (Interstates 5, 10, 110, and 15) highlighted in yellow. Key landmarks and areas are labeled, including University Park, Historic South Central, Fashion District, and the University of Southern California. Numerous points of interest are marked with icons and text, such as hospitals (Dignity Health - California Hospital), schools (Santee High School, Thomas Jefferson High School), and various businesses (restaurants like King Taco #6B and Burger King, retail stores like Staples and Toyota of Downtown LA, and service centers like FedEx Ship Center). A red pin is placed on the map near the intersection of E Jefferson Blvd and S Hill St, with a label indicating the address 850 E Jefferson Blvd, Los Angeles, CA 90011. The map also shows the locations of several parks, including Exposition Park and the Rose Garden.

# Neighborhood Demographics

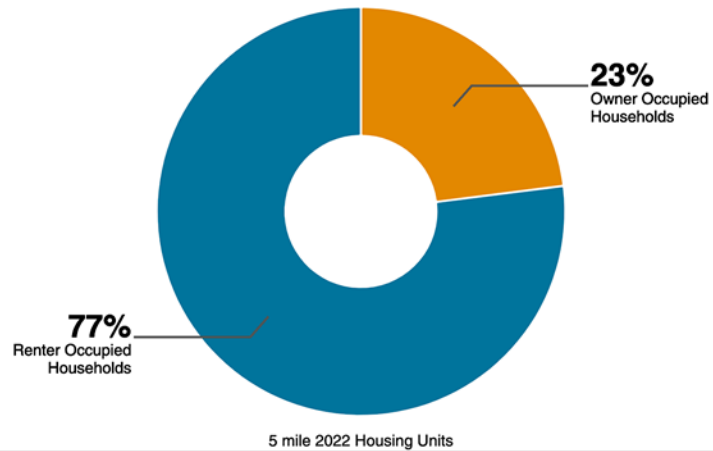
Household Income



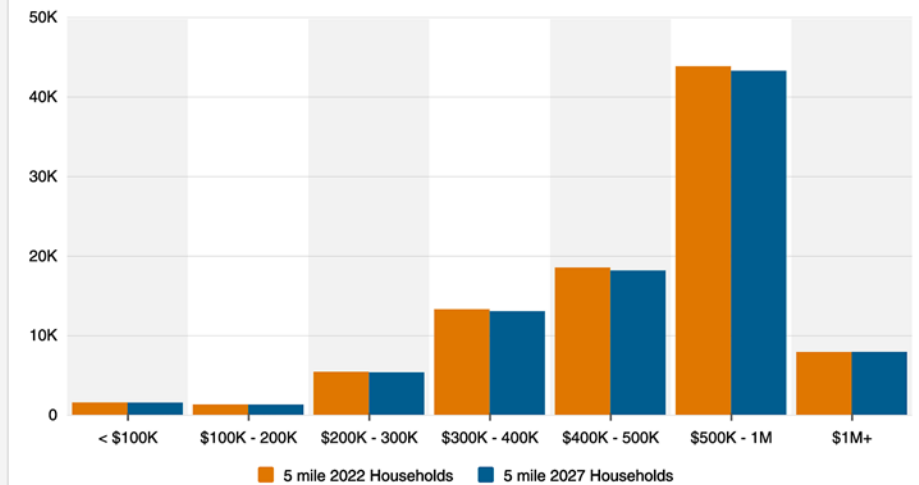
Household Income By Age



Housing Occupancy



Home Values





850 E Jefferson Blvd  
3604-3608 Griffith Ave  
Los Angeles, CA 90011

9,756± SF of Buildings  
20,296± SF± of Land

Owner/User or Developer  
Purchase Opportunity

3,440± SF and 4,512± SF Buildings  
Also For Lease at \$2.50/SF Gross



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**MAJOR PROPERTIES**

1200 W Olympic Blvd

Los Angeles, CA 90015

[majorproperties.com](http://majorproperties.com)

