

OWNER/USER OR DEVELOPMENT SITE FOR SALE



Mixed-Use Property With Fantastic Frontage & Visibility

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

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



- Rare purchase opportunity
- Heavy traffic exposure
- Minutes to DTLA and USC
- Easy freeway access



Exclusively listed by

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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

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

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

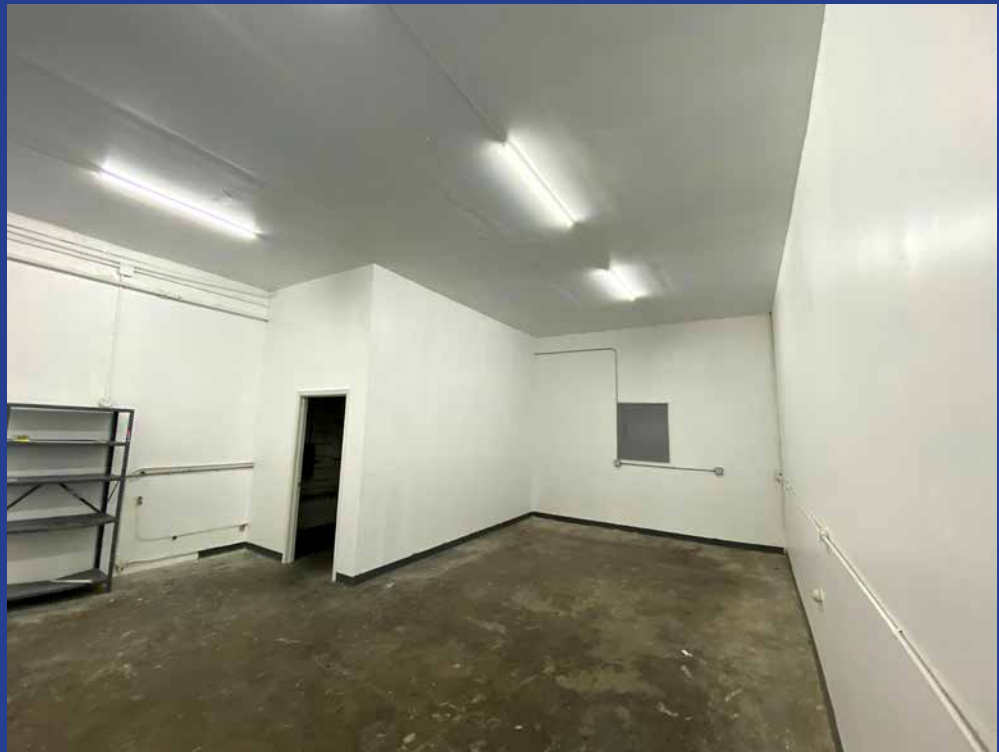
Land Use:	Parking Lot
Land Area:	5,896± Sq.Ft.
Assessor's Parcel #:	5114-001-011

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 leased at \$6,500 per month (2-1/2 years remaining) — Rest of property vacant
- 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)





Plat Map

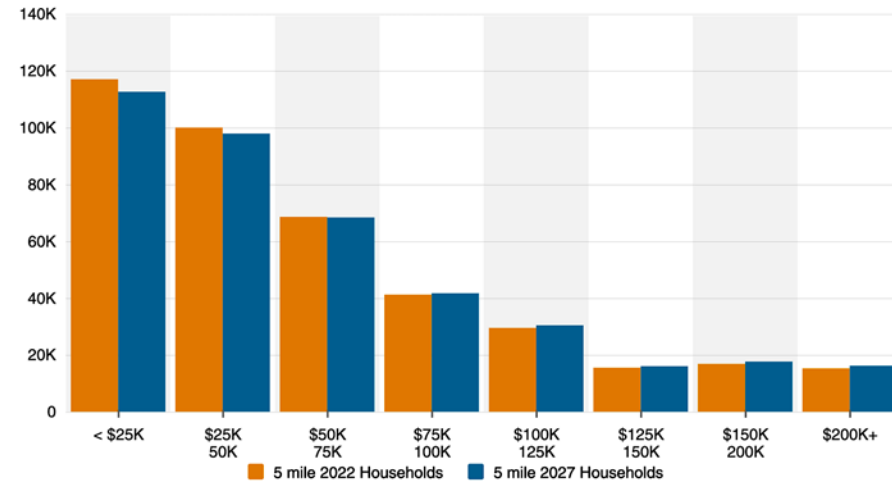


This map of downtown Los Angeles, California, displays a dense network of streets and major transportation corridors. Key features include:

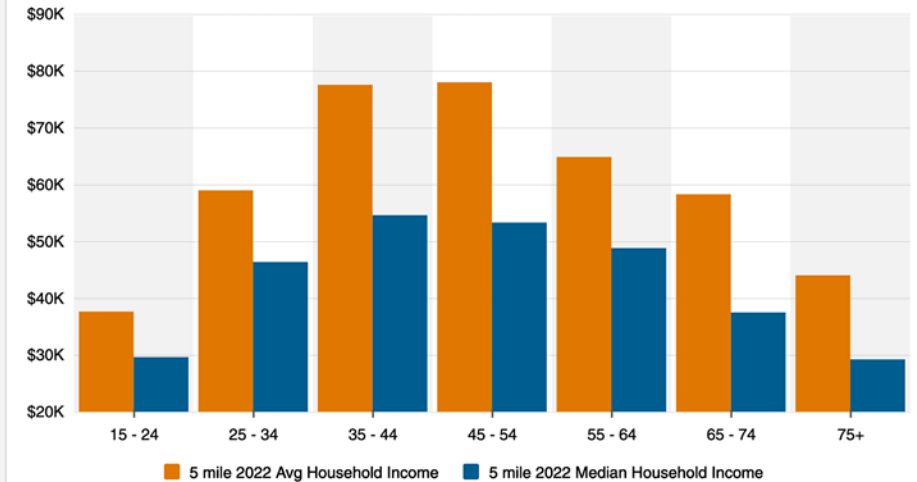
- Highways:** The 10 Freeway (San Diego Fwy) and 110 Freeway (Antelope Valley Fwy) are prominent, running diagonally across the upper portion of the map.
- Neighborhoods and Districts:** Labeled areas include University Park, Historic South Central, Fashion District, and the 27th Street Historic District.
- Landmarks and Institutions:** Notable locations such as the University of Southern California, Exposition Park, and various schools (e.g., Santee High School, Thomas Jefferson High School) are marked.
- Businesses and Services:** Numerous commercial establishments are indicated by icons and labels, including restaurants (e.g., King Taco #6B, Burger King), retail stores (e.g., Staples, Toyota of Downtown LA), and service centers (e.g., FedEx Ship Center, O'Reilly Auto Parts).
- Points of Interest:** 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.

Neighborhood Demographics

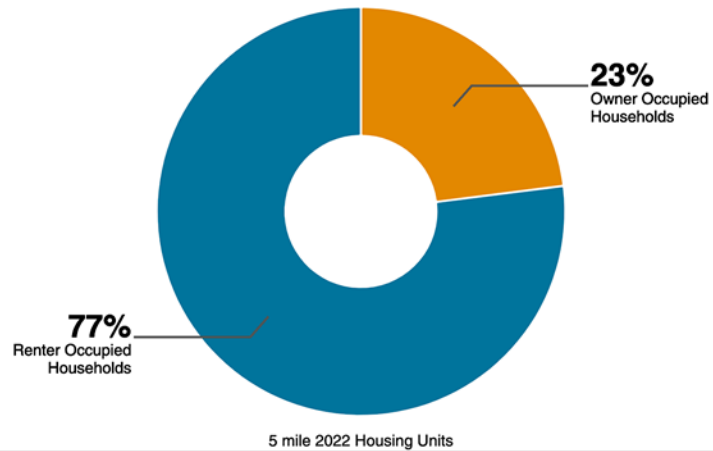
Household Income



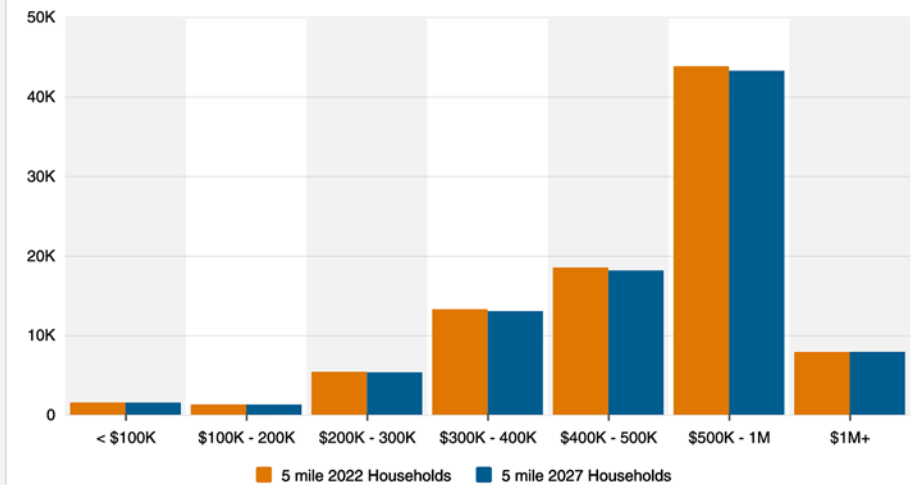
Household Income By Age



Housing Occupancy



Home Values



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