

IMMACULATE FLEX/CREATIVE SPACE FOR LEASE



Rent Slashed! Lessor Motivated!

10,100± SF Building on 7,700± SF of Land
6235 Santa Monica Boulevard, Los Angeles 90038

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDRUM

6235 SANTA MONICA BOULEVARD LOS ANGELES, CA 90038

Property Details

Total Building Area	10,100± SF
Open Bow Truss Area	6,500± SF
Office Area	3,600± SF
Land Area	7,700± SF
Stories	3
Construction	Masonry & Wood Frame
Year Built	1939/1970
Restrooms	3 (2 With Showers)
Ceiling Height	19' 12' at Beam
Ground Level Loading	1
Power	600A/240V/3-Phase
Parking	Street + Nearby Contract Parking
Zoning	LA C2
APN	5534-005-004

Property Highlights

- Completely remodeled flex/creative space
- Great for gallery, studio, production, tech, showroom, creative offices, etc.
- Located in the heart of Hollywood just east of Vine Street
- Exposed wood bow truss with high ceiling clearance
- Lobby, open areas, 10 offices, kitchen, 3 restrooms (2 with showers)
- Sandblasted red brick walls
- Concrete floor in warehouse area
- Light and bright! Many skylights
- Upgraded can type lighting and new slab floor
- Three 5-ton HVAC units (2-3 years old)
- Gated loading area
- Fire safety systems and alarm
- Wired for internet
- Heavy power service
- Up to 10 car parking is available with the neighbor at \$200.00 per month per vehicle (separately owned lot)

LEASE RENTAL SLASHED!

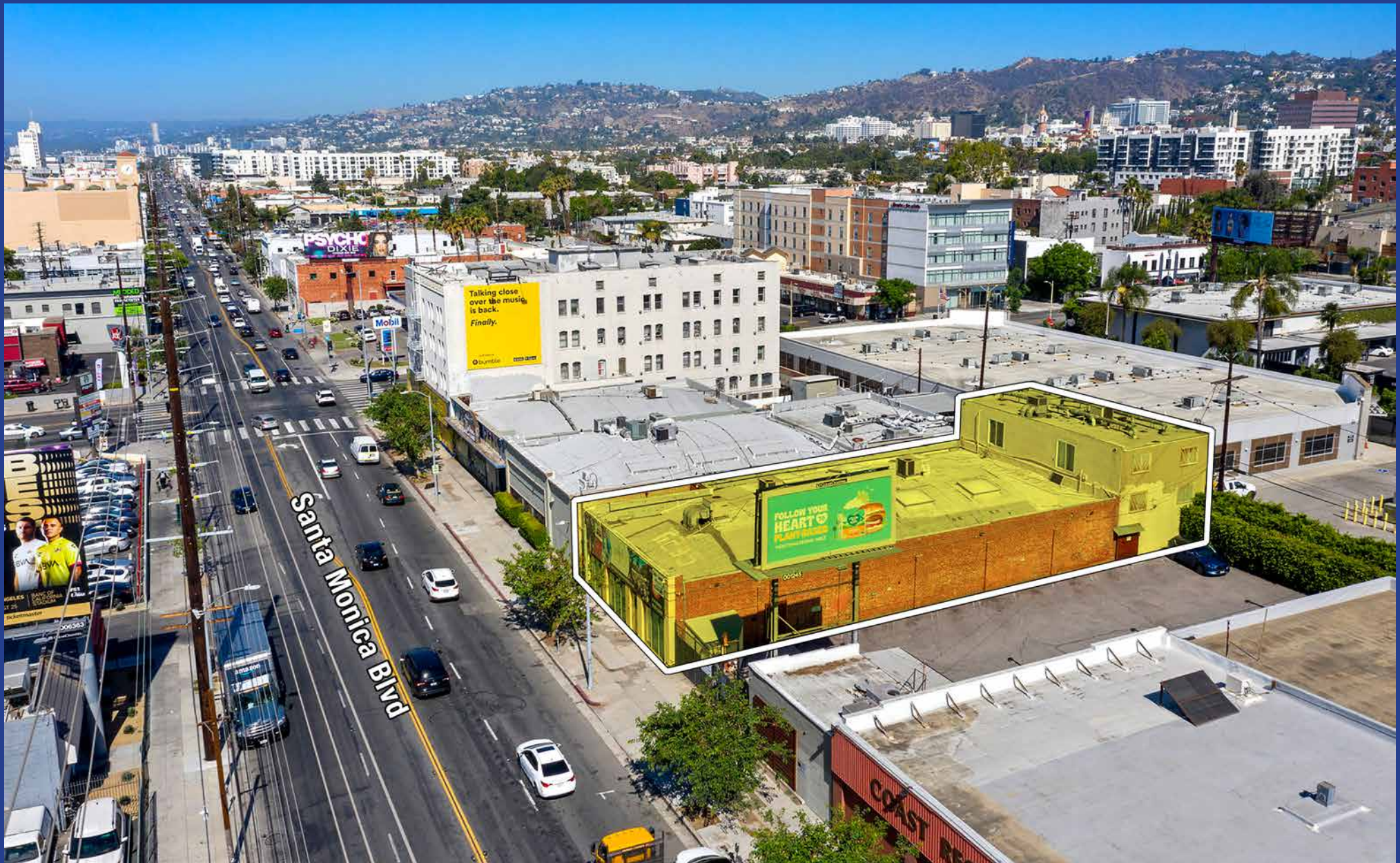
~~\$24,745~~ \$19,695 Per Month (\$1.95 Per SF NNN)

NNN = \$0.3654 Per SF Per Month

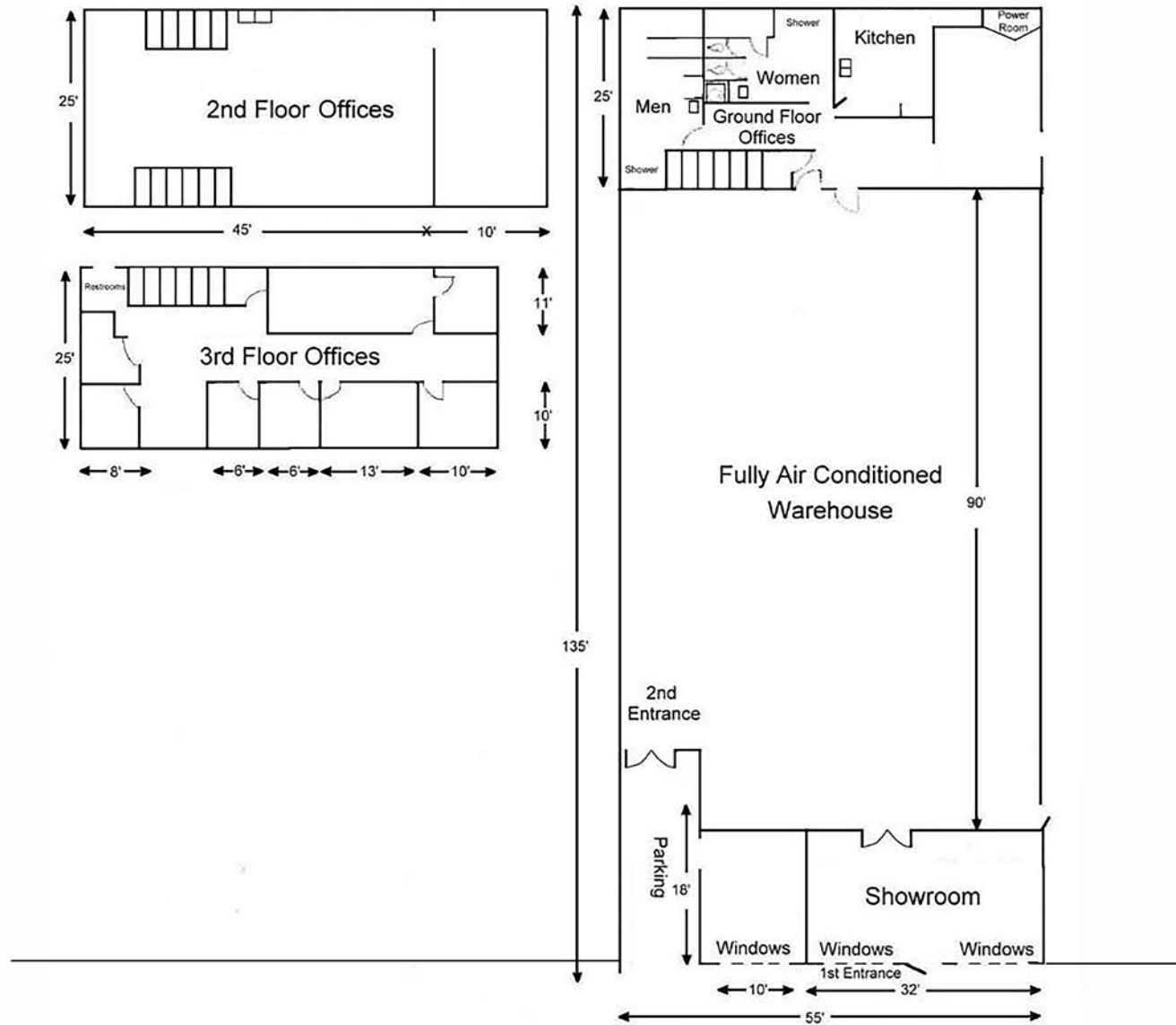
Property Photo



Aerial Photo

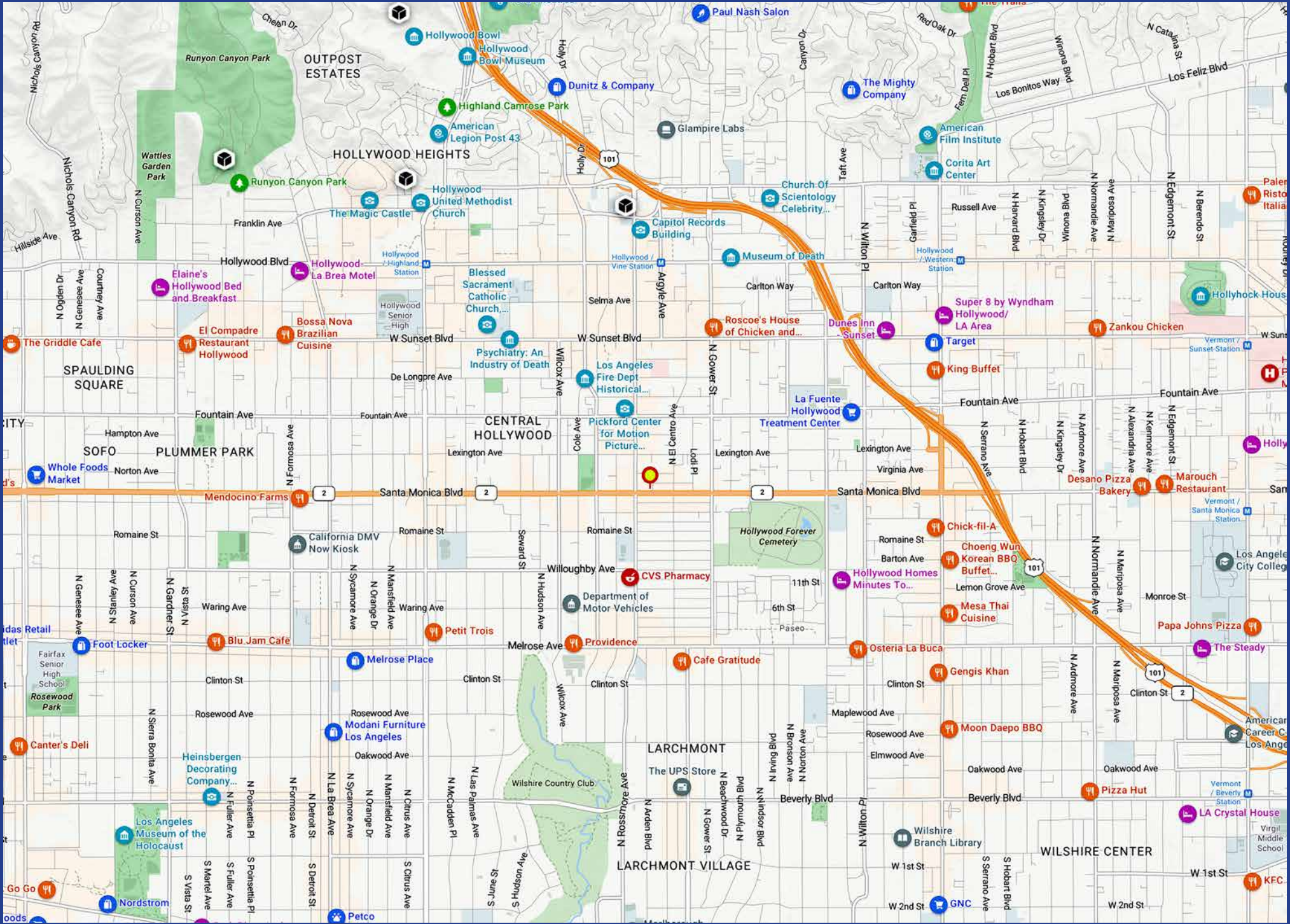


Site Plan



Santa Monica Blvd

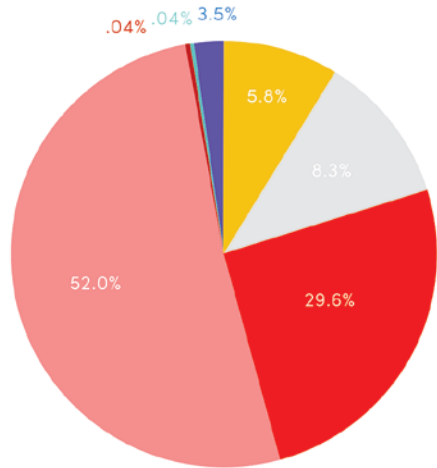
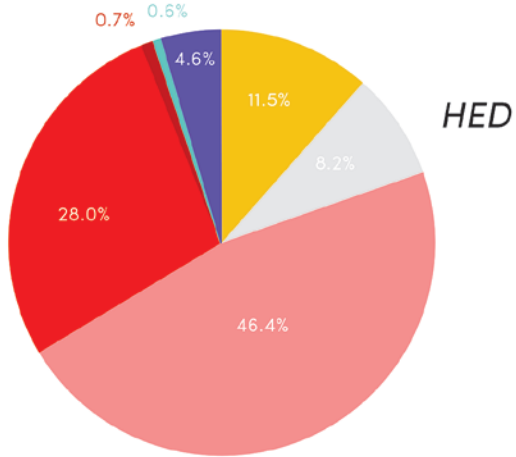
Area Map



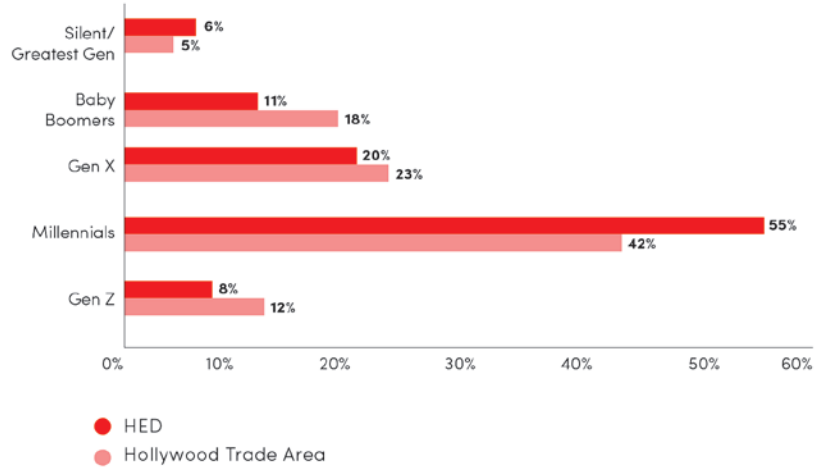
Hollywood Demographics

Race & Ethnicity

- Black
- Asian
- Hawaiian
- White
- Hispanic or Latino
- American Indian
- Single Race Other
- Two or More Races Other



Generations



55% Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

Educational Attainment

50%

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

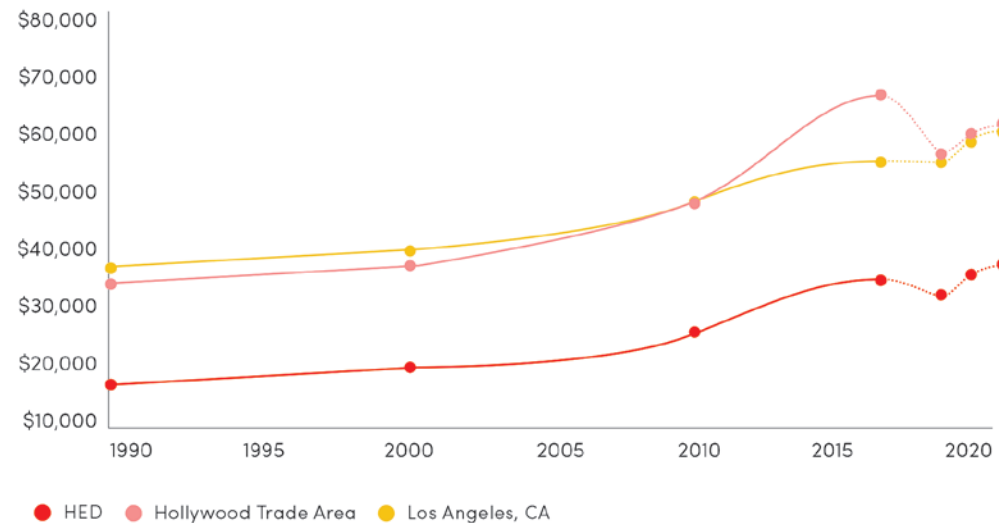
K-12: Public/Private

10,500

Post-Secondary

7,500

Household Incomes

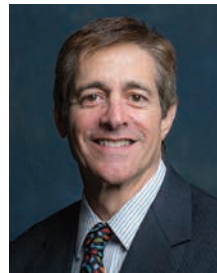


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Los Angeles, CA 90038

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7,700± Sq.Ft. of Land

Exceptional Flex/Creative Space

Lease Rate Reduced!



Exclusively offered by

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