

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

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

- 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

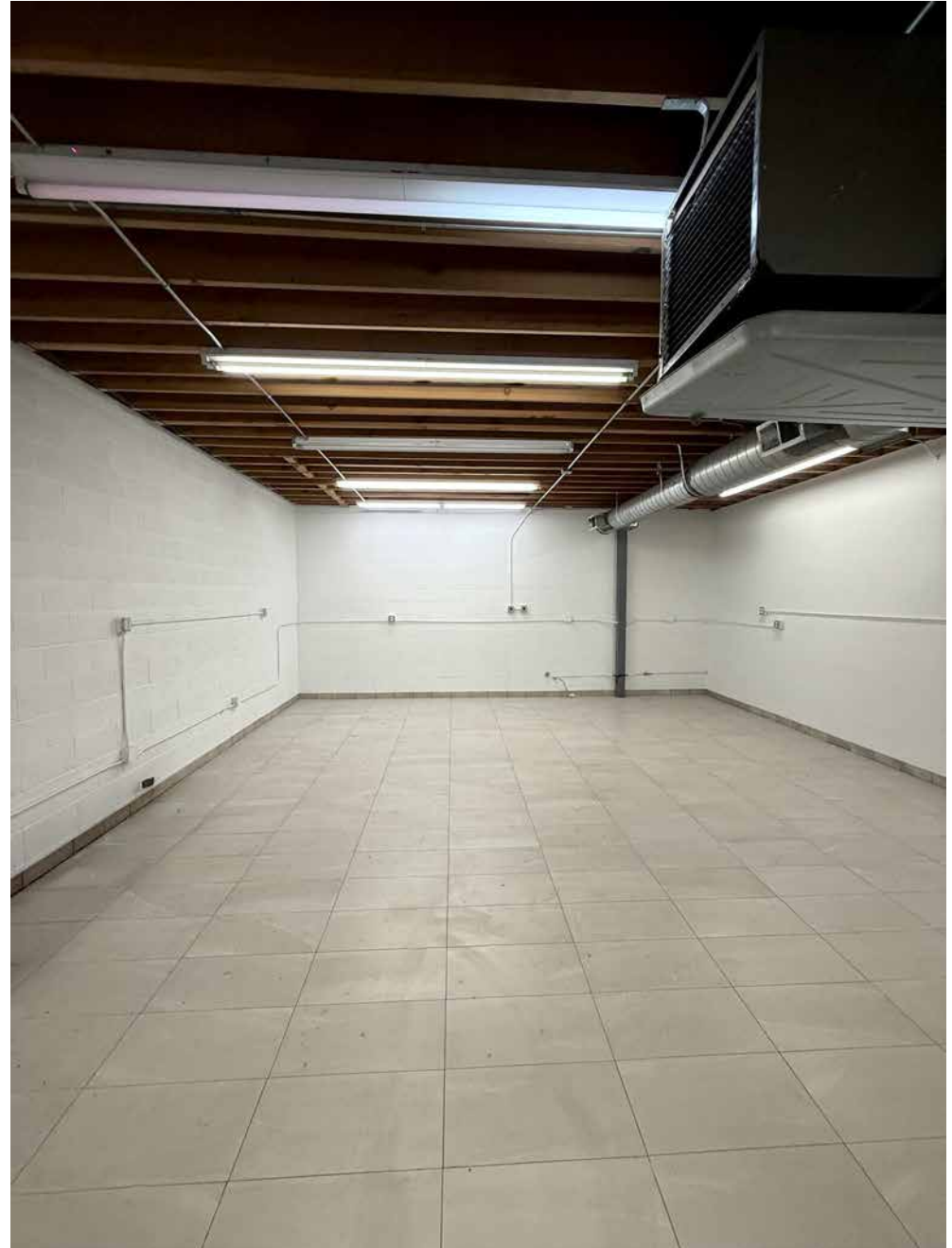
Property Highlights

- 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
Rest of the property is 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

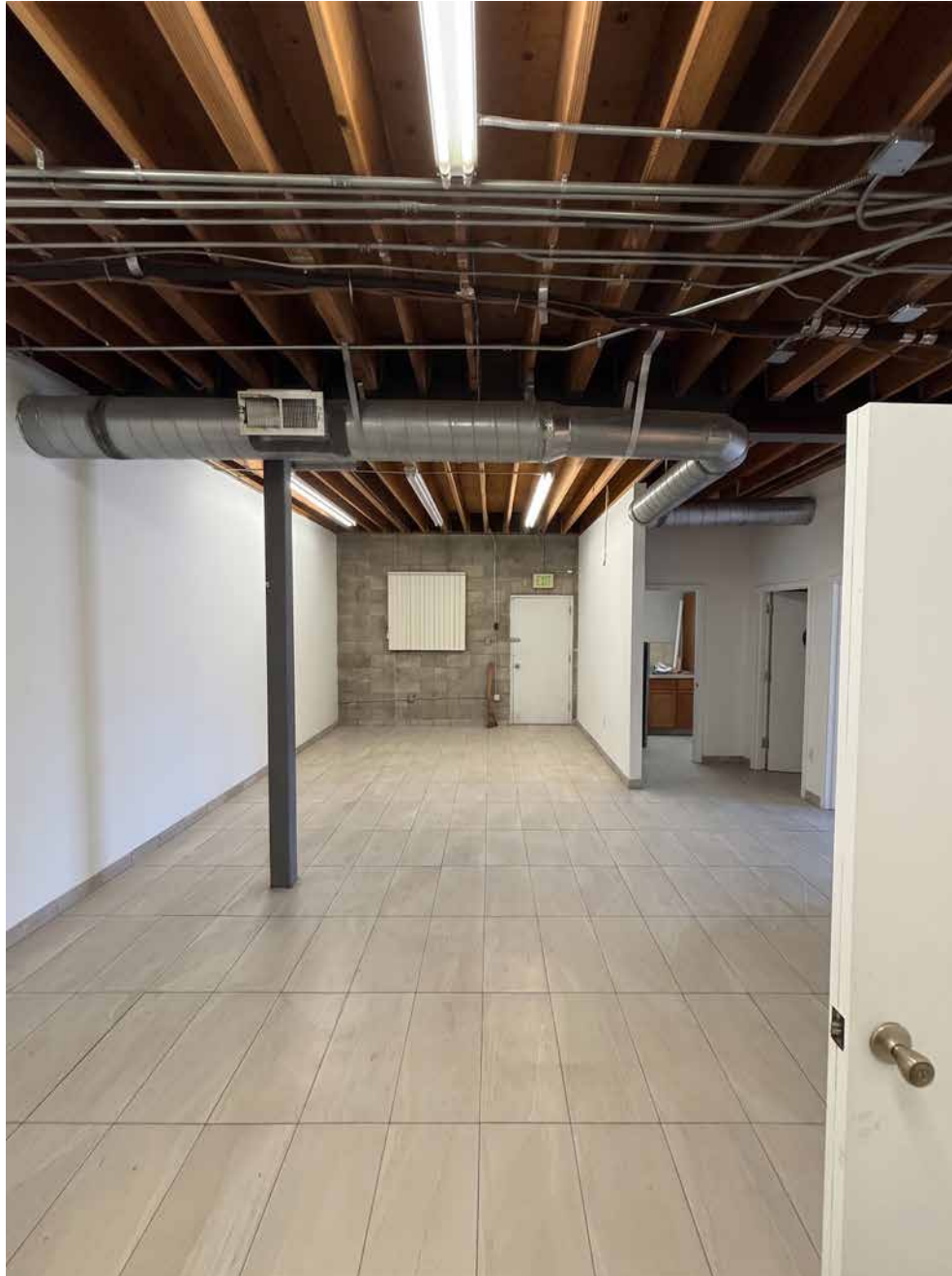
Asking Price: \$4,000,000 (\$197.08 per SF Land)



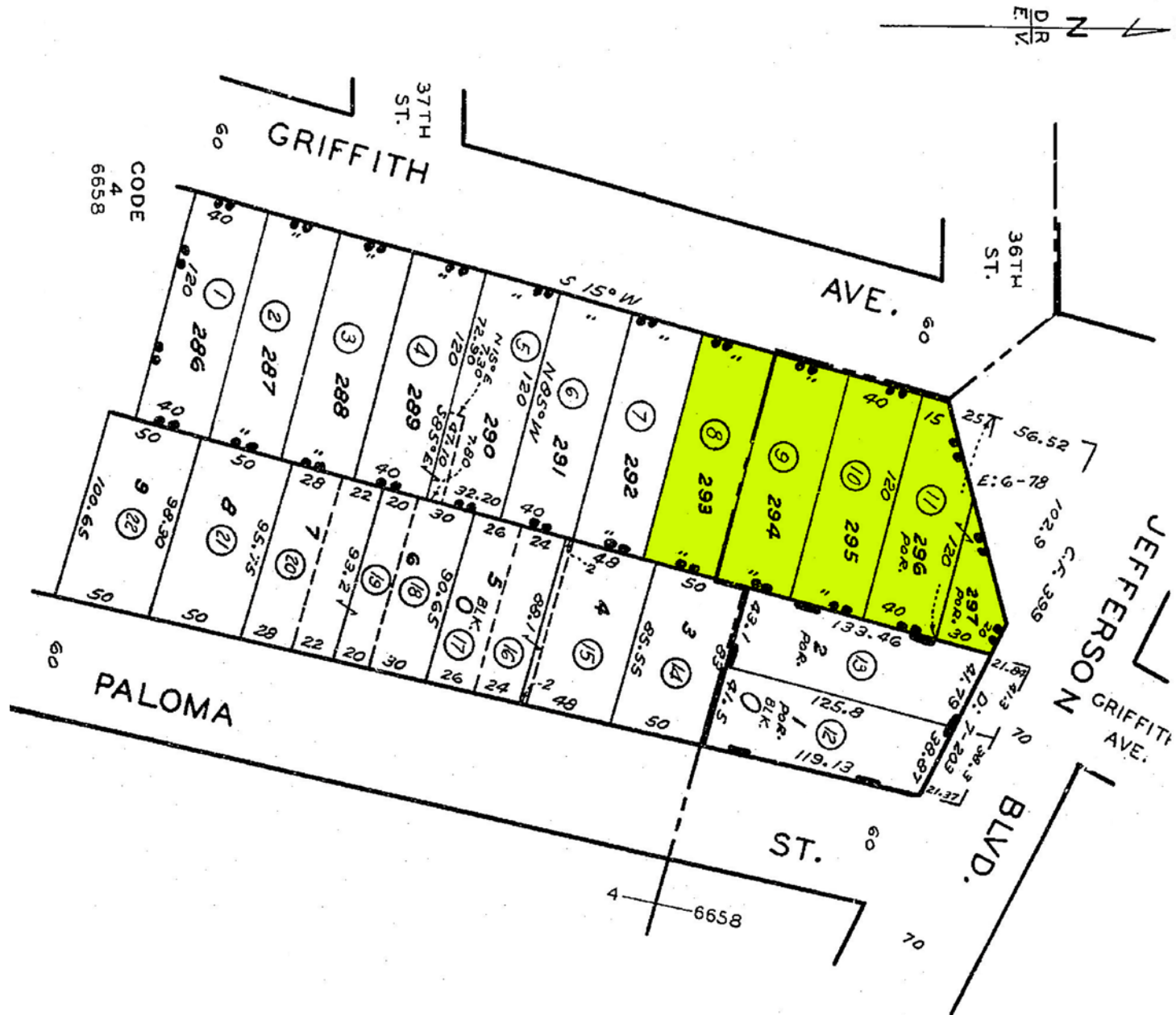
Interior Photos



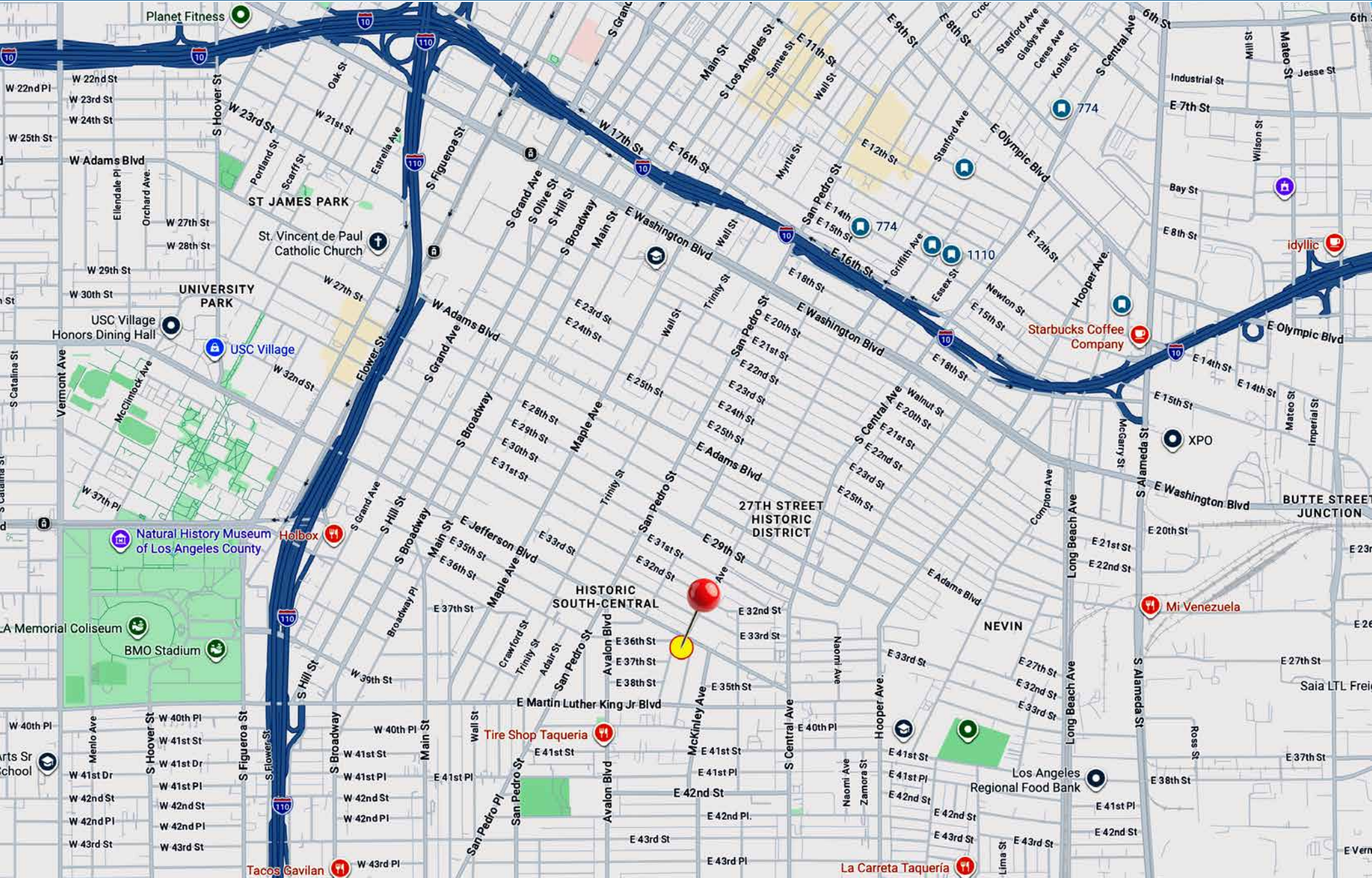
Interior Photos



Plat Map

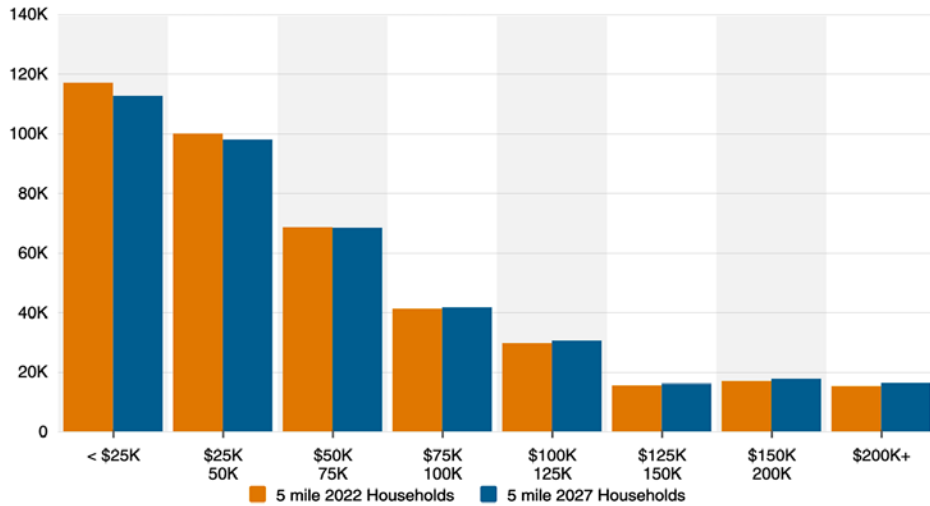


Area Map

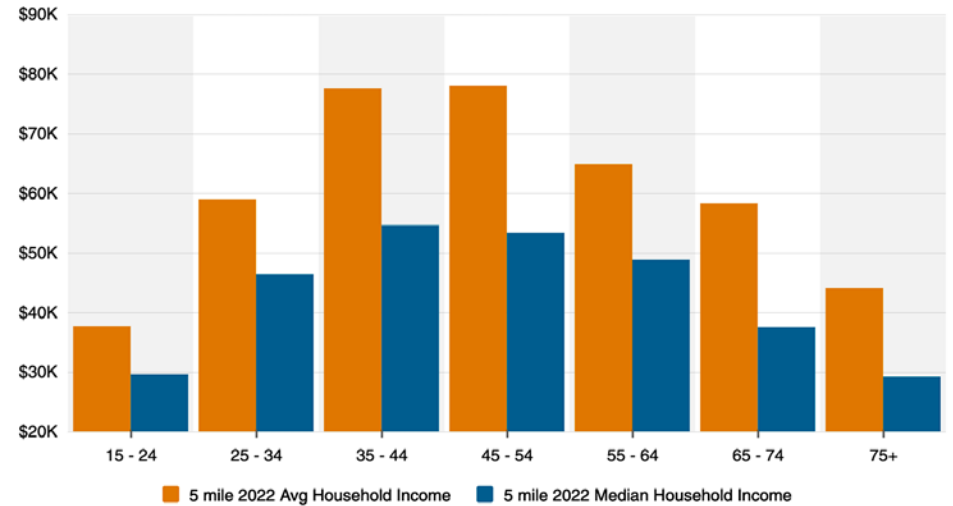


Neighborhood Demographics

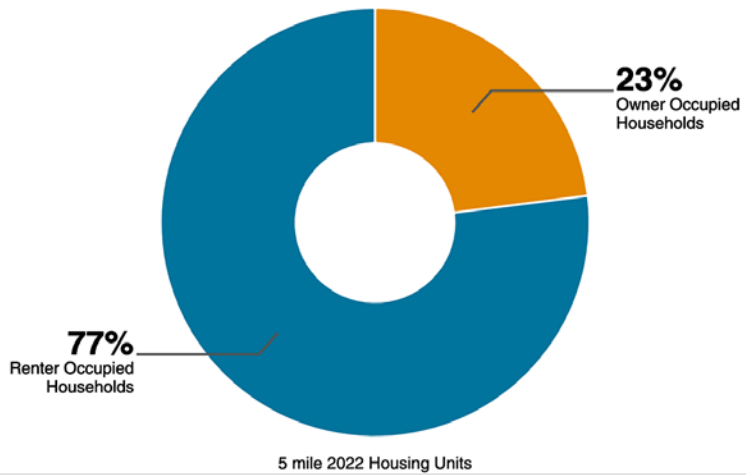
Household Income



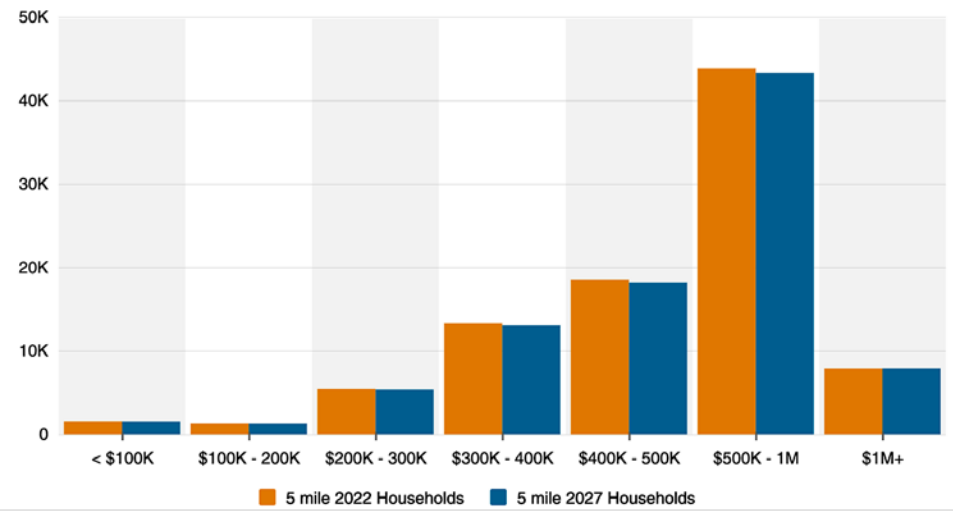
Household Income By Age



Housing Occupancy



Home Values



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