

FOR SALE

2400

W. WASHINGTON BLVD



DOWNTOWN

KOREATOWN



W OLYMPIC BLVD

2400
W. WASHINGTON BLVD

W PICO BLVD

WESTERN AVE

VENICE BLVD

MID-CITY

W WASHINGTON BLVD

CIMARRON ST

HIGHLIGHTS



LOCATION

Centralized location between Downtown, Westside, Koreatown, Hollywood, and Culver City



ACCESSIBILITY

0.5 mile to freeway providing immediate access to West Adams, Culver City, Downtown, and all other parts of Los Angeles



ZONING

New zoning allows for clear path to future development



PARKING

Existing buildings ideal for automotive or high parking requirements



REDEVELOPMENT

Potential for creative campus or redevelopment



INCOME

Lease in place until July 2022
(call broker for details)

SPECIFICATIONS

BUILDING SIZE

±7,767 SF

LAND SIZE

±28,314 SF

ZONING

C1.5 VL-O-CPIO

YEAR BUILT

1947

PARKING

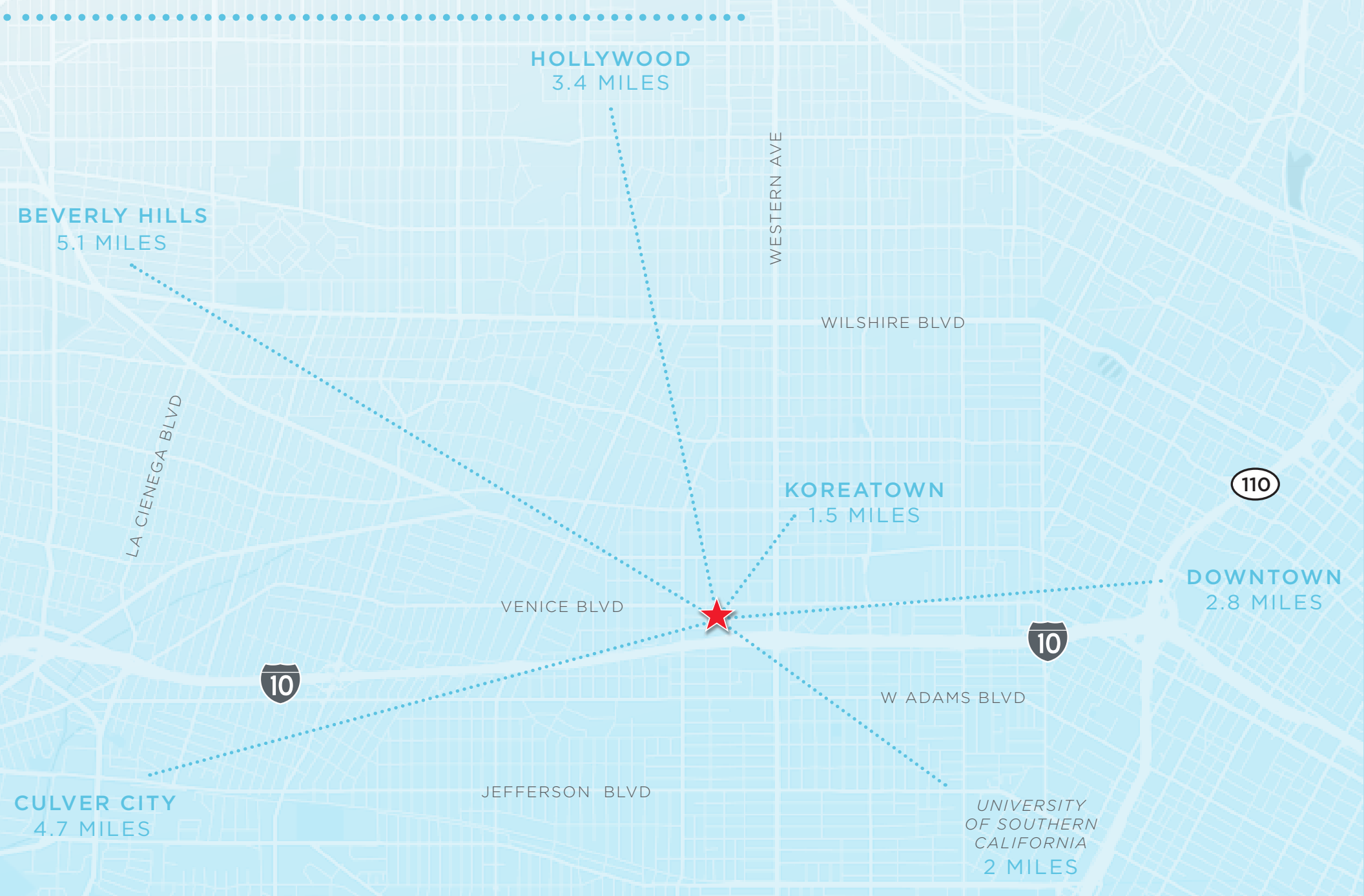
±60 SPACES

APN

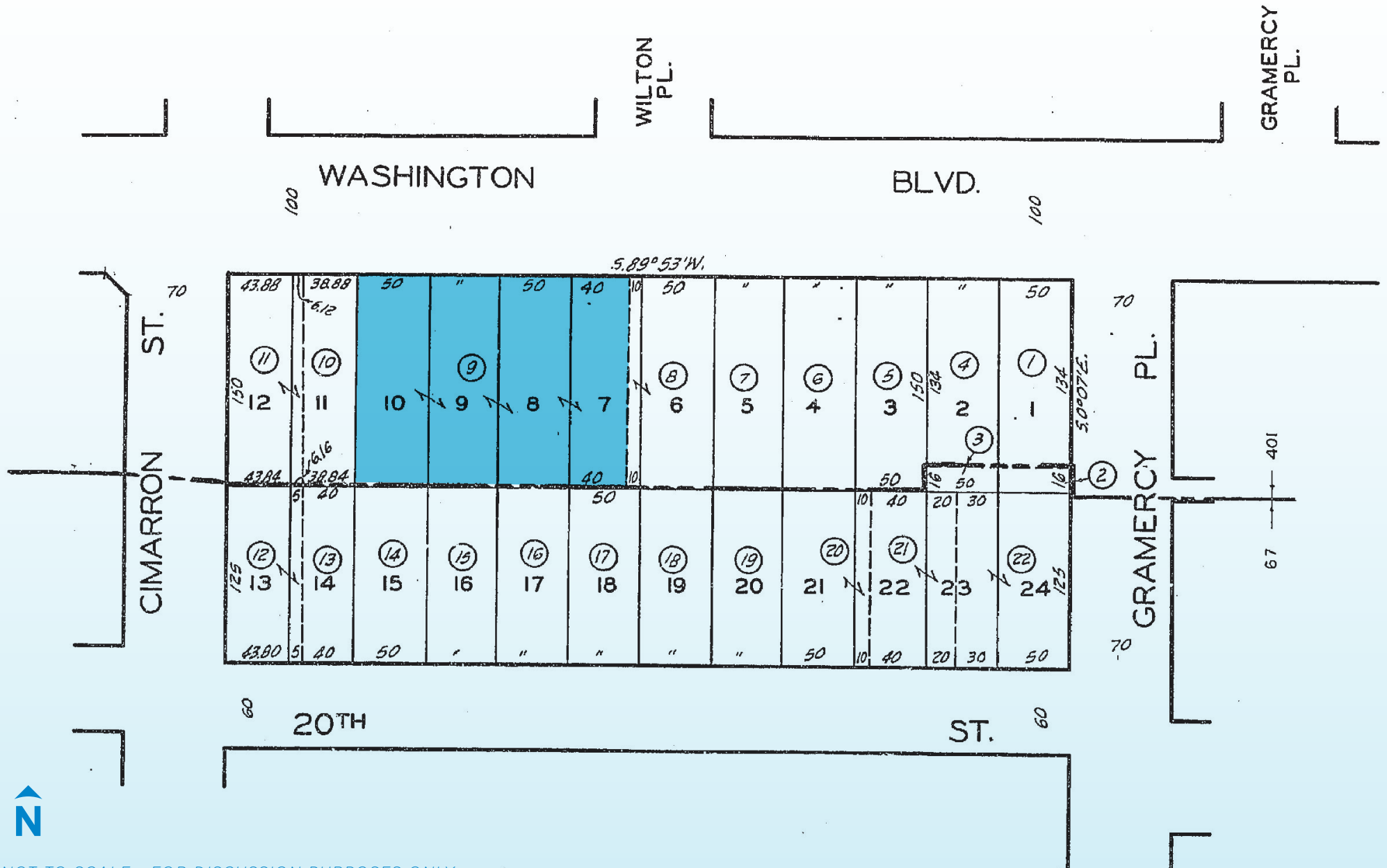
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DISTANCE



PARCEL MAP



*NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY.

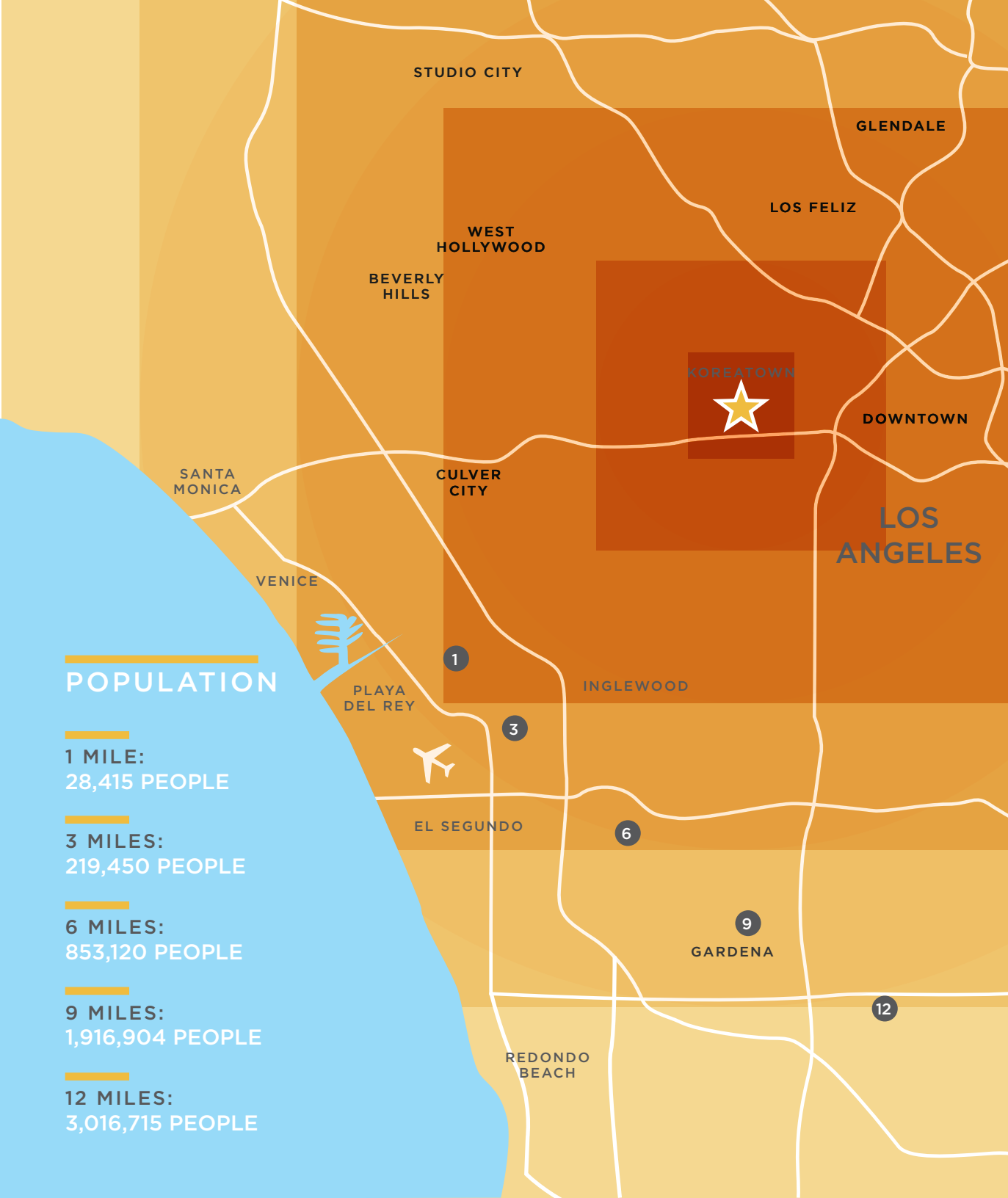


NORMANDIE AVE

VENICE BLVD

W WASHINGTON BLVD

CIMARRON ST



POPULATION

1 MILE:
28,415 PEOPLE

3 MILES:
219,450 PEOPLE

6 MILES:
853,120 PEOPLE

9 MILES:
1,916,904 PEOPLE

12 MILES:
3,016,715 PEOPLE

IMMEDIATE ACCESS TO POPULATION CENTERS



OVER 3 MILLION PEOPLE WITHIN 12 MILE RADIUS OF PROPERTY

Proximity to population centers is crucial for optimized Last Mile delivery



EASY ACCESS TO MULTIPLE HIGHWAYS

Close to the 90 and 405 freeways

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