

IMMACULATE FLEX/CREATIVE SPACE FOR LEASE



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	10 Surface Spaces
Zoning	LA C2
APN	5534-005-004

Property Highlights

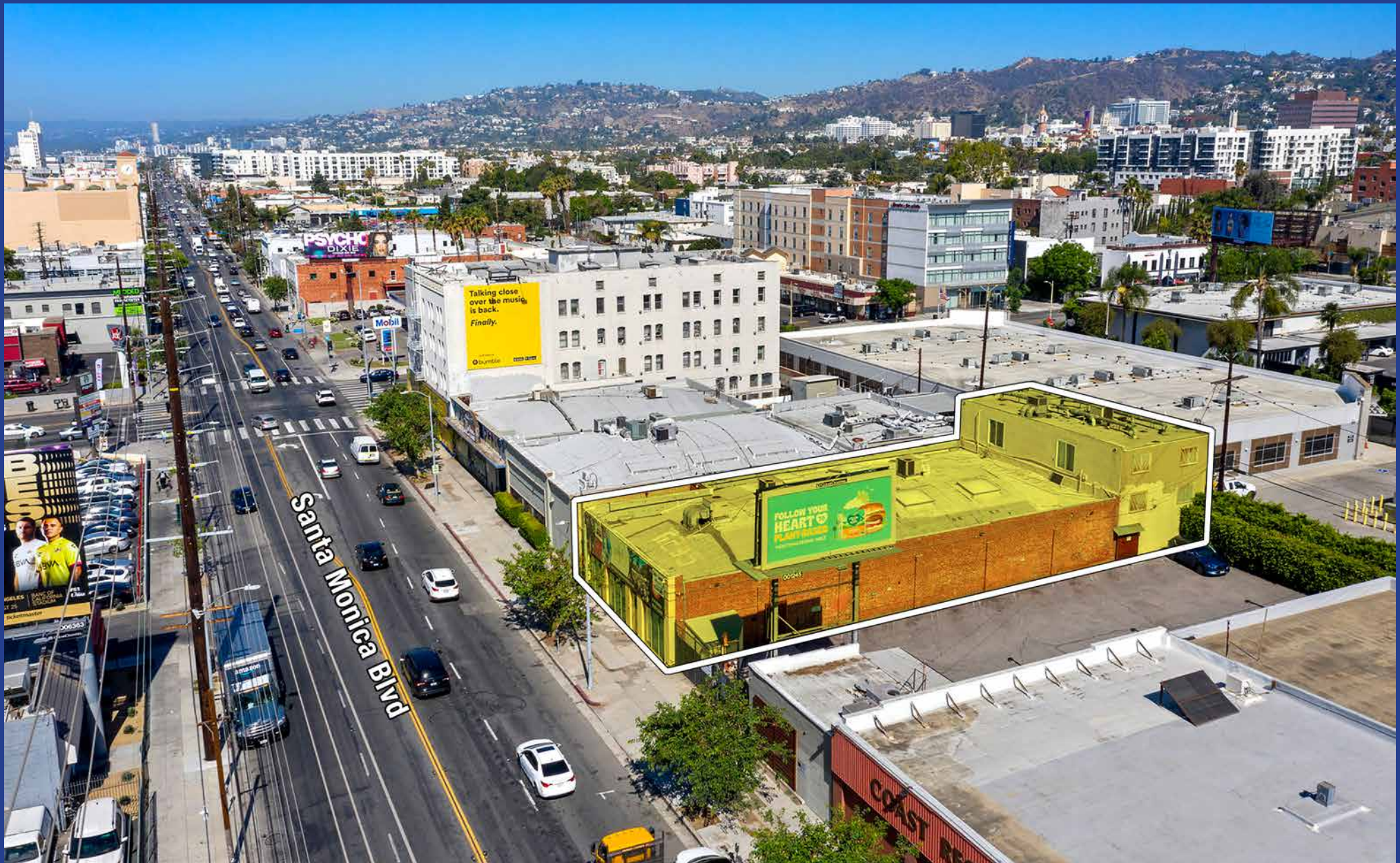
- Completely remodeled flex/creative space
- Great for gallery, studio, production, tech, showroom, creative offices, etc.
- Located in the heart of Hollywood just east of Vine Street
- Exposed wood bow truss with high ceiling clearance
- Lobby, open areas, 10 offices, kitchen, 3 restrooms (2 with showers)
- 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
- **10 parking spaces are included in the parking lot across the street**

LEASE RENTAL: \$20,200 PER MONTH
(\$2.00 PER SF NNN)

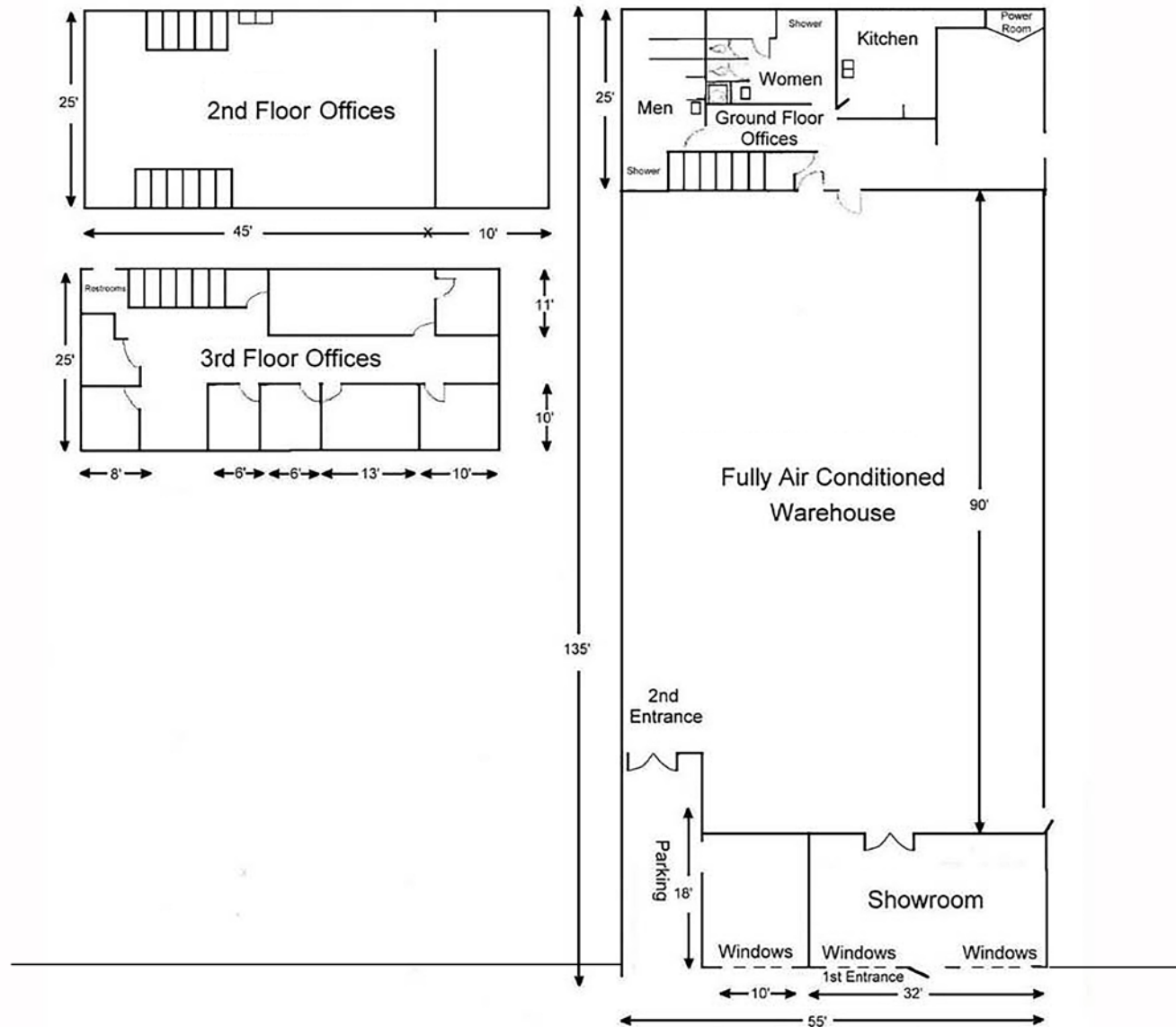
Property Photo



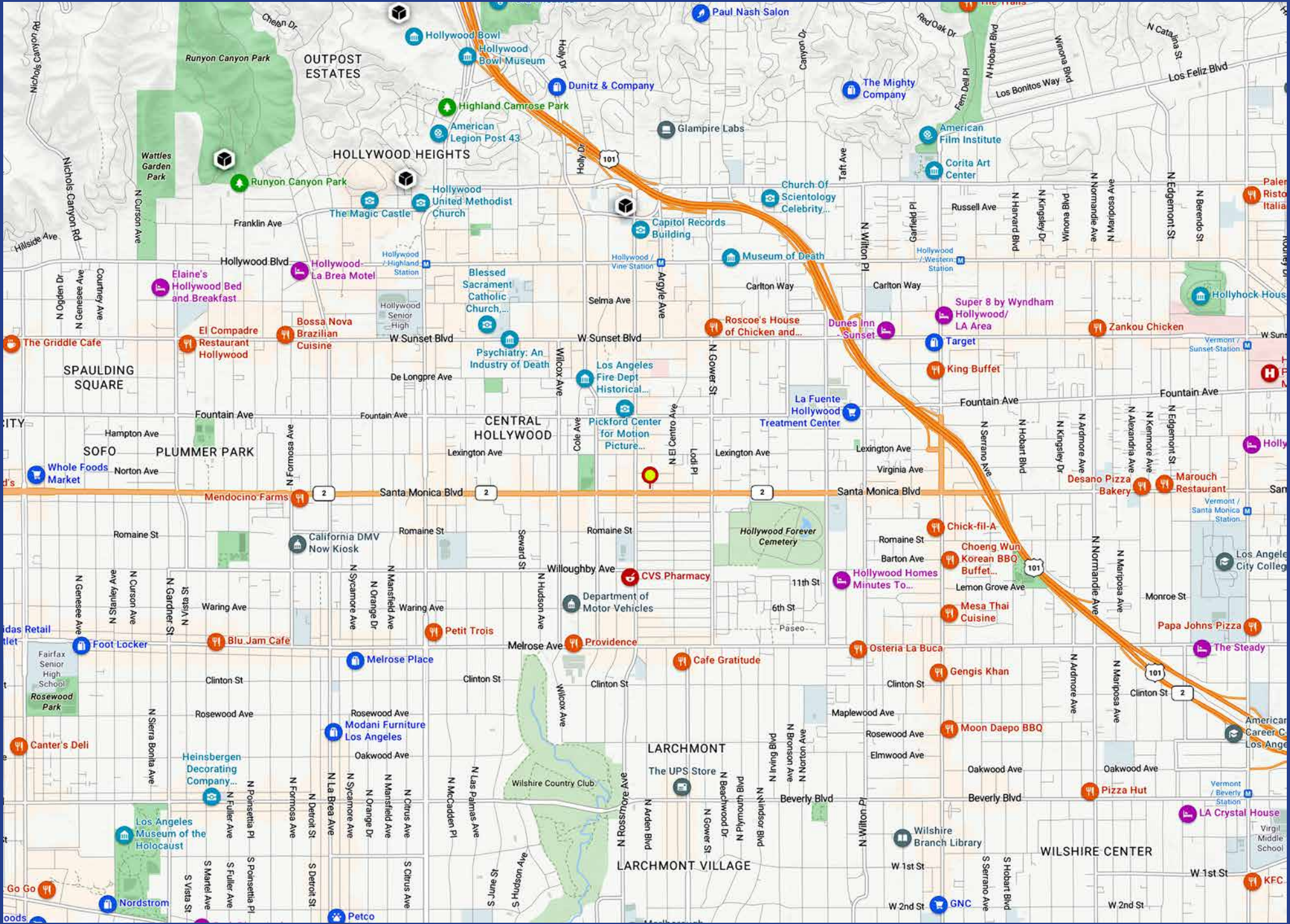
Aerial Photo



Site Plan



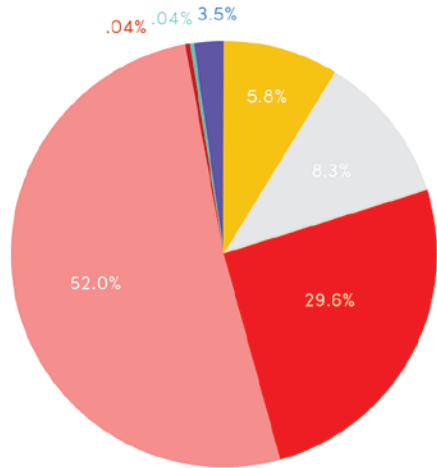
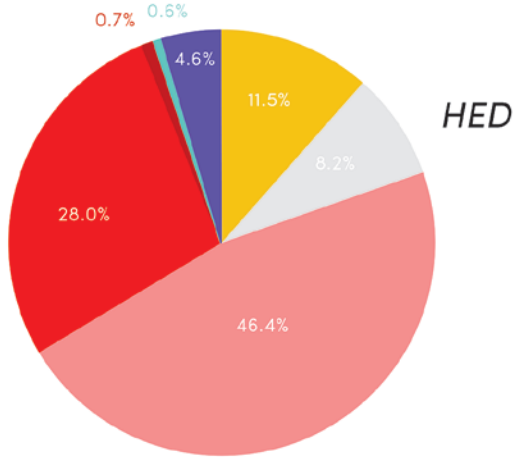
Area Map



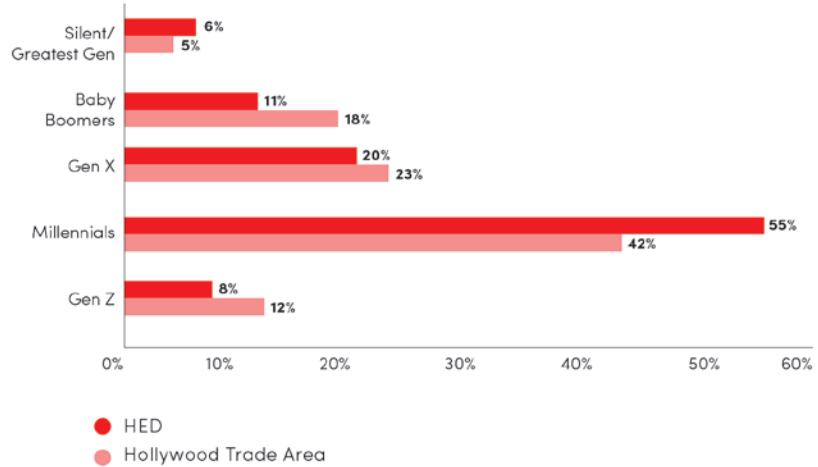
Hollywood Demographics

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

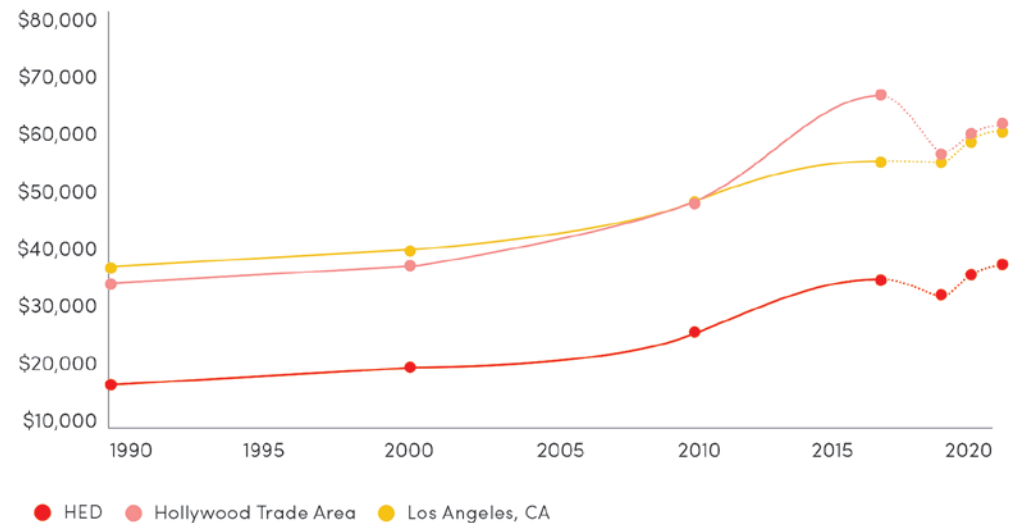
K-12: Public/Private

10,500

Post-Secondary

7,500

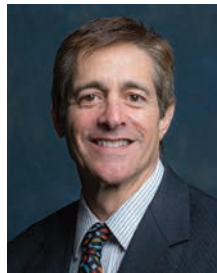
Household Incomes



6235 Santa Monica Boulevard
Los Angeles, CA 90038

10,100± Sq.Ft. Building
7,700± Sq.Ft. of Land

Exceptional Flex/Creative Space
With Parking for 10 Vehicles



Exclusively offered by

Jeff Luster
CEO

213.747.4152 office
213.804.3013 mobile
jeff@majorproperties.com
Lic. 00636424



Rene Mexia
Senior Associate

213.747.4155 office
213.446.2286 mobile
rene@majorproperties.com
Lic. 01424387

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.