

# 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 • Residential



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



*Exclusively listed by*



**Daniel Moussazadeh**

*Sales Associate*

213.747.7959 office

310.999.9437 mobile

daniel@majorproperties.com

Lic. 02058572

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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

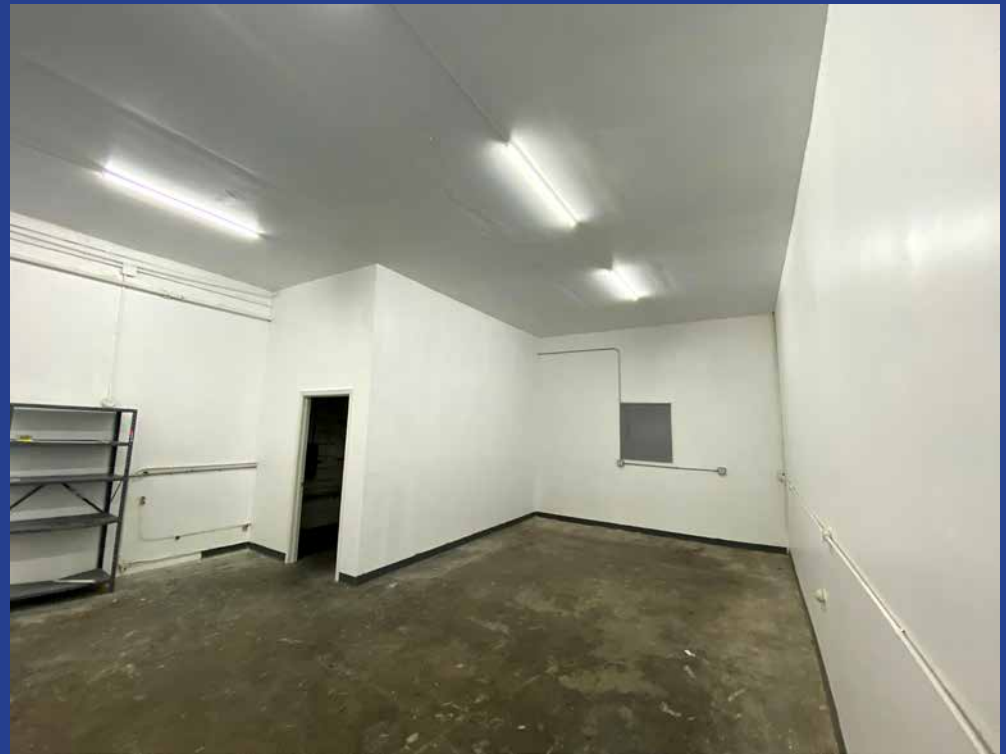
- Owner/user or development purchase opportunity
- One mile south of DTLA and the I-10 Freeway and one mile east of USC and the 110 Freeway
- Auto repair facility leased at \$6,500 per month (2-1/2 years remaining) — Rest of property vacant
- Fantastic exposure and visibility
- Gated parking for 30+ 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: \$4,500,000 (\$221.72 per SF Land)**







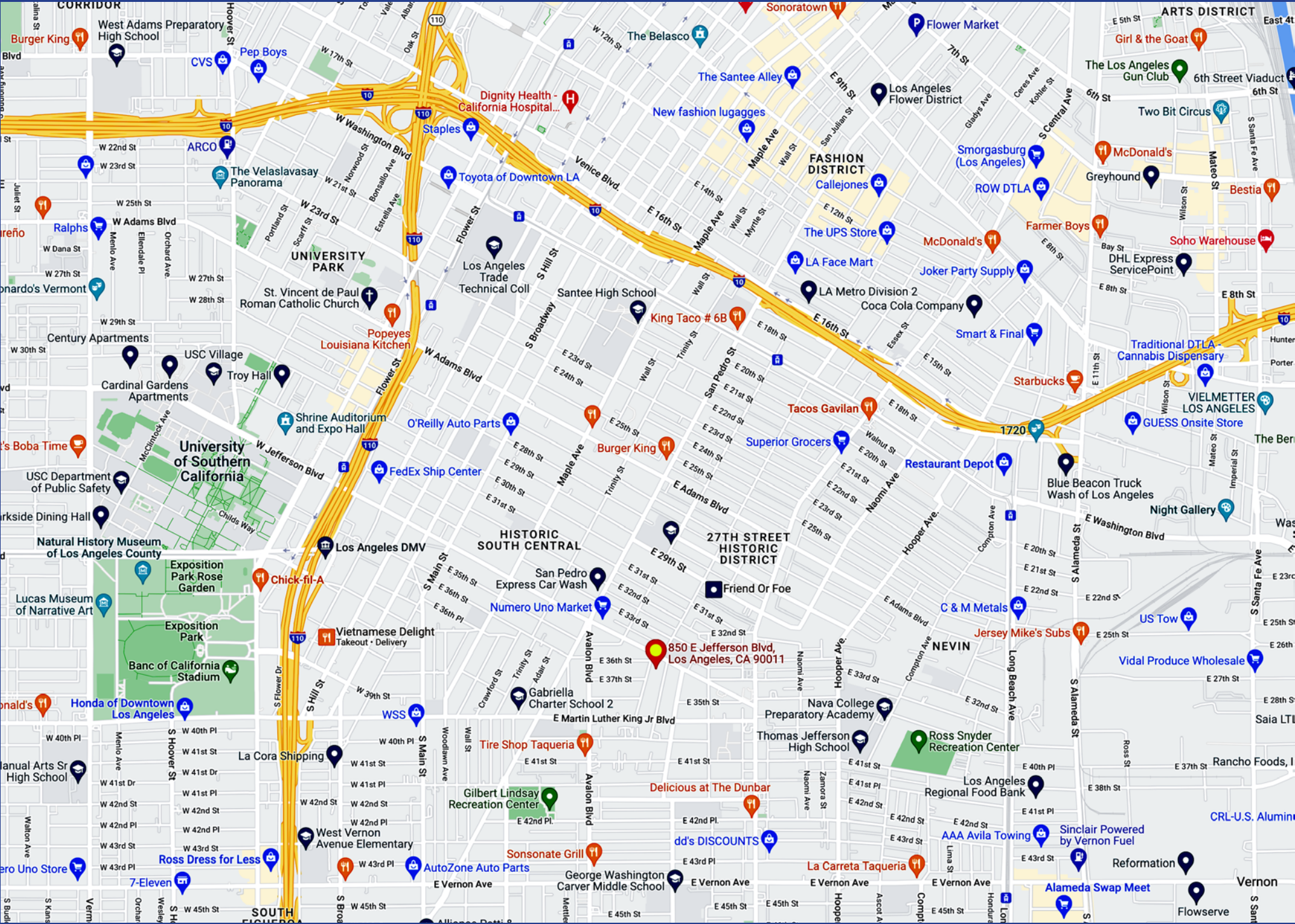


# Plat Map



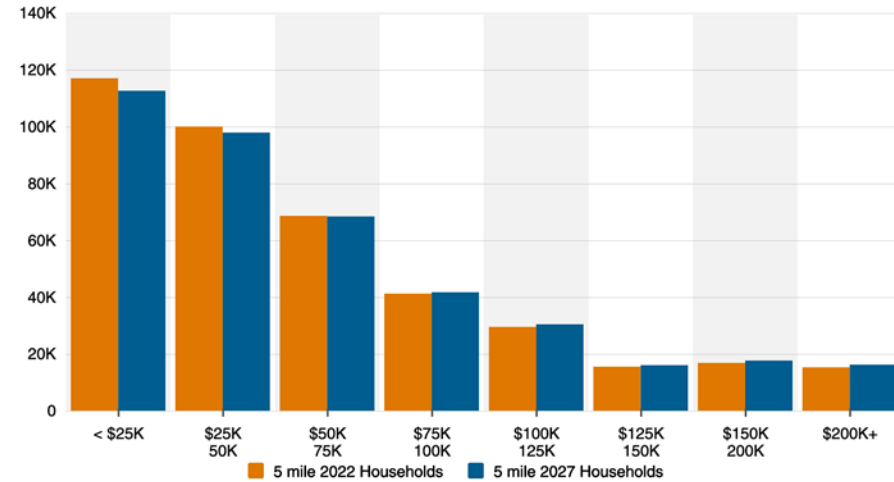


# Area Map

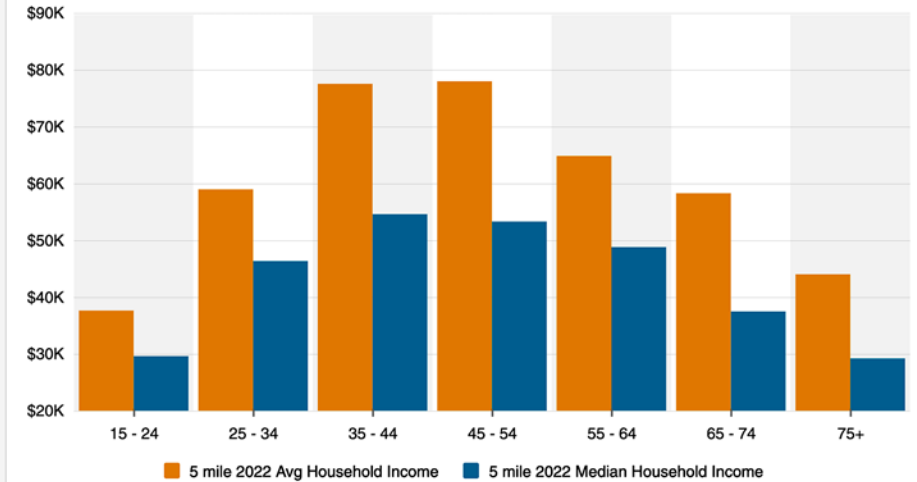


# Neighborhood Demographics

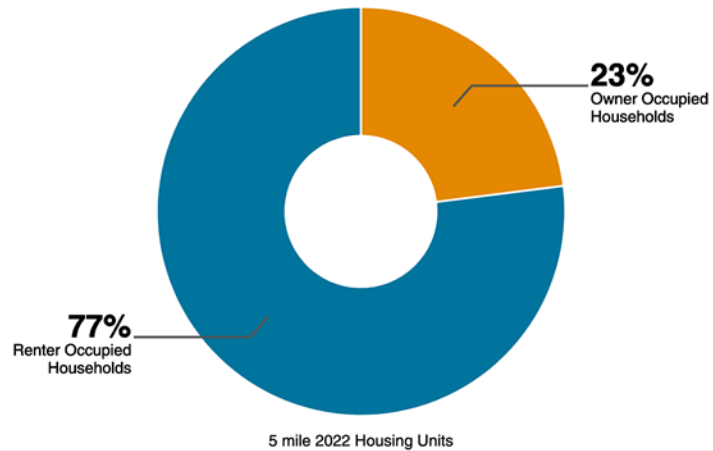
Household Income



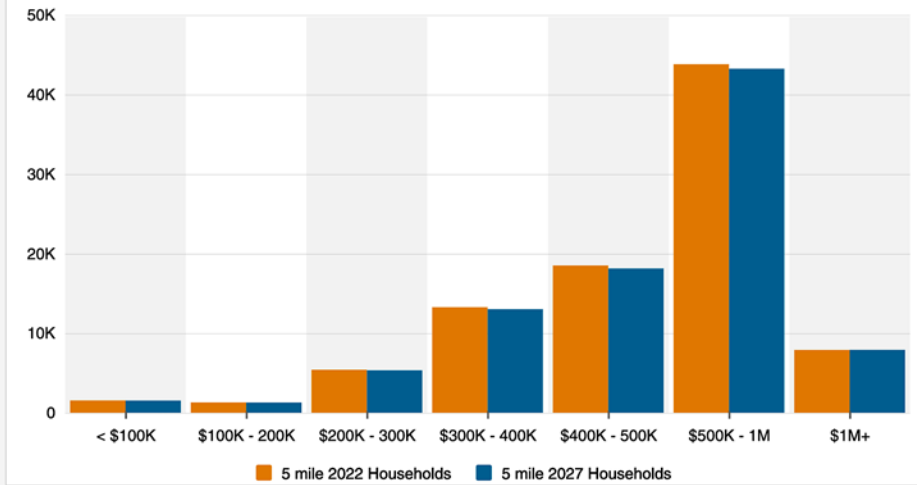
Household Income By Age



Housing Occupancy



Home Values





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