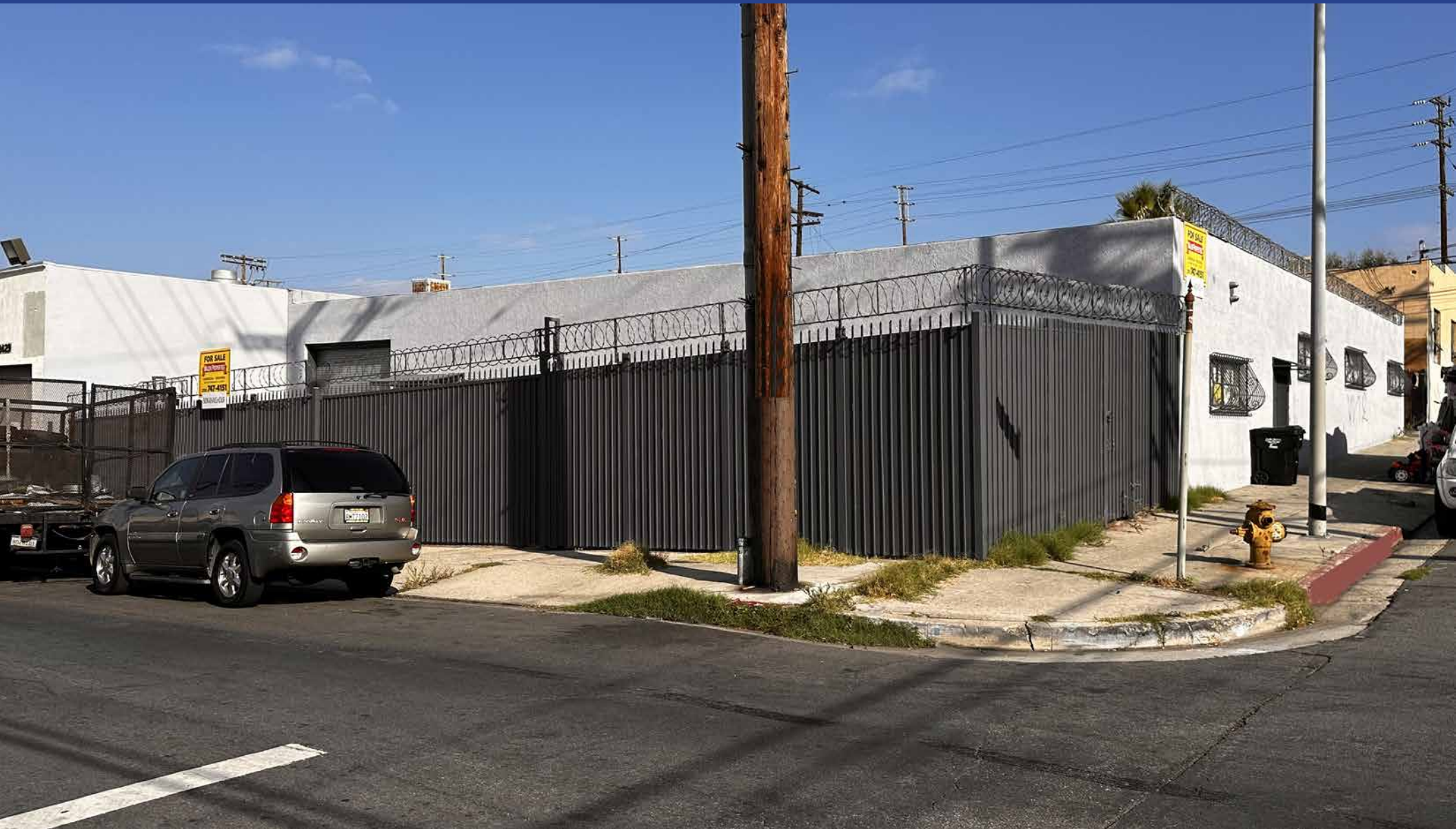


IMMACULATE INDUSTRIAL PROPERTY FOR LEASE



6,400± SF Building on 8,450± SF of Land
3433-3437 E Pico Blvd, Los Angeles, CA 90023

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

- Now Available For Lease!
- Manufacturing/Warehouse
- Refurbished and Updated
- Heavy Power & Dock High Loading
- Great Location 1-½ Miles East of DTLA



Exclusively offered by

Sion Khakshour

Senior Associate

213.342.3384 office

213.210.7492 mobile

sion@majorproperties.com

Lic. 00697373

majorproperties.com



3433-3437 E Pico Boulevard
Los Angeles, CA 90023

Property Details

Building Area:	6,400± SF
Land Area:	8,450± SF
Year Built:	1953
Construction:	Masonry
Office:	400± SF
Parking:	7-8 Vehicles
Ceiling Height:	17'
Power:	800 Amps
Dock High Loading:	1: 10x15
Sprinklered:	No
Zone:	LA M2-2

Property Highlights

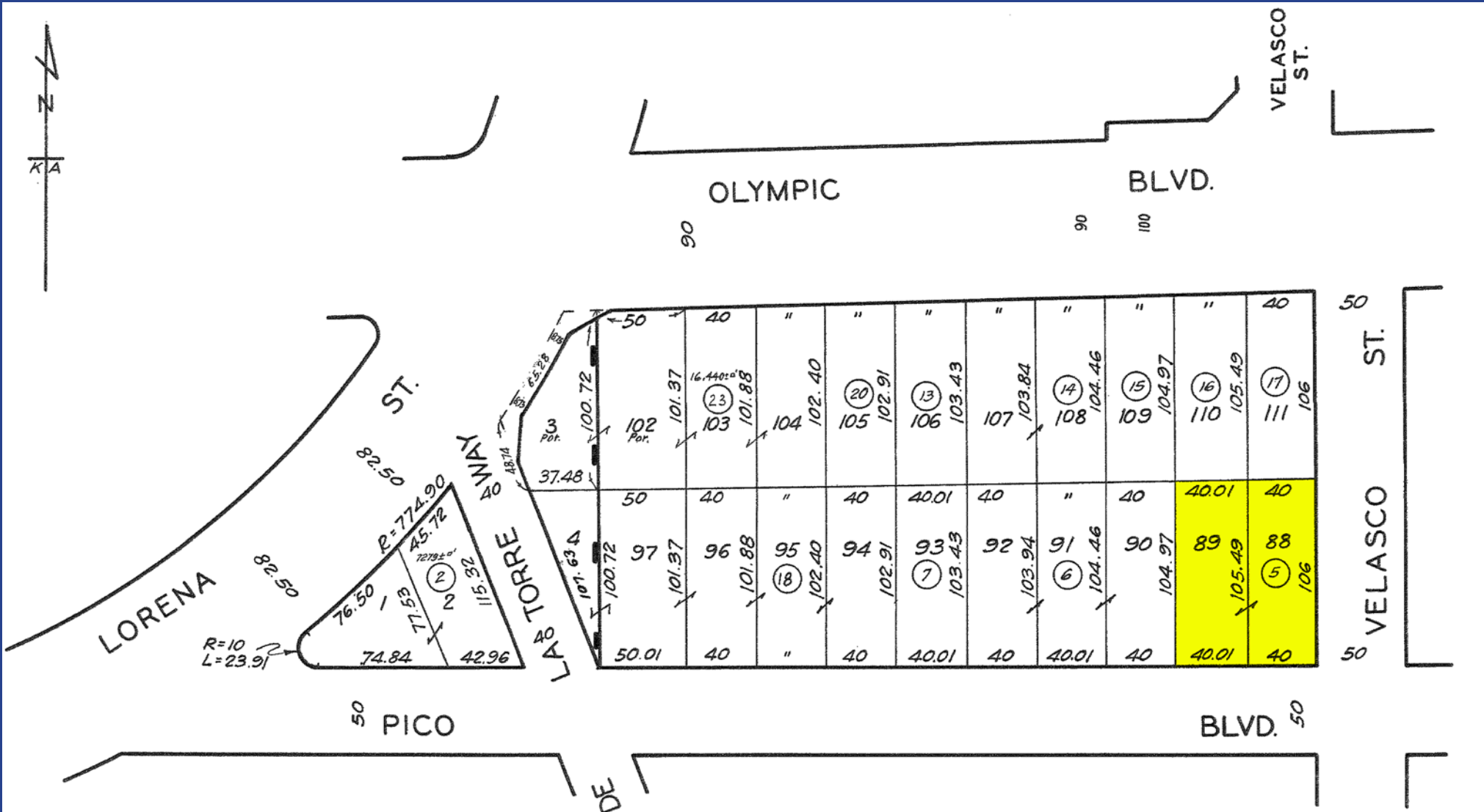
- Move-in ready! Immaculate manufacturing/warehouse
- New roof, paint and updated electrical
- Polished concrete floors
- High warehouse clearance
- New heavy 800 amps power service
- Dock high loading door
- Located at the northwest corner of Pico Boulevard and Velasco Street
- 80' frontage on Pico Boulevard and 106' frontage on Velasco Street
- Located one block south of Olympic Boulevard and one block east of Lorena Street
- ½-mile south of the Golden State (I-5) Freeway
- Just minutes from Downtown Los Angeles

**Lease rental: \$8,000 Per Month
(\$1.25 Per SF Gross)
Available for Occupancy Now!**





Plat Map



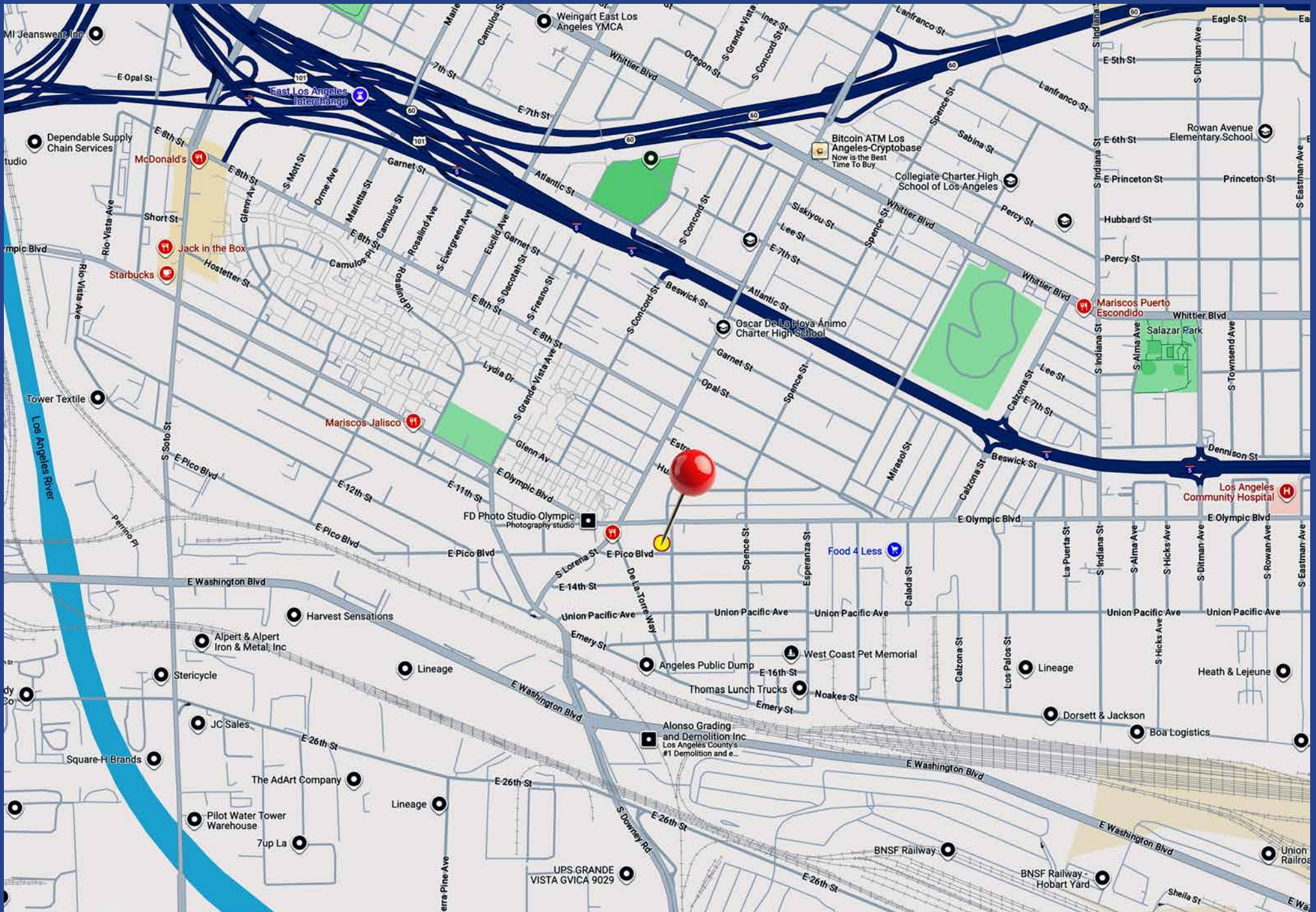
TRACT NO. 5710

M. B. 61-86

TRACT NO. 5478

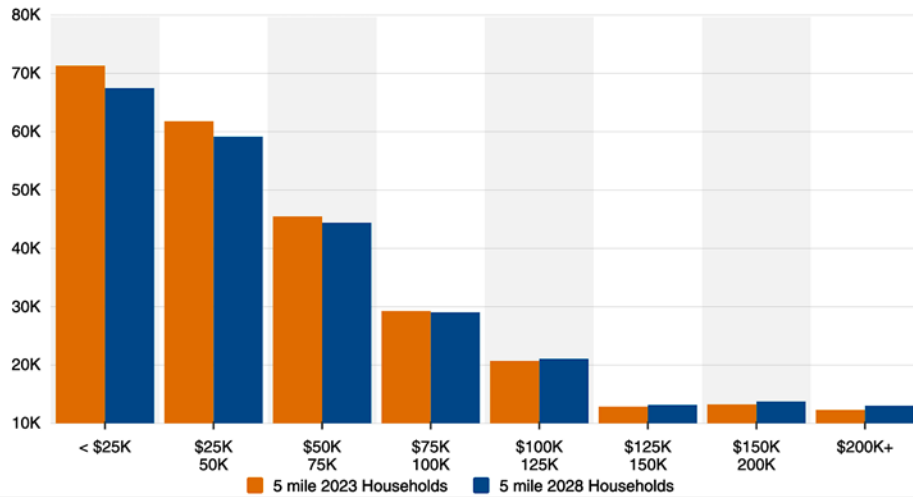
M. B. 58-48

Area Map

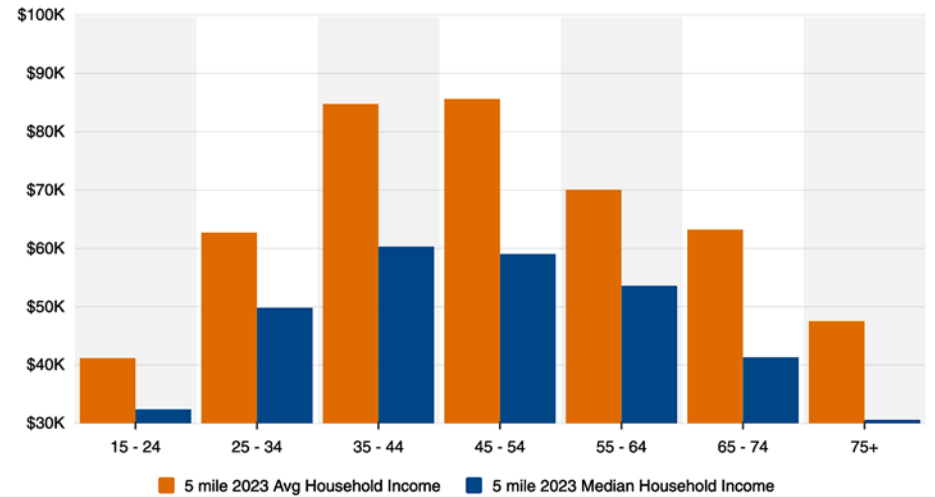


Area Demographics

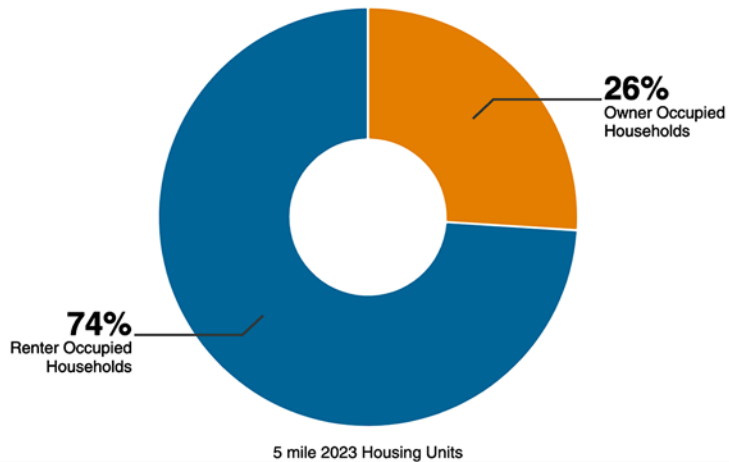
Household Income



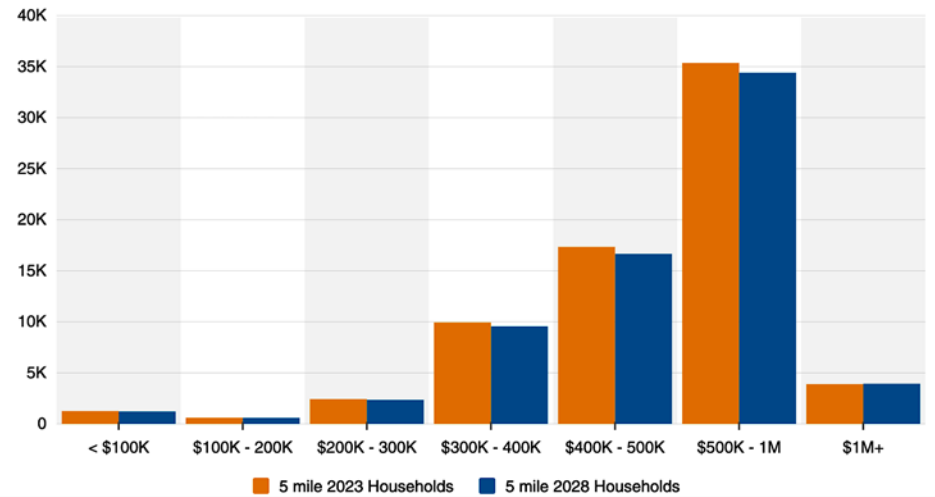
Household Income By Age



Housing Occupancy



Home Values



3433-3437 E Pico Boulevard
Los Angeles, CA 90023

6,400± Sq.Ft. Building
8,450± Sq.Ft. of Land

**Immaculate Facility: Must See
Now Available For Lease!**



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