

3364-3386 E OLYMPIC BLVD. LOS ANGELES, CA 90023



Presented by Linda Vidov-Elkaim, CA Broker Lic #1715788

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EXECUTIVE SUMMARY

The portfolio of properties located at 3364-3386 E. Olympic Blvd in Los Angeles consists of five separate parcels of property with four buildings and a parking lot. The properties total approximately 20,000 square feet situated on approximately 24,939 square feet of land. The properties are located along highly trafficked Olympic Blvd minutes from downtown Los Angeles and close access to the 5, 60, 710, 10 and 101 freeways.

The zoning is M2-1-CUGU which is a light industrial zone allowing a variety of business uses including R&D, retail, wholesale, light industrial and manufacturing, assembly and fabrication, etc. These properties are located in the Adelante Eastside Redevelopment Area which requires any changes to the property to go through the Community Redevelopment Agency. The properties are also part of the State Enterprise Zone. This provides employment and economic incentives to businesses to stimulate local investment and employment. This also allows the properties to enjoy lower parking ratio requirements as well as special height district allowing for increased development. The CUGU overlay designates the properties in a “Clean Up Green Up” district.



PROPERTY DESCRIPTIONS

3364 E. Olympic Blvd:

Vacant land parcel approximately 4,104 SF. APN# 5190-034-020

3370 E. Olympic Blvd:

4,111 SF industrial building constructed in 1953 situated on 4,125 SF of land. APN# 5190-034-013

3374 E. Olympic Blvd:

8,320 SF industrial building constructed in 1941 situated on 8,313 SF of land. APN# 5190-034-014

3376 E. Olympic Blvd:

4,160 SF industrial building built in 1944 situated on 4,188 SF of land. APN# 5190-034-015

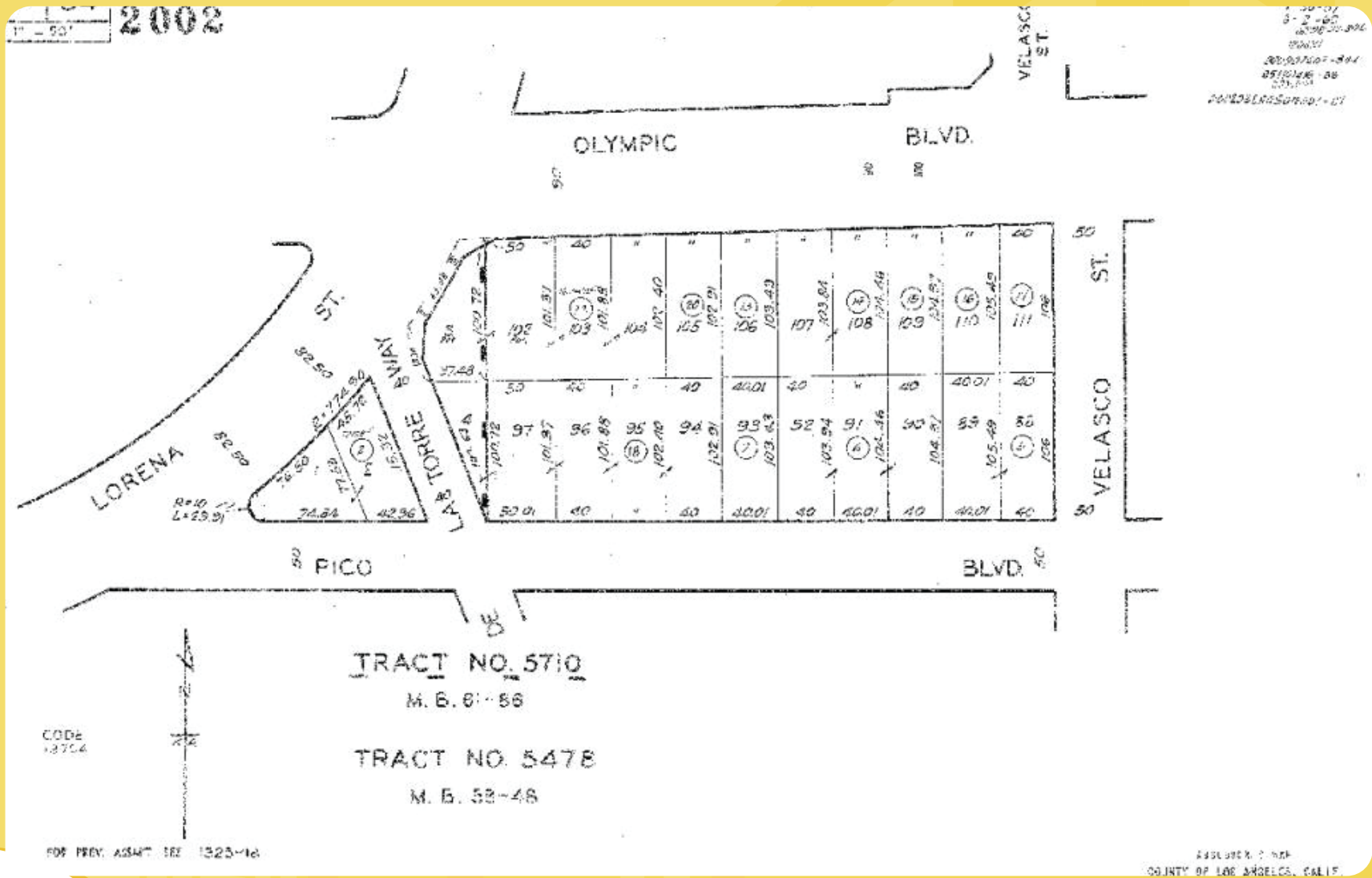
3386 E. Olympic Blvd:

4,160 SF industrial building built in 1945 situated on 4,208 SF of land. APN# 5190-034-016



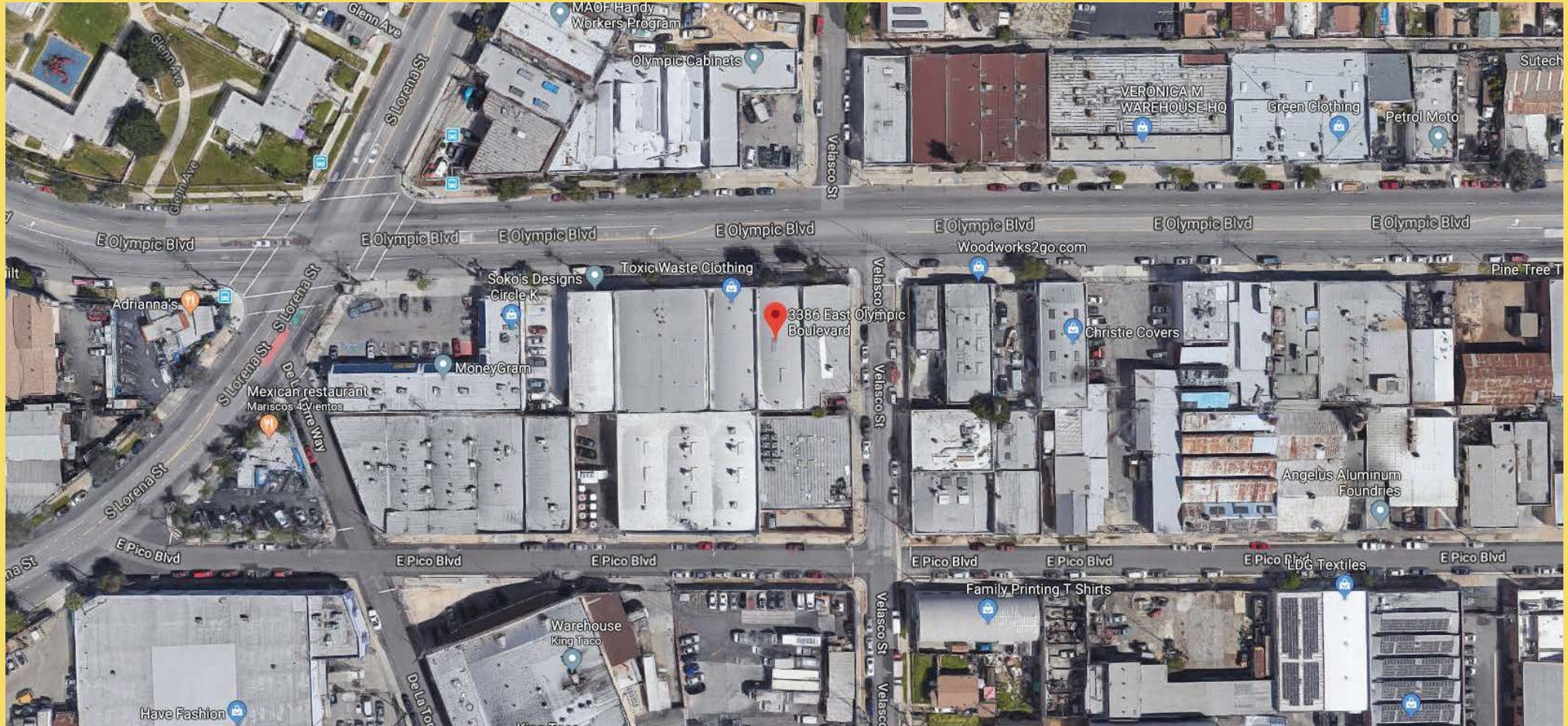
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PARCEL MAP



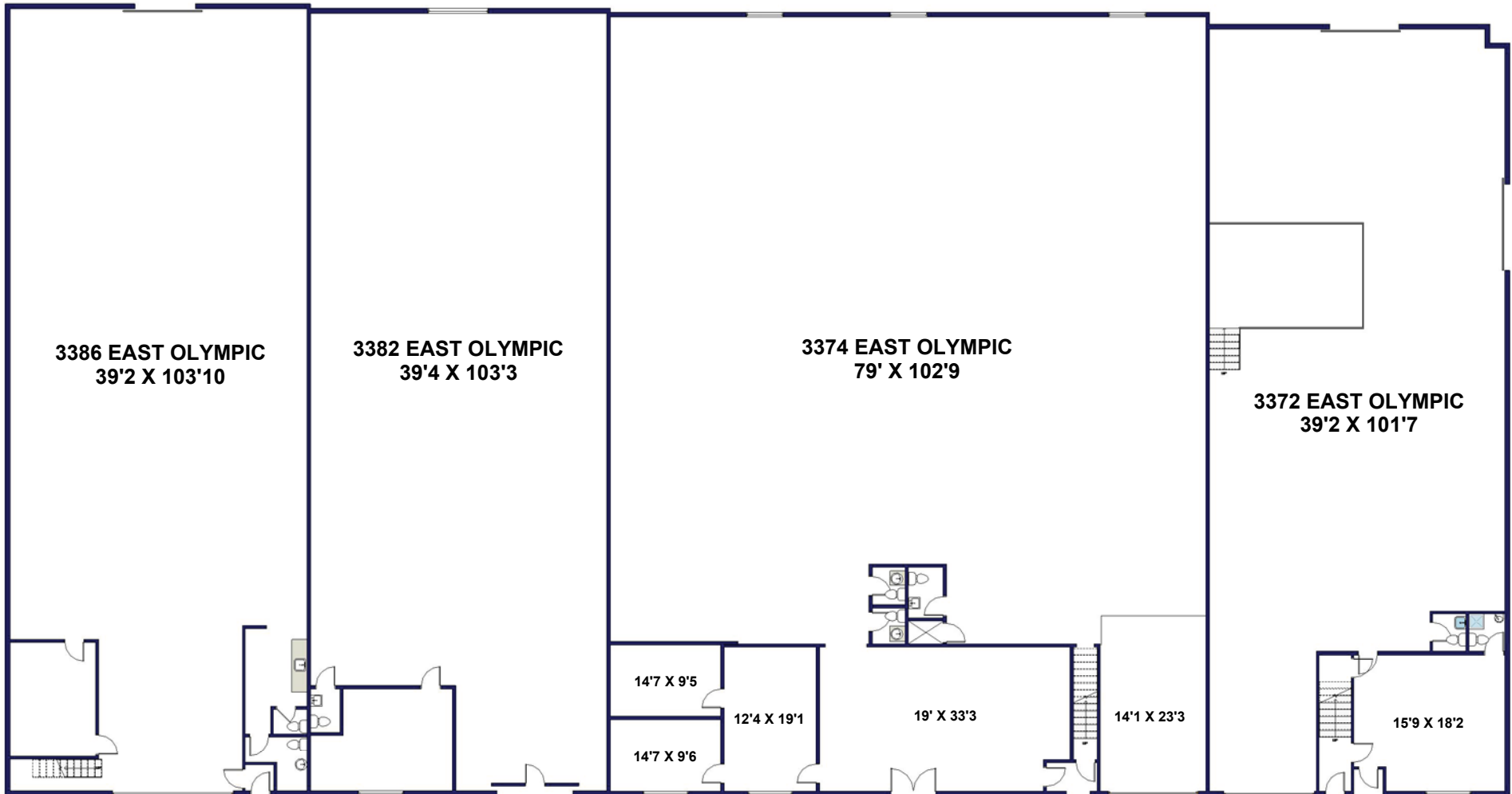
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AERIAL VIEW



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3372 - 3386 EAST OLYMPIC BLVD., LOS ANGELES



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN CREATED BY REST, INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED. (626) 840-1717

