

AVISON
YOUNG

2329 Purdue Avenue
LOS ANGELES, CALIFORNIA

CREATIVE OFFICE OPPORTUNITY



2329 Purdue Avenue Los Angeles, CA



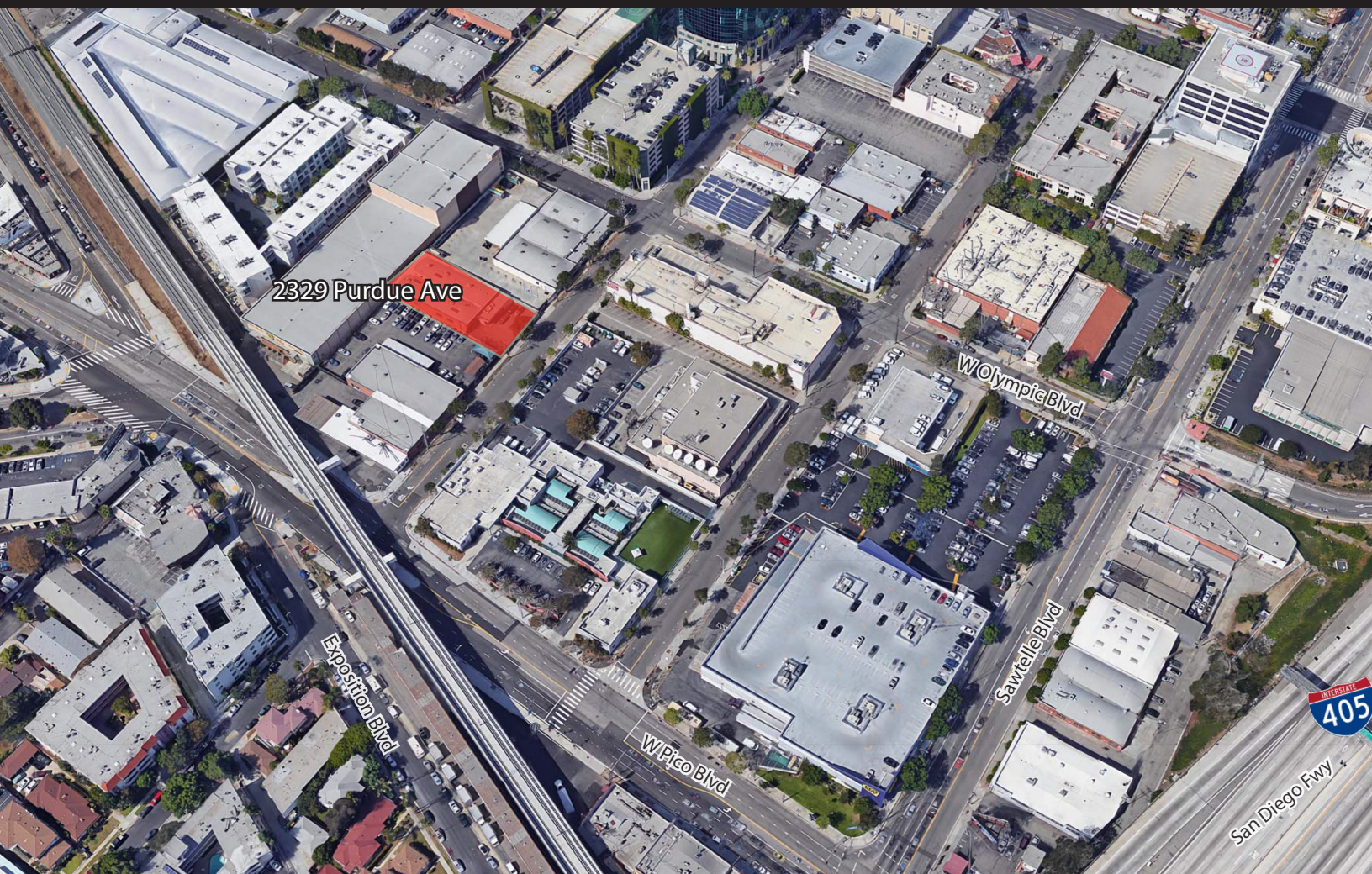
Avison Young's Automotive Properties Group is pleased to present the opportunity to sublease a one-of-a-kind building in the highly constrained City of West Los Angeles. The property is currently being used for automotive storage and excess inventory. This 10,000 s.f. building is zoned M2 and currently has a conditional use permit for automotive service and repairs. Originally occupied by creative office tenants, this building would make an excellent creative office building with dedicated parking within a controlled access, secured, electronic fenced lot. It can also remain an automotive oriented use under the current CUP.

This building is located in the center of a dynamic office, automotive, retail, and residential market providing easy access to all major freeway and transportation corridors.

For more information, please contact Avison Young's Automotive Properties Group.



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Property Overview

Asking Rate	\$34,900/Mo NNN
Building Size	10,000 SF
Lease Term	Sublease through March 2030

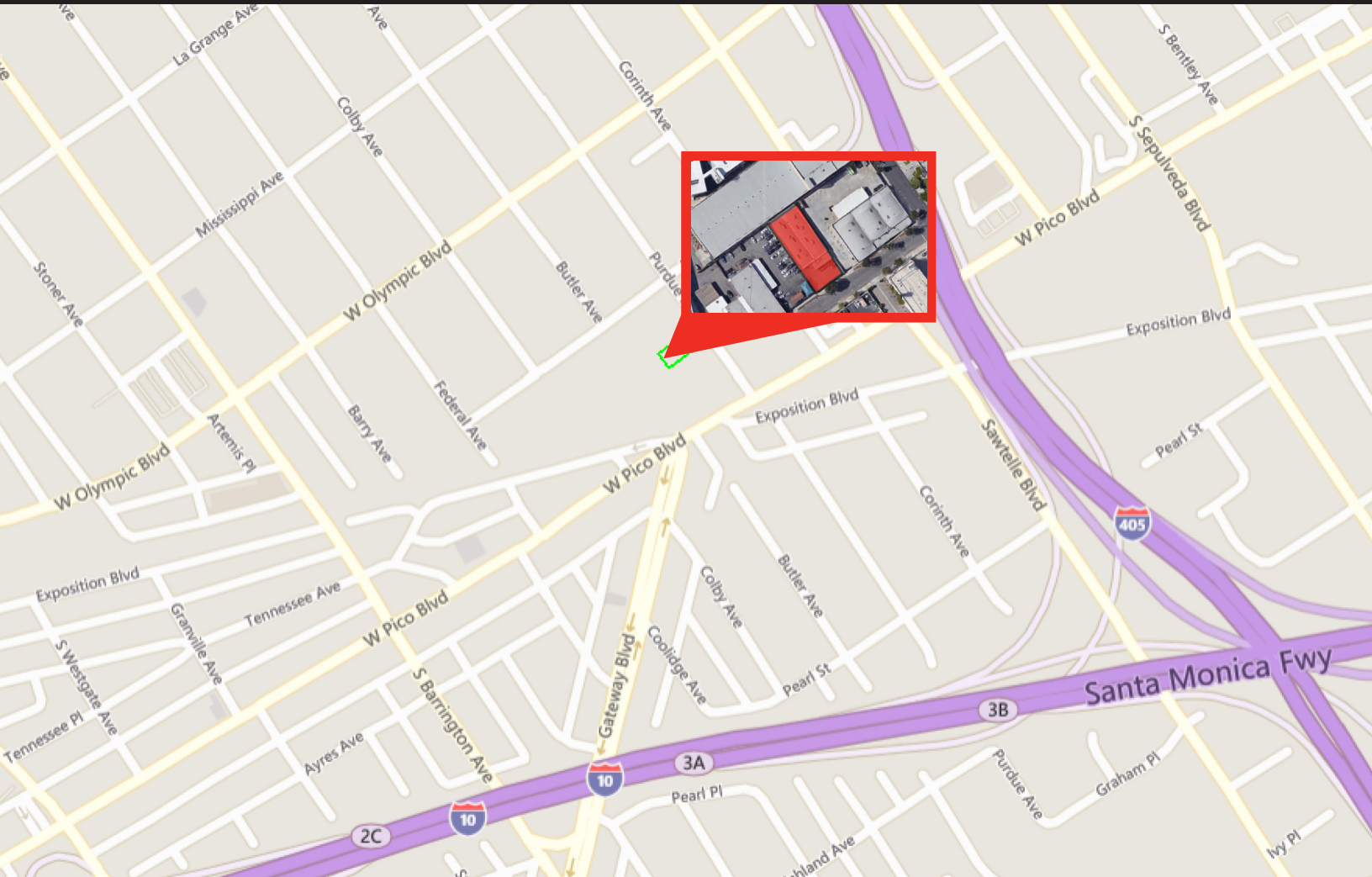
Traffic Count

W Pico Boulevard	25,490 Vehicles per day
Corinth Avenue	43,068 Vehicles per day

Demographics

	1 Mile	3 Miles	5 Miles
2018 Population	35,098	343,620	638,393
Average Household Income	\$78,578	\$83,000	\$87,109

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Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young, Inc. that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing, research, investments, leasing, management, and valuation. APG consistently utilizes the global network and local marketing knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective real estate decisions.

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