

FIGURE 8
COMMERCIAL



FOR LEASE

East LA Flex Space

Retail / Creative Space / Office

Front Retail Space

Warehouse

Parking Lot

Garage

**4284 Union
Pacific Ave**

4284 UNION PACIFIC AVENUE

SQUARE FOOTAGE

1,515 SF Leasable Area

TERM

Negotiable

PRICE

\$3,500/mo
Modified Gross Lease

ZONING

LCM1

HIGHLIGHTS

Warehouse/Flex Space - New electrical (wired for 240 power), insulation, drywall, floors, paint.

Front Retail Space - New electrical, drywall, paint, door locks.

Garage (approx. 480 sq ft) - Two-car garage with roll up doors, new electrical, drywall, and paint.

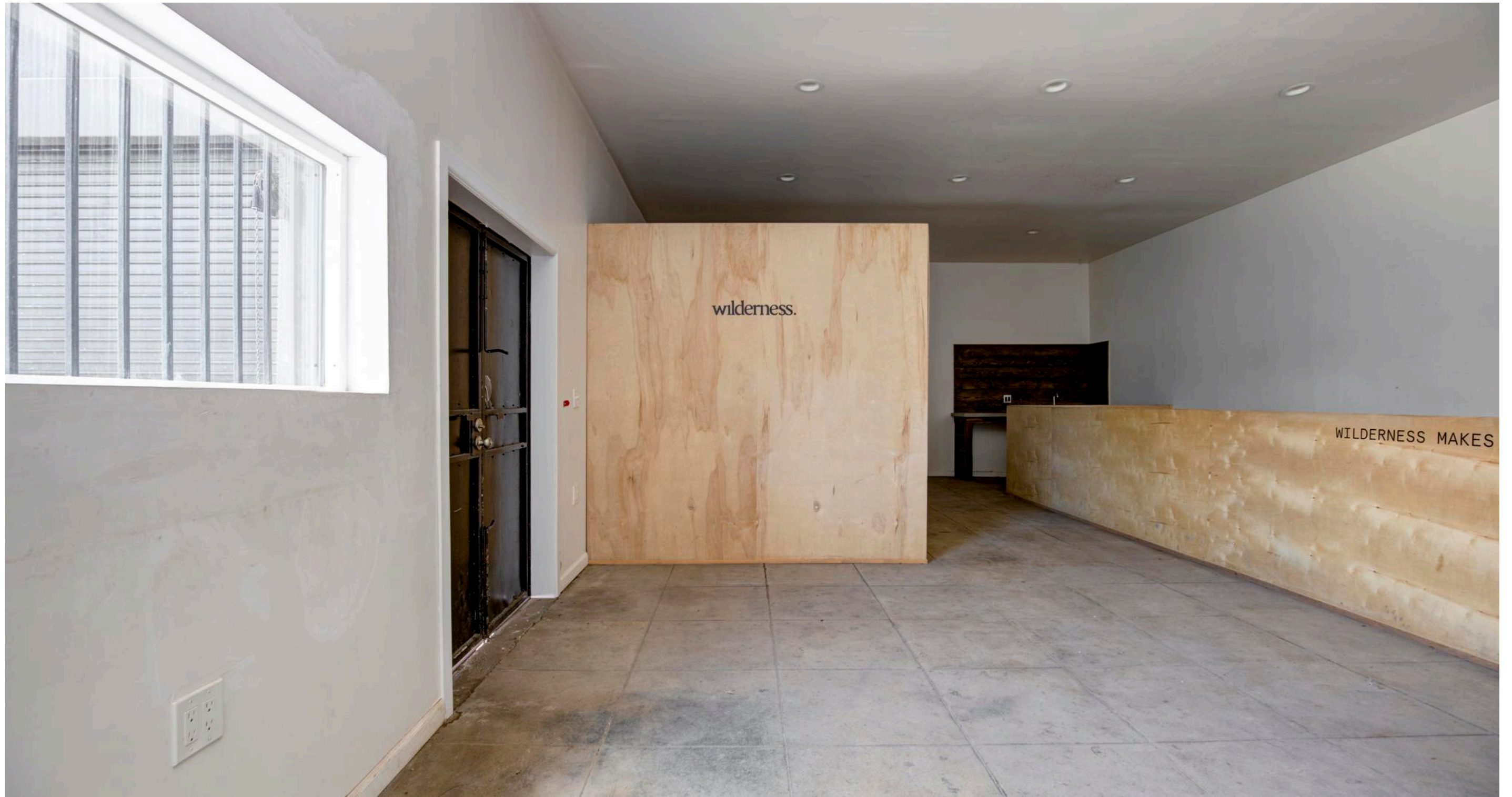
There is also potential for the tenant to lease approx. 2,500 sq ft of additional parking for \$1,500/mo.



PROPERTY OVERVIEW

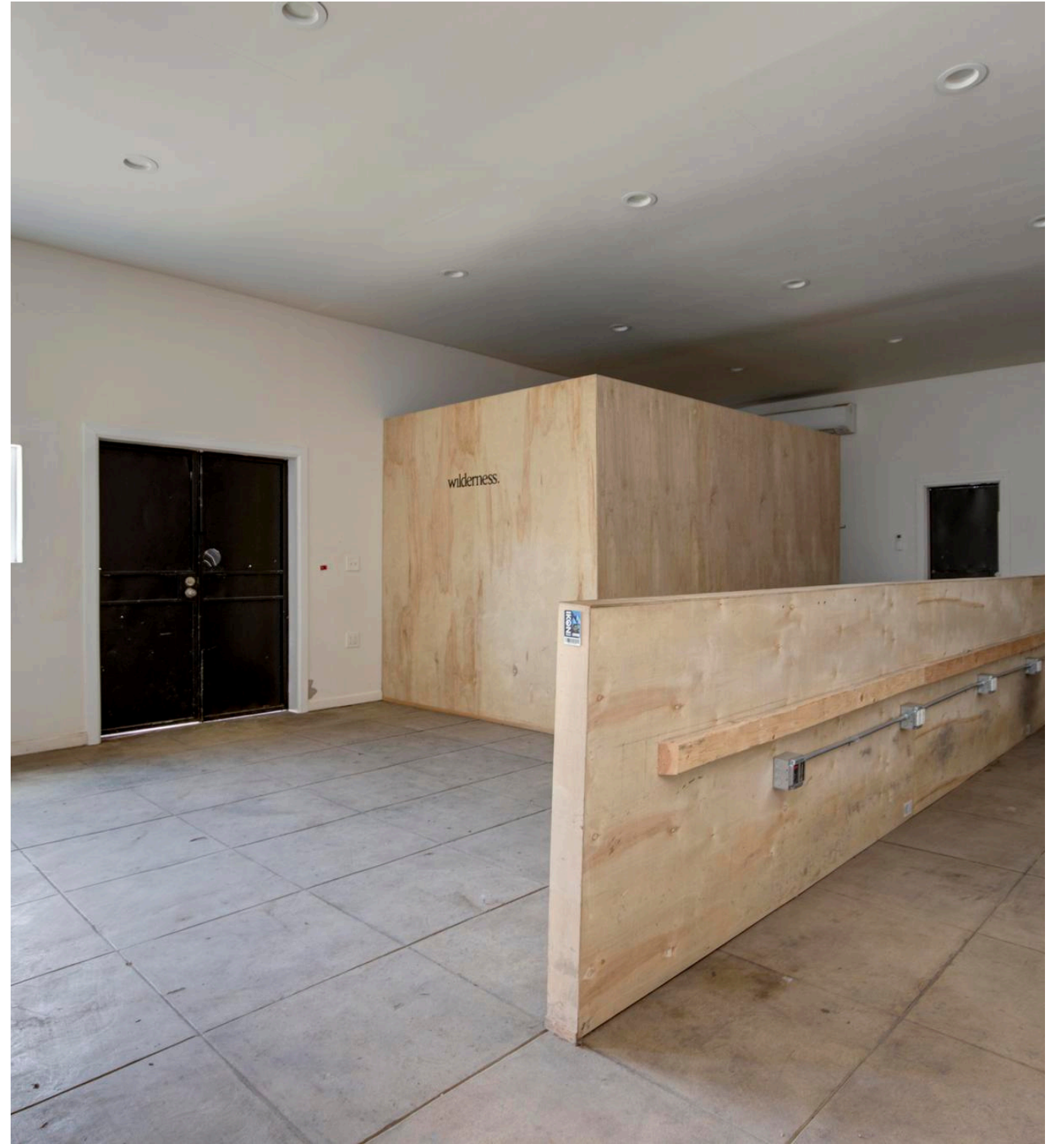
Explore this recently renovated and secure, commercial space available for lease! With flexible usage options, you can rent the entire compound or individual units as per your requirement. The compound boasts complete security with gates and includes a spacious open warehouse, front retail area, two-car garage, restroom facilities, and generous parking area.

Whether you're an artist, small-scale manufacturer, office-based business, retailer, or have diverse needs, this space is ideal for you. The unit is meticulously maintained and ready for immediate occupancy.

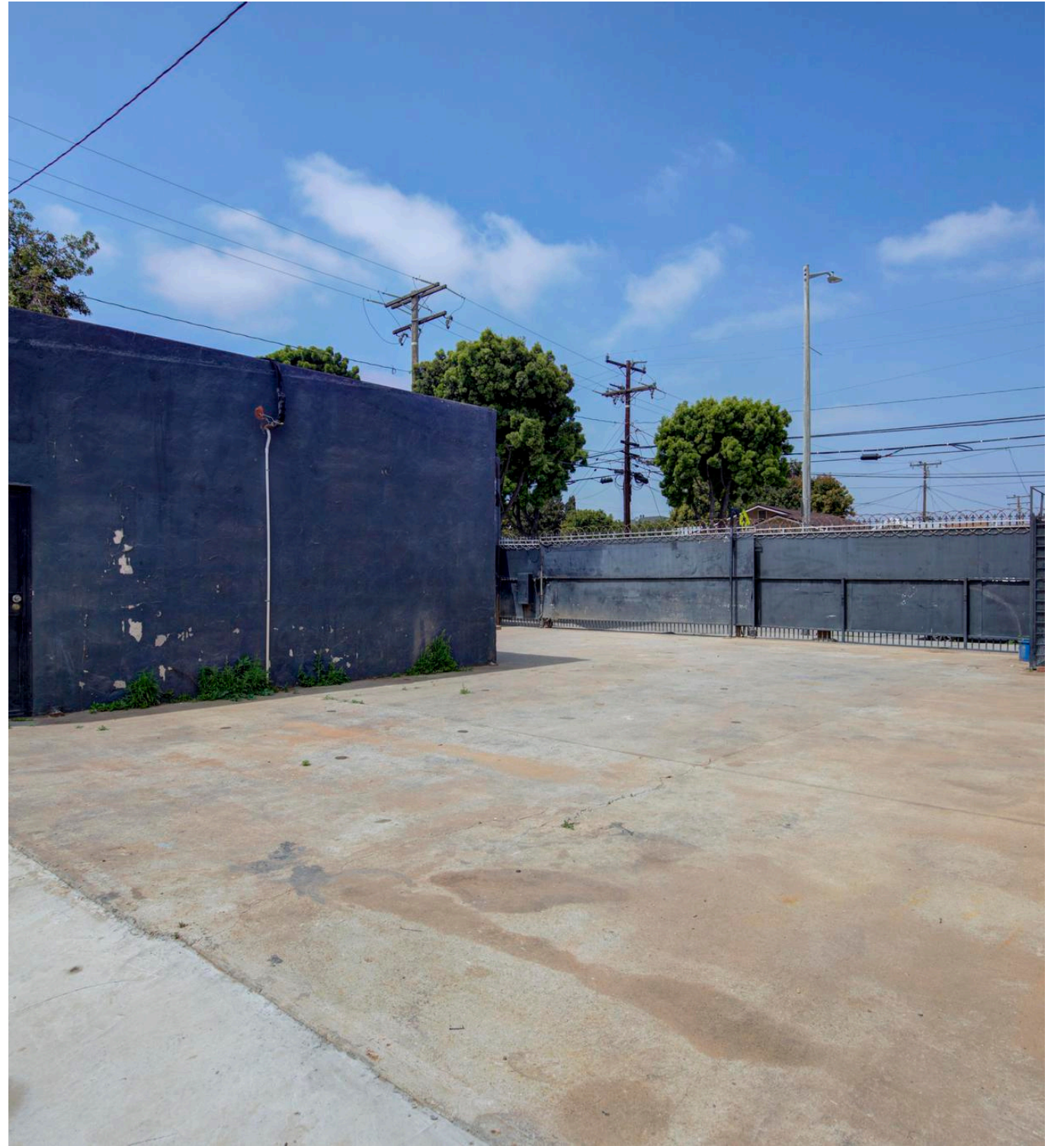


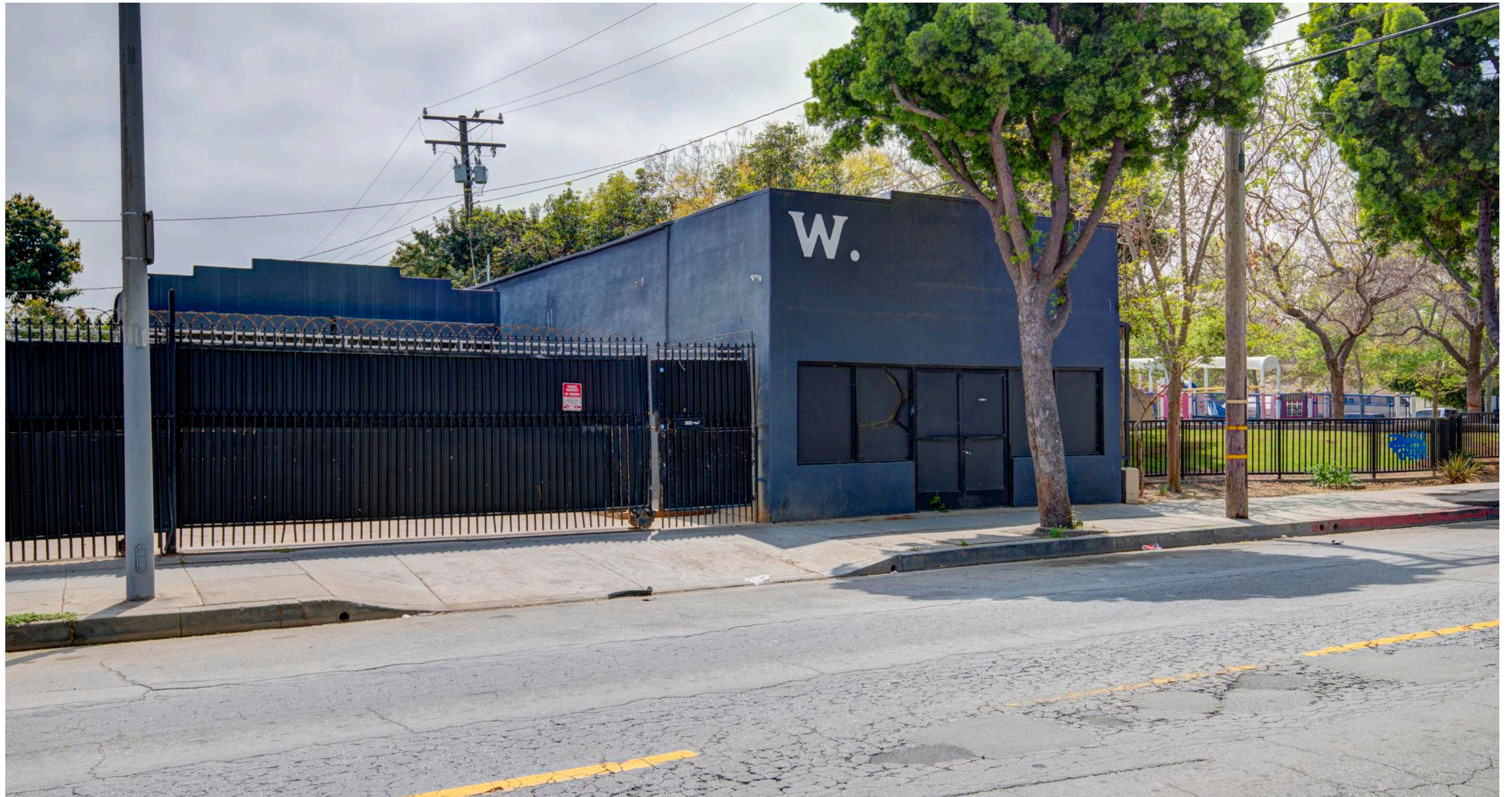
wilderness.

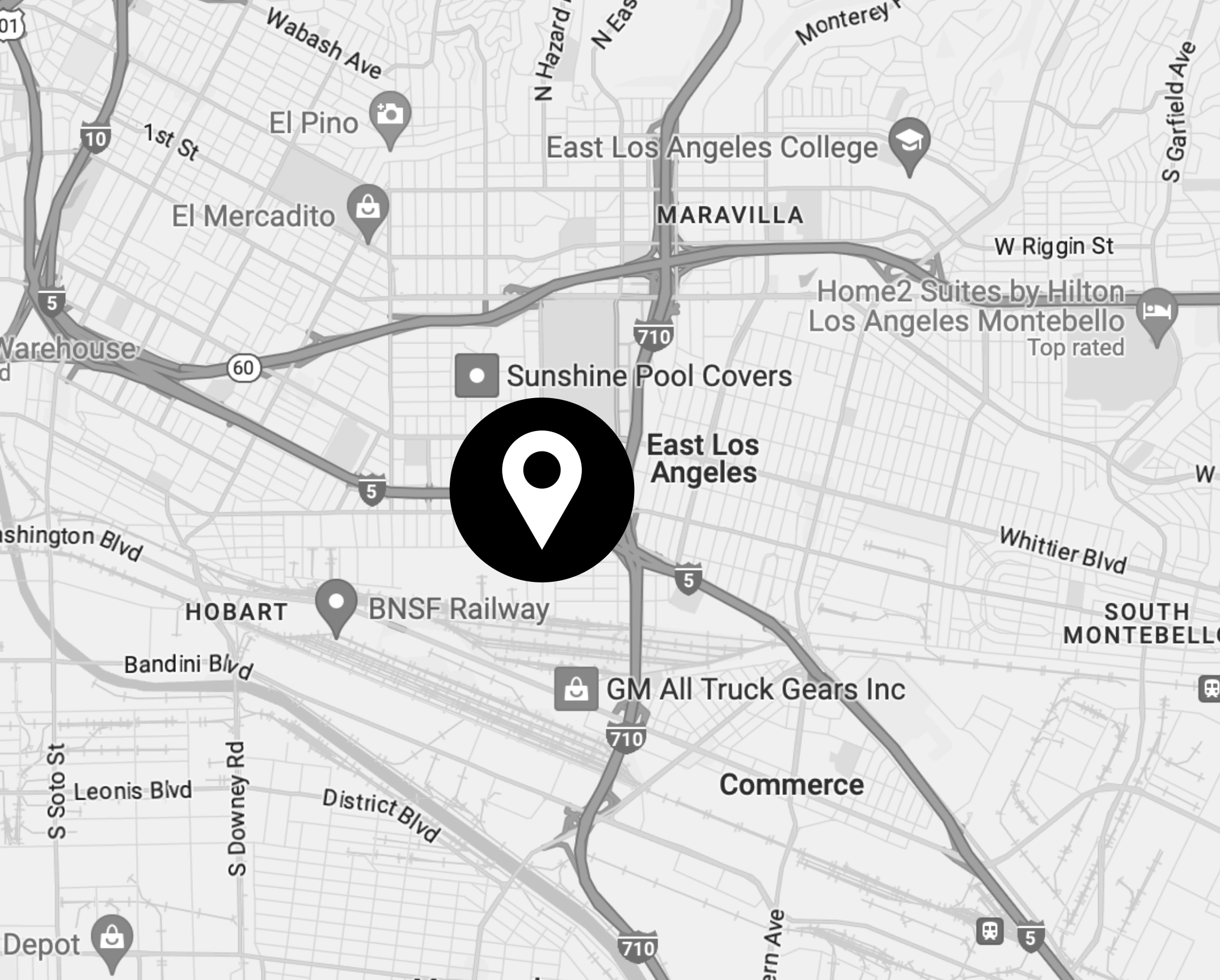
WILDERNESS MAKES











4 2 8 4
UNION PACIFIC
A V E N U E

NEARBY

Downtown LA
Boyle Heights
Wellington Heights
Commerce

WHO WE ARE

Figure 8 Realty is a full-service brokerage with Residential, Income Property, Commercial, Property Management, and Design & Construction Services. Based in Melrose Hill, we are local, Eastside experts focused on the creative hotspots throughout Los Angeles.

With vast experience in homes, commercial spaces, and income property, our residential and commercial agents come from various backgrounds - ranging from music and film, to development and finance. Through our diverse referral network within the creative industry, we cater to artists, musicians, fashion designers, production companies, studios, local shop owners, bars & restaurants. We understand the need for an inspiring space.

our achievements:

**\$1+
BN** **IN SALES
& LEASES**
Figure 8 Realty

**\$378
MM** **UNDER
MANAGEMENT**
8PM Property Management

250+ **RENOVATION
PROJECTS**
The Fix Construction

FIGURE 8 COMMERCIAL

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The logo graphic consists of two large, overlapping circles. The top circle is light gray and the bottom circle is dark gray. The word "FIGURE" is written in white, bold, uppercase letters across the center where the two circles overlap.

FIGURE