

FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



LANCELOT
Commercial Industrial Brokerage



AVAILABLE SPACE

70,000 SF Combined Space: \$3.17 Gross

18,000 SF Retail with 60 Car Parking: \$4.65 Gross

10,000 SF Storage / 10,000 SF Office: \$2.35 Gross

32,000 SF Warehouse with 18' Clearance, High
Loading Dock + Gate Yard: \$2.85 Gross

PROPERTY HIGHLIGHTS

- Multi-use Property in Prime Metro Los Angeles Location
- Creative Flex Space with Private Side Entrance
- Suitable for Retail, Assembly, Manufacturing, Distribution + More
- Lobby Entry, Open Office Space With Cubicles + Conference Room
- Street-Face Retail Storefront
- One block to Metro stop at La Cienega & Jefferson intersection

LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com

DRE#01128388

Off: 310.839.3333 ext 220

Fax: 310.839.3382



**Square Footage Approximate –
Tenant to Independently Verify*



310.839.3333
LANCELOT
Commercial Industrial Brokerage

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



**+/-18,000 SF
Retail Space**



LANCELOT
Commercial Industrial Brokerage

**Vibrant + inviting high
visibility showroom
with front parking lot**

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

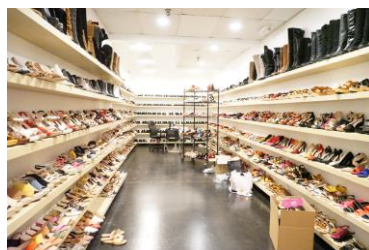
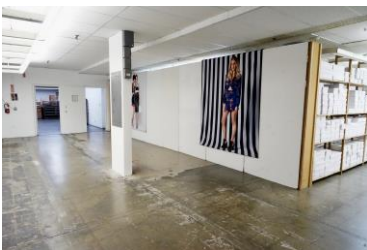
FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



**+/-10,000 SF Storage Space
Ideal for Supporting Various
Retail + Industrial Uses**



LANCELOT
Commercial Industrial Brokerage

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

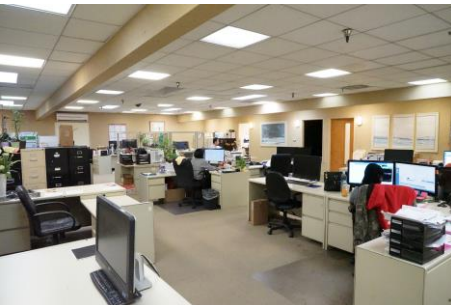
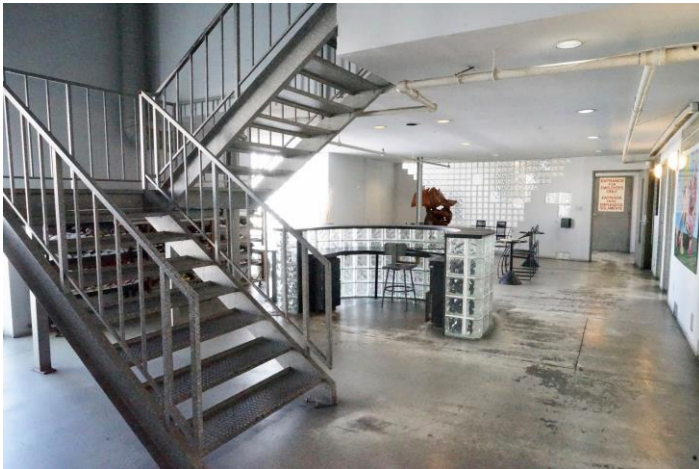
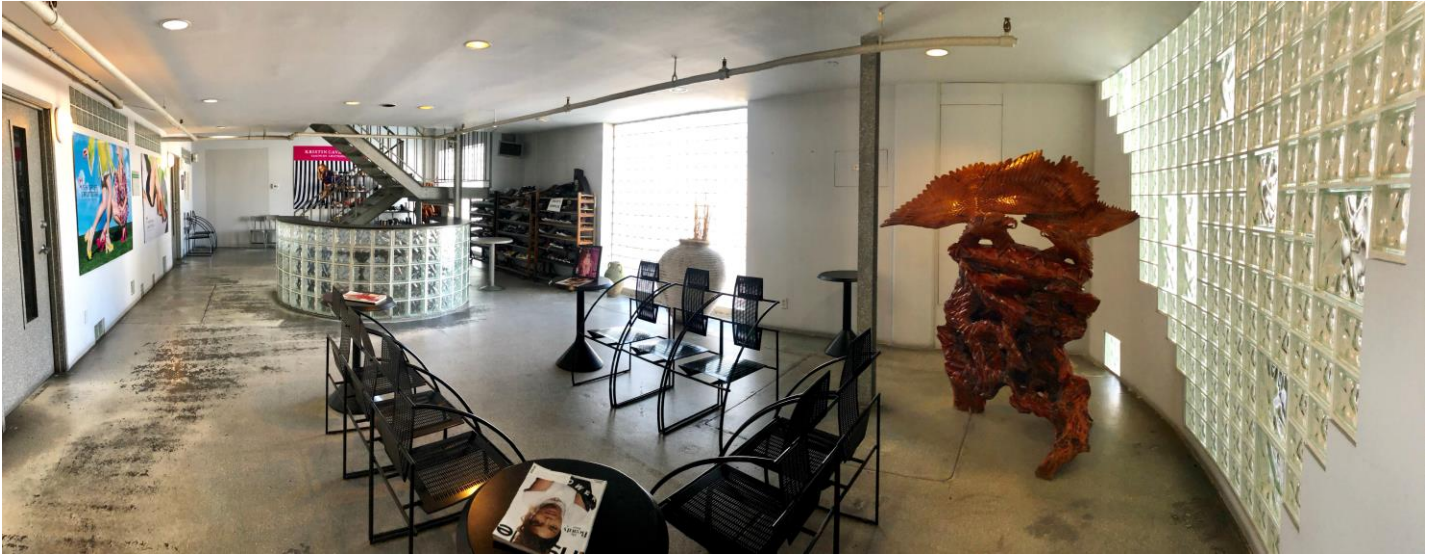
FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



+/-10,000 SF
Office Space



LANCELOT
Commercial Industrial Brokerage

Reception, Bullpen
With Cubicles +
Conference Room

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

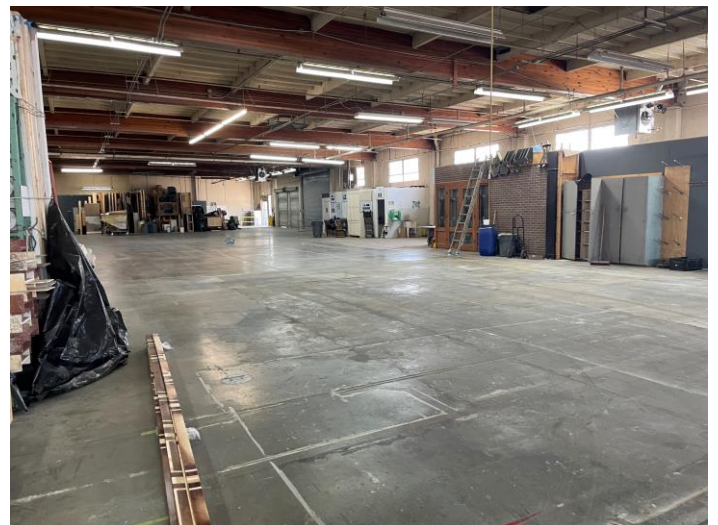
FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



**+/-32,000 SF
Warehouse Space**



LANCELOT
Commercial Industrial Brokerage

**Suitable For
Assembly,
Manufacturing +
Distribution**

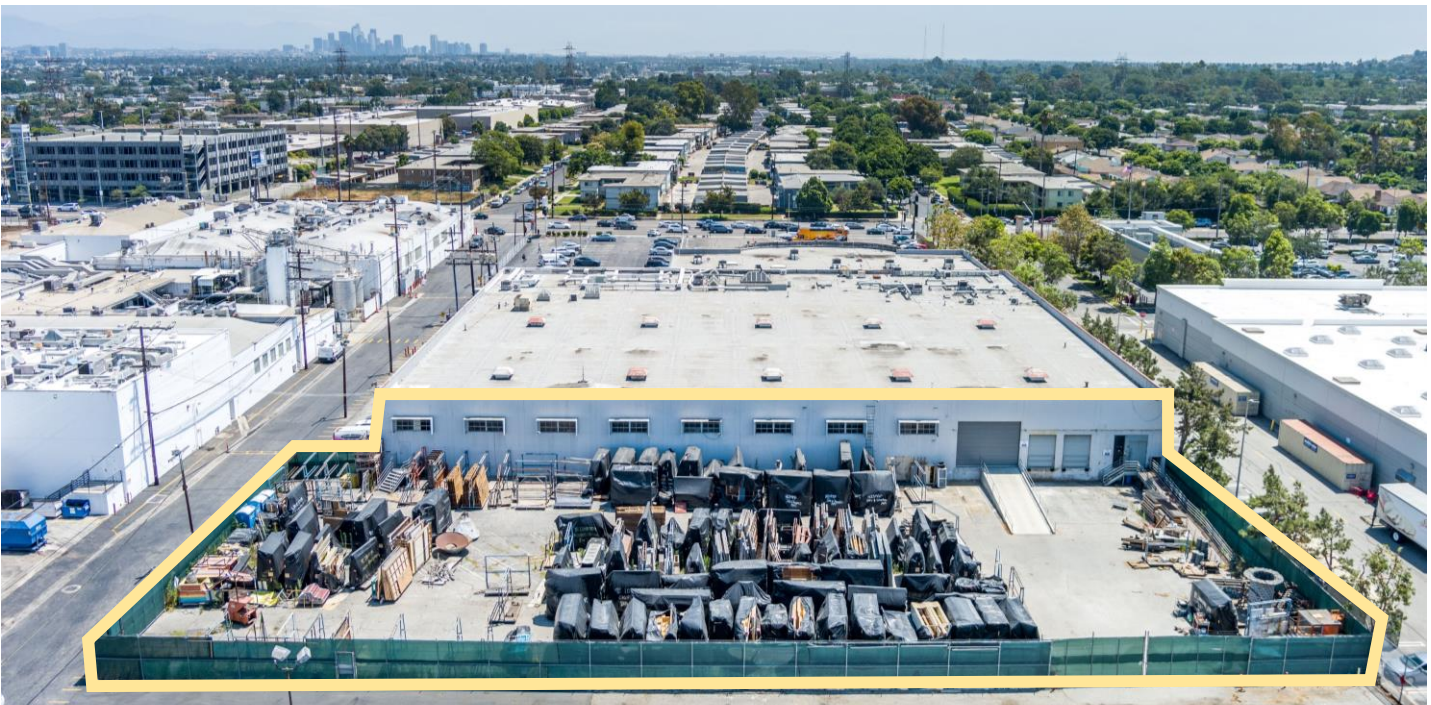
FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



Rear Gated Stockyard With Ramp + 2 High Loading Docks



LANCELOT
Commercial Industrial Brokerage

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025

FOR LEASE

APPROX. 70,000 SF DIVISIBLE
RETAIL, OFFICE + WAREHOUSE SPACE

3485 S. La Cienega Blvd, Los Angeles, CA



310.839.3333



LOCATION HIGHLIGHTS

- Nearby Cumulus Development includes ARQ + Vox Apartments, Whole Foods Market, 50,000 SF Additional Retail + Restaurant Space, 300+ retail Parking, + 1-Acre Community Green Space
- Less Than a Block From Signalized Intersection at Jefferson + La Cienega with 130,000 cars per day
- Adjacent Metro Expo Line with 64K daily riders
- 10 minutes to Beverly Hills, Santa Monica, West LA, Marina del Rey + Playa Vista
- 20 minutes to DTLA, LAX
- Close to 10 and 405 FWY



LANCELOT
Commercial Industrial Brokerage

1539 SAWTELLE BOULEVARD, SUITE 18 | LOS ANGELES, CA 90025