



FOR SALE

LEASED INVESTMENT

±5,000 SF FREESTANDING REMODELED WAREHOUSE BUILDING

3364 S. Robertson Blvd | Los Angeles, CA 90035



310.839.3333
LANCELOT
Commercial Industrial Brokerage

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

LEASED INVESTMENT

3364 S. Robertson Blvd | Los Angeles, CA 90035



310.839.3333
LANCELOT
Commercial Industrial Brokerage

- ±5,000 SF Building on ±7,254 SF Lot, Leased to Diva Furniture
- A Thriving Enterprise in Business for 40+ Years, Diva Furniture is Renowned for Curating Modern Design for Discerning Clientele, Immersing Them in a Universe Where Every Piece Tells a Story
- Diva Brands include B&B, Cassina, Maxalot, Bexter, Edra, and Arclinea
- High Identity Property With Excellent Street Exposure Adjacent to the Robertson 10 Freeway Entrance
- Interior Features 14' Ceilings, Private Offices + Kitchen
- Includes Onsite Parking Lot and Loading Dock with Roll-Up Door
- *Square Footage Approximate – Buyer to Independently Verify*



Lease Term

5-Years

Annual Increases	3%
Rental Rate Year 1	\$19,750.00 Monthly + NNN
Rental Rate Year 2	\$20,324.50 Monthly Rent + NNN
Rental Rate Year 3	\$20,935.00 Monthly Rent + NNN
Rental Rate Year 4	\$21,527.50 Monthly Rent + NNN
Rental Rate Year 5	\$22,120.00 Monthly Rent + NNN

Offered at: \$3,950,000

Annual Income: \$237,000 | Cap Rate: 6%



LANCE LEVIN, PRESIDENT

Lance@LancelotCommercial.com
DRE#01128388
Off: 310.839.3333 ext 220
Fax: 310.839.3382

PROPERTY OVERVIEW



310.839.3333
LANCELOT
Commercial Industrial Brokerage

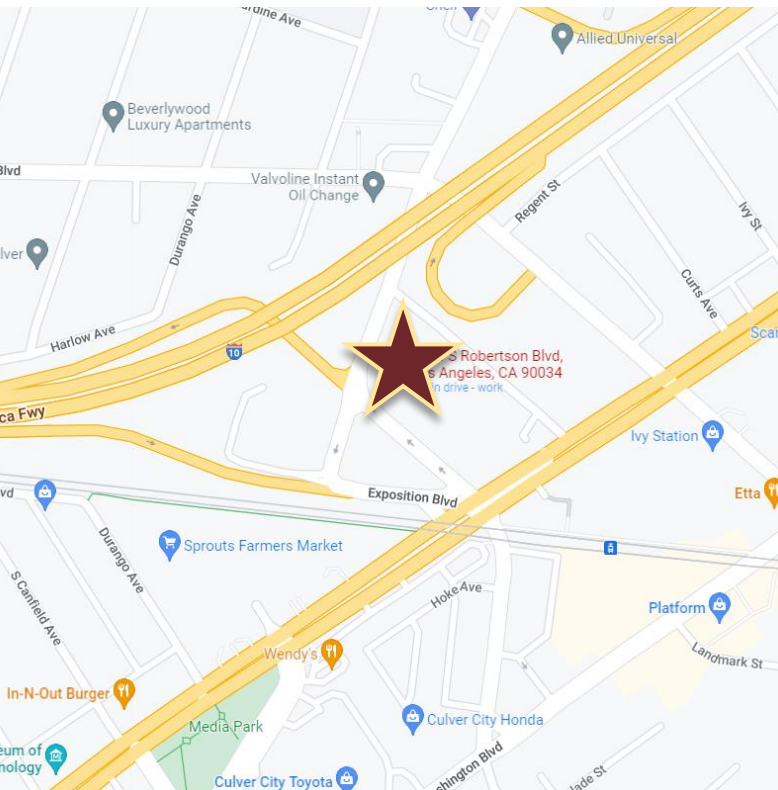


3364 S. Robertson Blvd | Los Angeles, CA 90035

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

LOCATION HIGHLIGHTS

- Half Block From 10 Freeway Access
- 5-Min Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



3364 S Robertson Blvd | Los Angeles, CA 90035

AREA OVERVIEW



310.839.3333
LANCELOT
Commercial Industrial Brokerage



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