



AVAILABLE
FOR LEASE

1330 W PICO BOULEVARD | LOS ANGELES, CA 90015

152,751 RSF FLEX/WAREHOUSE SPACE

PROPERTY HIGHLIGHTS

SIGNAGE & BRANDING EXPOSURE
TO OVER **300,000** VEHICLES DAILY



MOST IDENTIFIABLE SIGNAGE IN SOUTHERN CALIFORNIA



ONE OF THE LARGEST FLOOR PLATES AVAILABLE IN LOS ANGELES



POWER - 5,000 AMP 480V



250 STALLS ON-SITE WITH POTENTIAL FOR AN ADDITIONAL 120 STALLS IN ADJACENT LOT



PERFECT FOR DEALERSHIP, SELF-STORAGE, WAREHOUSE, DISTRIBUTION, ETC.



EASY ACCESS TO THE I-10 AND I-110 FREEWAYS



2 LOADING DOCKS, PLUS 2 DRIVE IN

SNAPSHOT

LEASE RATE:	\$1.25 NNN for Short-Term Lease <i>(Landlord will consider long-term)</i>
BUILDING SIZE:	152,751 RSF
1ST FLOOR:	91,408 RSF
2ND FLOOR:	61,343 RSF
YEAR BUILT:	1967 (Ren. 2001)
CLEAR HEIGHT:	13'-18'
PARKING:	Up to 250 spaces

LOCATION. LOCATION. LOCATION.



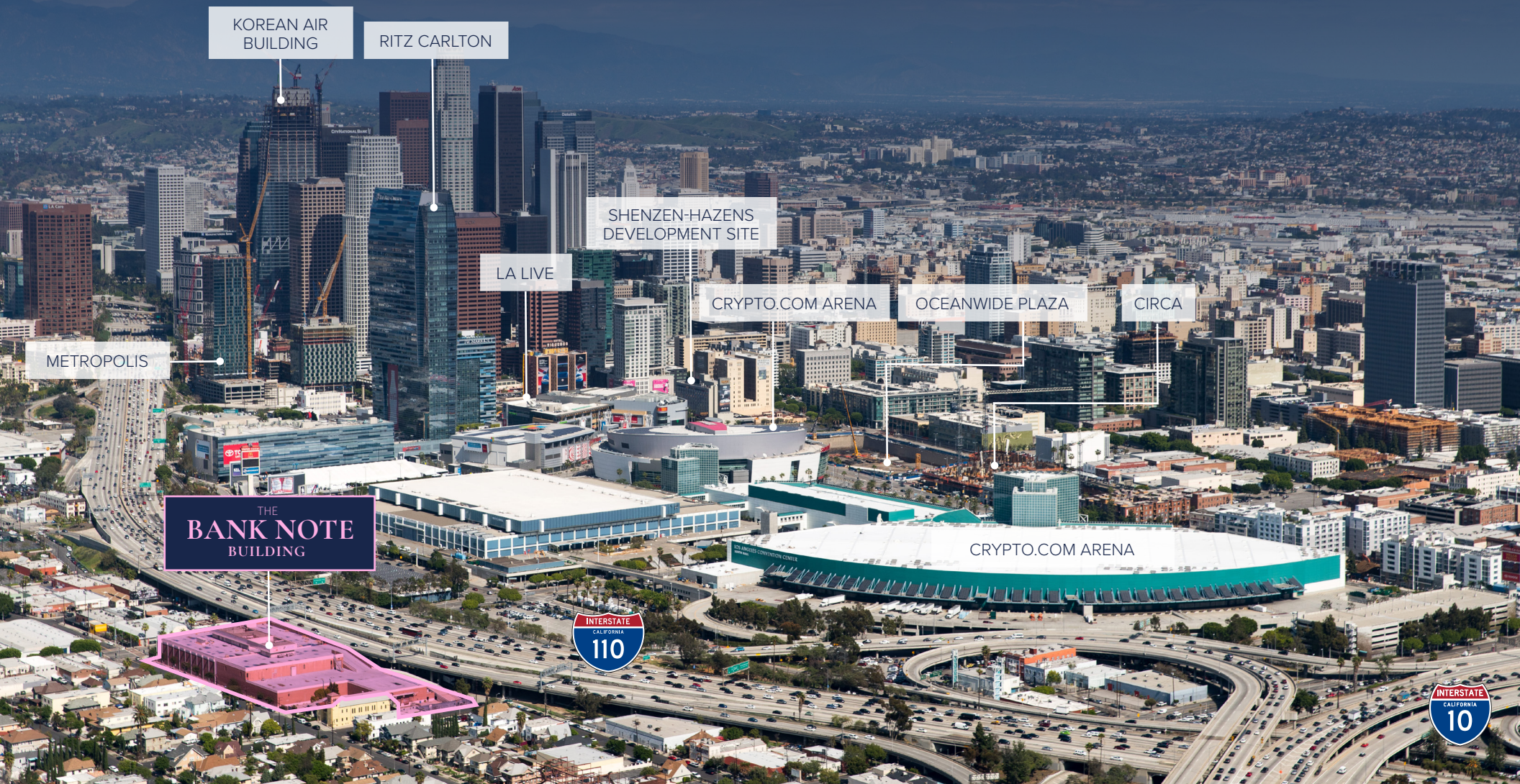
BUILDING TOP SIGNAGE AVAILABLE,
SEEN BY 300,000 CARS PER DAY



WITHIN WALKING DISTANCE TO THE
CENTER OF DOWNTOWN
WALK SCORE: 87 / TRANSIT SCORE: 90



ADJACENT TO LA LIVE, CONVENTION
CENTER, CRYPTO.COM ARENA



KOREAN AIR
BUILDING

RITZ CARLTON

SHENZEN-HAZENS
DEVELOPMENT SITE

LA LIVE

CRYPTO.COM ARENA

OCEANWIDE PLAZA

CIRCA

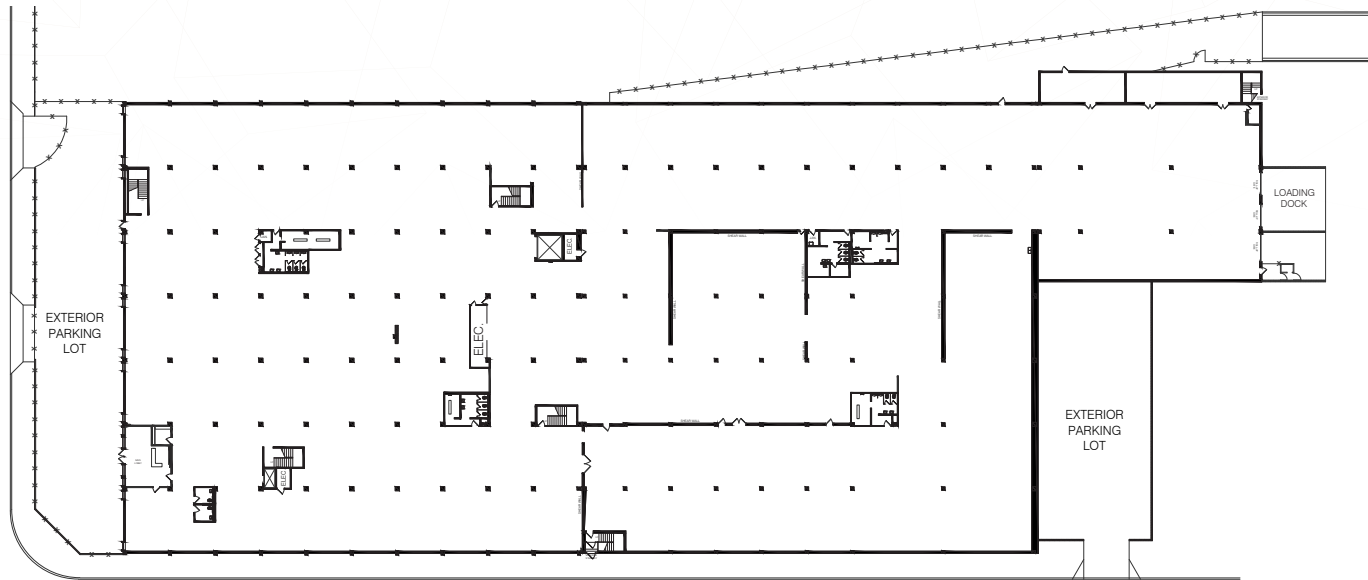
METROPOLIS

THE
BANK NOTE
BUILDING

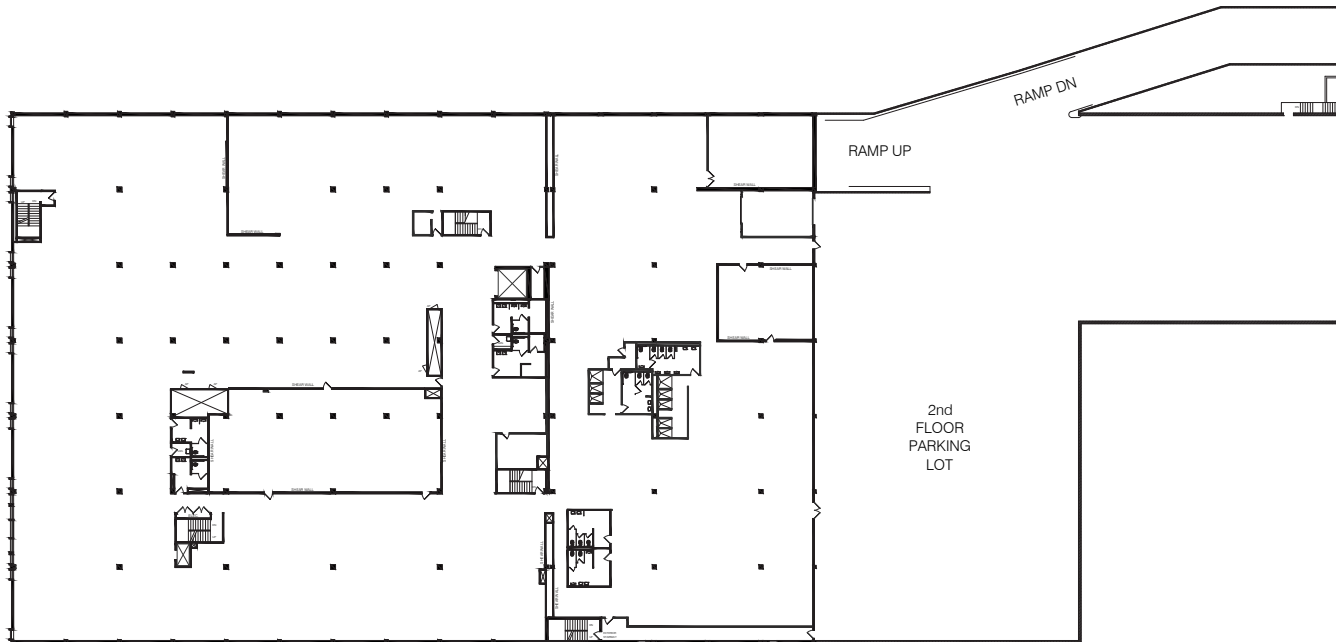
CRYPTO.COM ARENA



FLOOR PLANS



First Floor

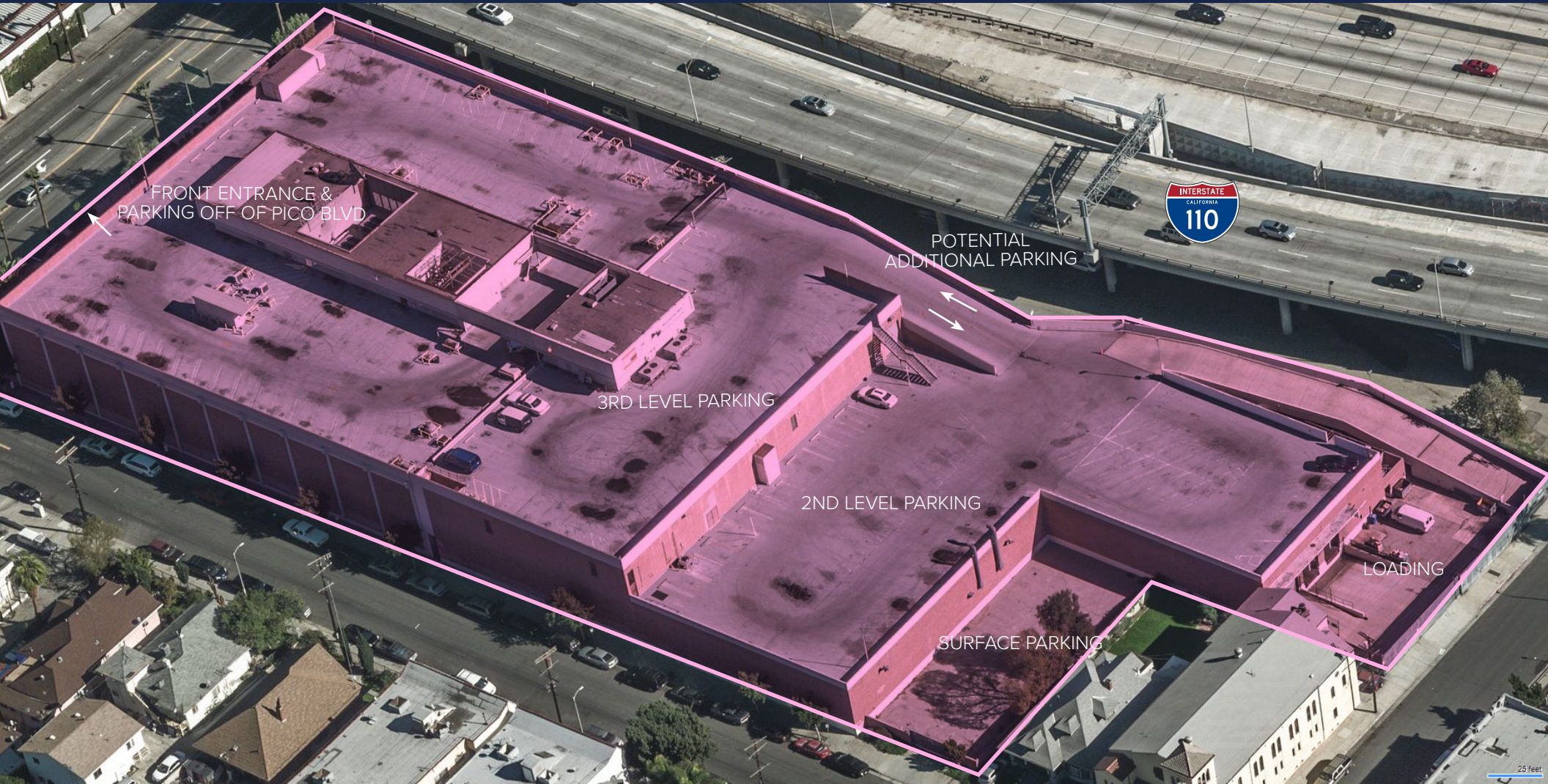


Second Floor

**The building has gone through an extensive interior refresh and all non-structural walls were removed and the space was white-boxed.*



1330 WEST PICO BLVD



FRONT ENTRANCE &
PARKING OFF OF PICO BLVD

POTENTIAL
ADDITIONAL PARKING

3RD LEVEL PARKING

2ND LEVEL PARKING

SURFACE PARKING

LOADING

SIGNAGE & BRANDING EXPOSURE TO OVER 300,000 VEHICLES DAILY



FIRST FLOOR IMAGES



SECOND FLOOR IMAGES





1330
WEST PICO BLVD