

# NNN LEASED INVESTMENT OPPORTUNITY



**4406 W. JEFFERSON BOULEVARD  
LOS ANGELES, CA 90016**

PREMISES

± 4,000 SF Building  
± 6,225 SF Land

PRICE

\$3,500,000

CAP

4.18%

ZONING

LAM1

FEATURES

- Completely Rehabbed Building
- Polished Concrete Floors
- High, Exposed Ceilings with Skylights
- Kitchen
- Abundant Parking
- Walking Distance to Farmdale Station
- New Office Buildings to be Built in Close Proximity
- Tenant Just Extended
- Under-Market Lease

CONTACT

**Robert Clifford**

310.899.2725

rclifford@leewestla.com

AGT DRE 00999184

**Vaun Lennon**

310.899.2713

vlennon@leewestla.com

AGT DRE 01993617



A DIVISION OF



1508 17th Street, Santa Monica, CA

310.899.2700 | WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.



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# FLOOR PLAN

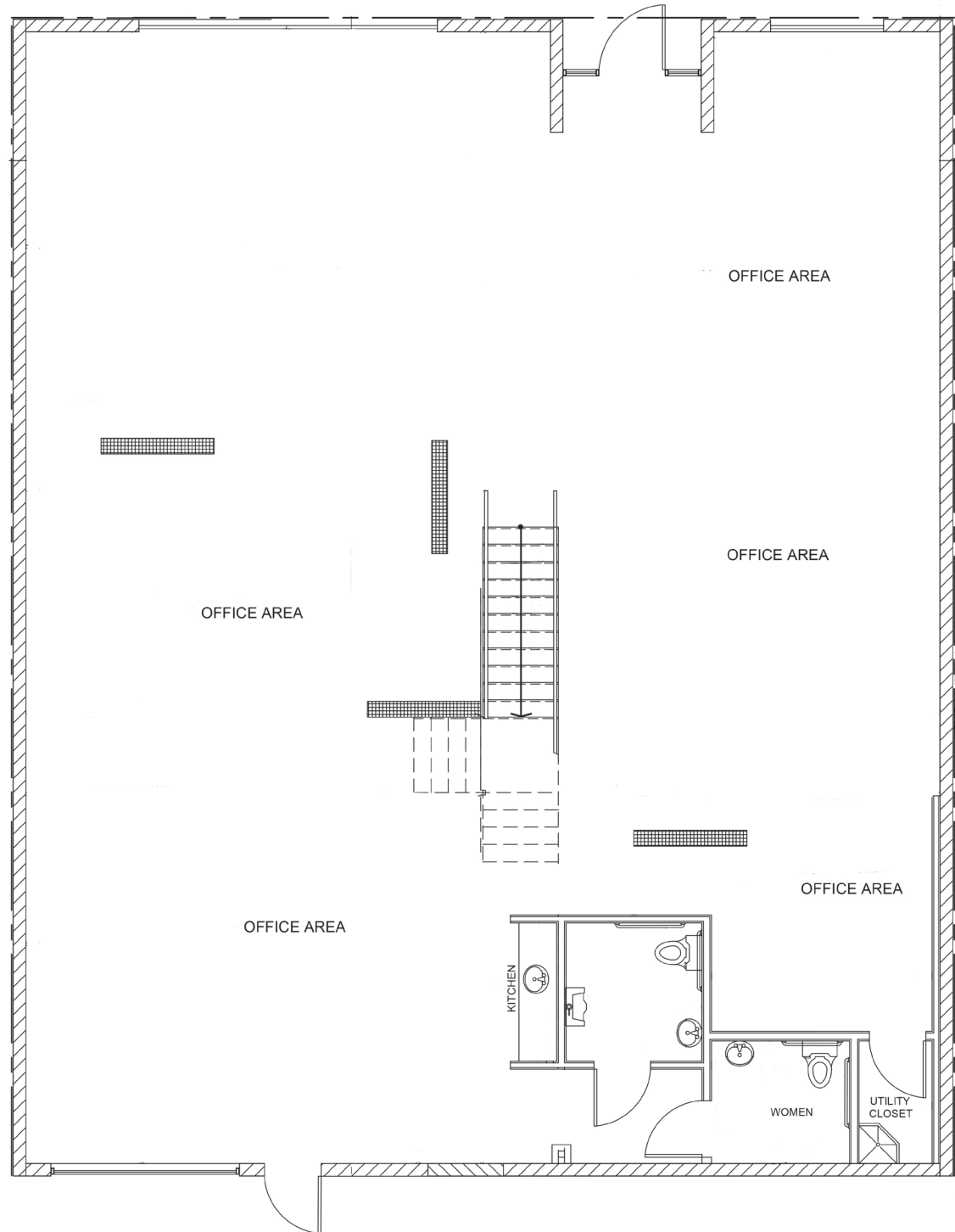
## First Floor

**Robert Clifford**  
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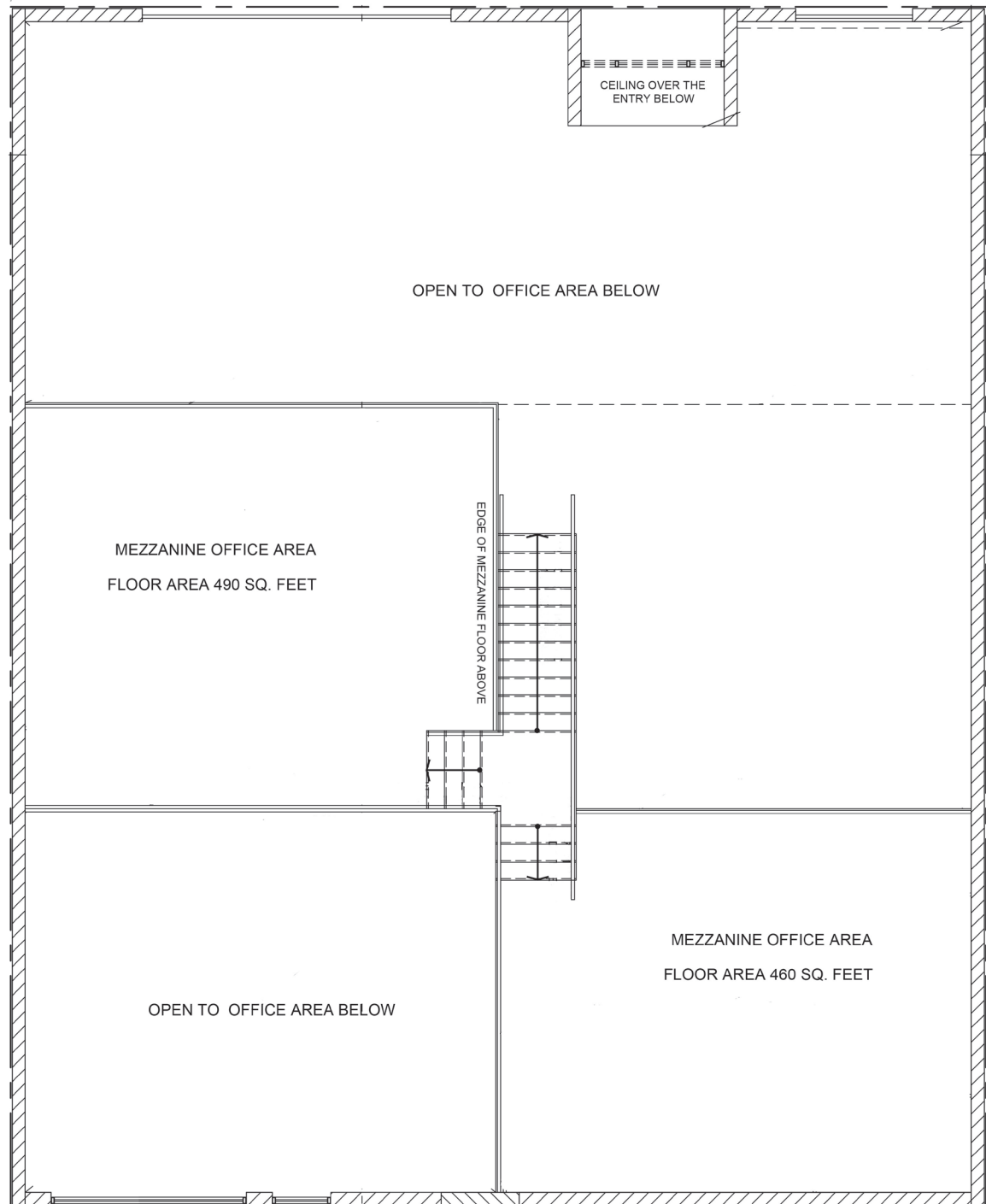
## Mezzanine

Robert Clifford  
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