

FREESTANDING FLEX / CREATIVE CONVERSION BUILDING FOR SALE



[CLICK HERE FOR
VIRTUAL TOUR](#)



2255 BARRY AVENUE
LOS ANGELES, CA 90064

PREMISES [± 3,700 SF Building - Click to View Virtual Tour](#)
± 6,003 SF Land

PRICE Contact Broker

PARKING Private Lot, Can Fit 12

FEATURES

- Prime West LA Creative Conversion Opportunity
- Building in "Shell" Condition (Recently Gutted)
- Near Bundy Exposition Station
- Walking Distance to Numerous Amenities
- Easy Access to 10 and 405 Freeways

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EXPO CORRIDOR TRANSIT NEIGHBORHOOD PLAN (SPECIFIC PLAN)

Exposition Corridor Transit Neighborhood Plan
(adopted December 26, 2019)

LINK: [Exposition Corridor Transit Neighborhood Plan](#)

GOAL:

Direct growth and accommodate new residential, mixed-use, commercial, and industrial development near transit stations.

INDUSTRIAL AREAS:

- Position industrial land near stations to accommodate jobs and limited amounts of retail
- Allow limited residential development in select industrial areas
- Preserve industrial land further from stations for necessary uses that support residents and businesses

“NEW INDUSTRY” ZONE:

New Zoning Classifications

applied to change areas



Source: Morris Adjmi www.ma.com

New Industry – NI(EC)

- Employment zone with uses tailored to 21st century and creative industries such as digital technology, research and development, media, design, publishing, motion pictures, and broadcasting.
- Allows for supporting uses associated with these industries, such as light manufacturing, assembly, and limited retail or restaurants
- Prohibits residential uses, with the exception of limited live/work units, in order to preserve employment opportunity.
- **Max FAR: 2.5 (Base) / 4.0 (Bonus)**
- **Max Height: 6 to 12 stories***

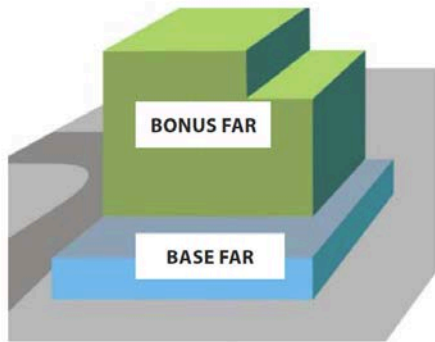
ALLOWABLE USES:

ALLOWABLE USES

	Industrial Zones			
	M2	New Industry	Hybrid Industrial: Jobs Emphasis	Hybrid Industrial: Residential Emphasis
Automobile-Related Uses Fueling and service stations, auto body/repair shops, car sales, salvage and tow yards	✓	✗	✗	✗
Warehousing and Wholesale Warehouses, showrooms, distribution centers, storage facilities	✓	Limited	Limited	✗
Light Manufacturing and Assembly Processing, fabrication, assembly, and/or packaging of products (pollutants/nuisances contained on site)	✓	✓	✓	✗
Commercial Office Professional offices, creative services (digital technology, media, post-production, advertising, public relations, design, entertainment industry)	✓	✓	✓	✓
Retail and Dining Restaurants, bars, grocery stores, shops, personal services	✓	Limited	Limited	✓
Entertainment and Recreation Entertainment, exhibits, cultural facilities, recreation facilities, gyms	✓	Limited	Limited	✓
Schools Elementary and high schools	Limited	✗	✗	✗
Live/Work Residential and work quarters combined within a single unit, built to commercial standards	✗	Limited	Limited	Limited
Multifamily Residential Apartments, condominiums, townhomes	✗	✗	Limited	Limited

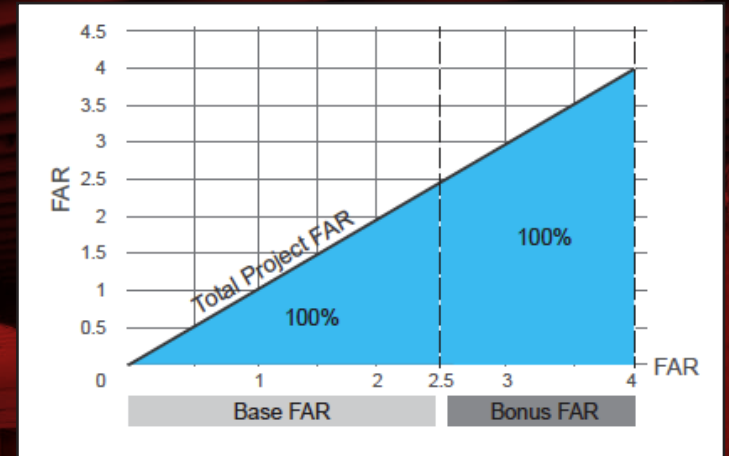
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BASE FAR & BONUS FAR:



	Base FAR	Bonus FAR
New Industry	2.5:1	4:1
Hybrid Industrial: Jobs Emphasis	2:1	4:1
Hybrid Industrial: Residential Emphasis	2:1	4:1
Mixed Use: Commercial/Residential	2:1	3.6:1

NEW INDUSTRY:



- “New Industry” parcels are eligible for the max development standard 4:1 FAR
- Bonus FAR can be achieved through provision of public benefits
- Citywide Density Bonus can only be used on the Base FAR; No other bonuses allowed on top of the Expo TNP Bonus FAR
- LINK: [LA Dept of City Planning Applicability Matrix and Flowchart](#)

BUNDY STATION:



New Industry

- Illustrations show potential commercial development along Bundy and Olympic Boulevards north of Bundy Station
- Height ranges from 6 to 12 stories
- New street provides increased pedestrian and vehicular circulation through the area
- Greater heights allowed - surrounding context is primarily commercial/industrial
- Shared parking in structures and underground



View looking south along Bundy Drive towards station



View looking north west towards hypothetical development fronting Bundy Drive



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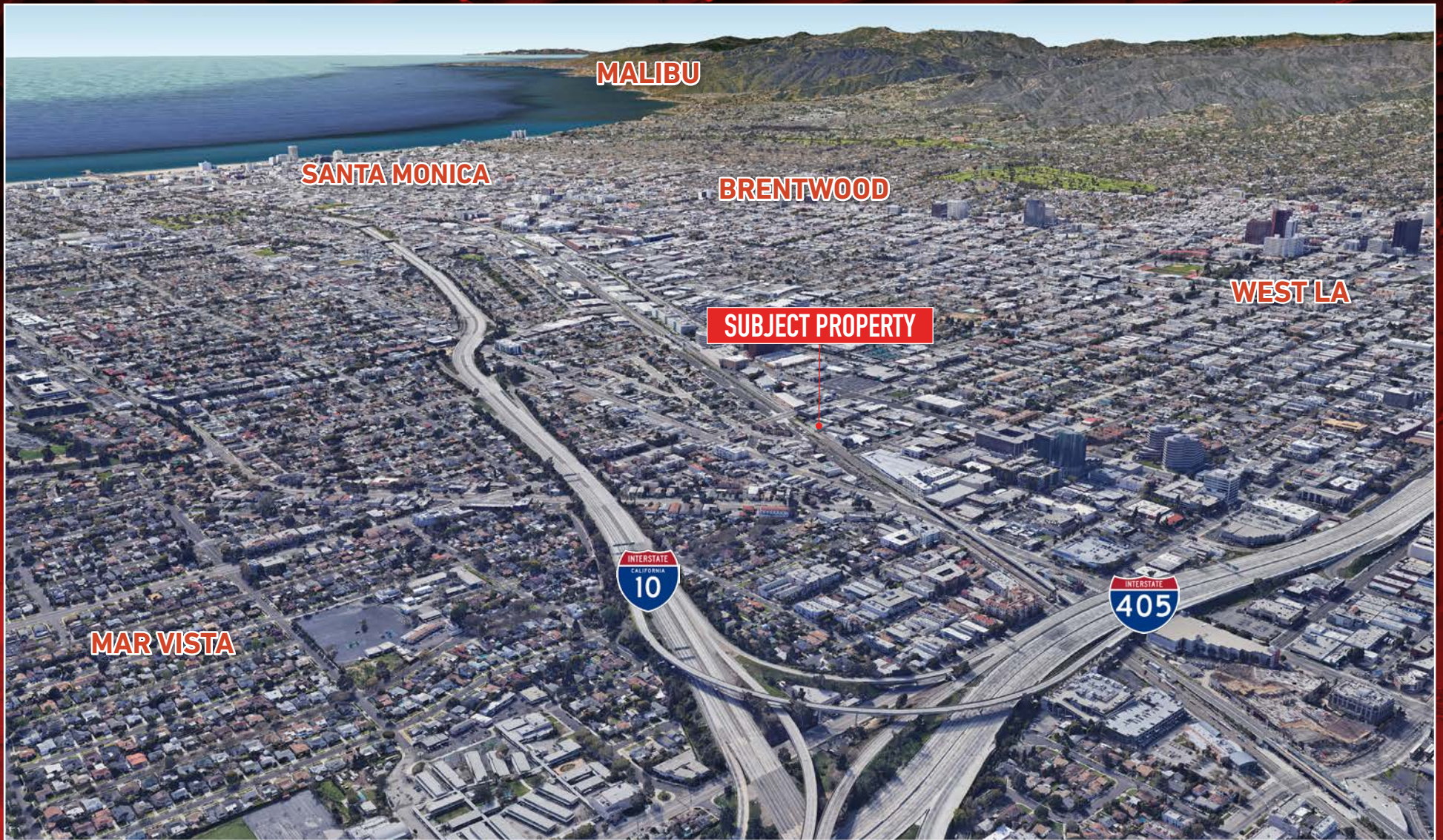
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EXAMPLE EXTERIOR



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AREA OVERVIEW



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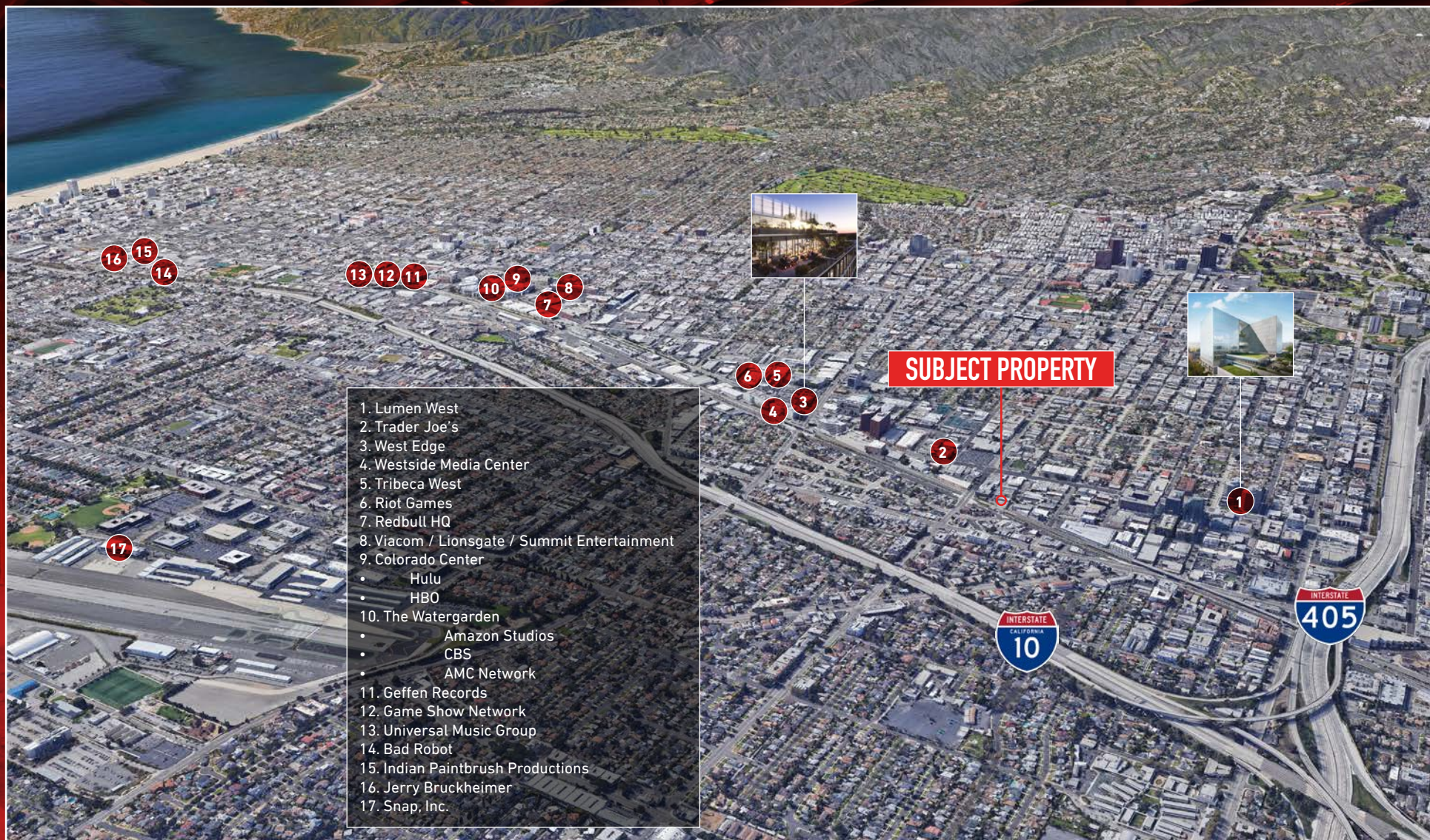
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LOCAL TENANTS



1. Lumen West
2. Trader Joe's
3. West Edge
4. Westside Media Center
5. Tribeca West
6. Riot Games
7. Redbull HQ
8. Viacom / Lionsgate / Summit Entertainment
9. Colorado Center
 - Hulu
 - HBO
10. The Watergarden
 - Amazon Studios
 - CBS
 - AMC Network
11. Geffen Records
12. Game Show Network
13. Universal Music Group
14. Bad Robot
15. Indian Paintbrush Productions
16. Jerry Bruckheimer
17. Snap, Inc.



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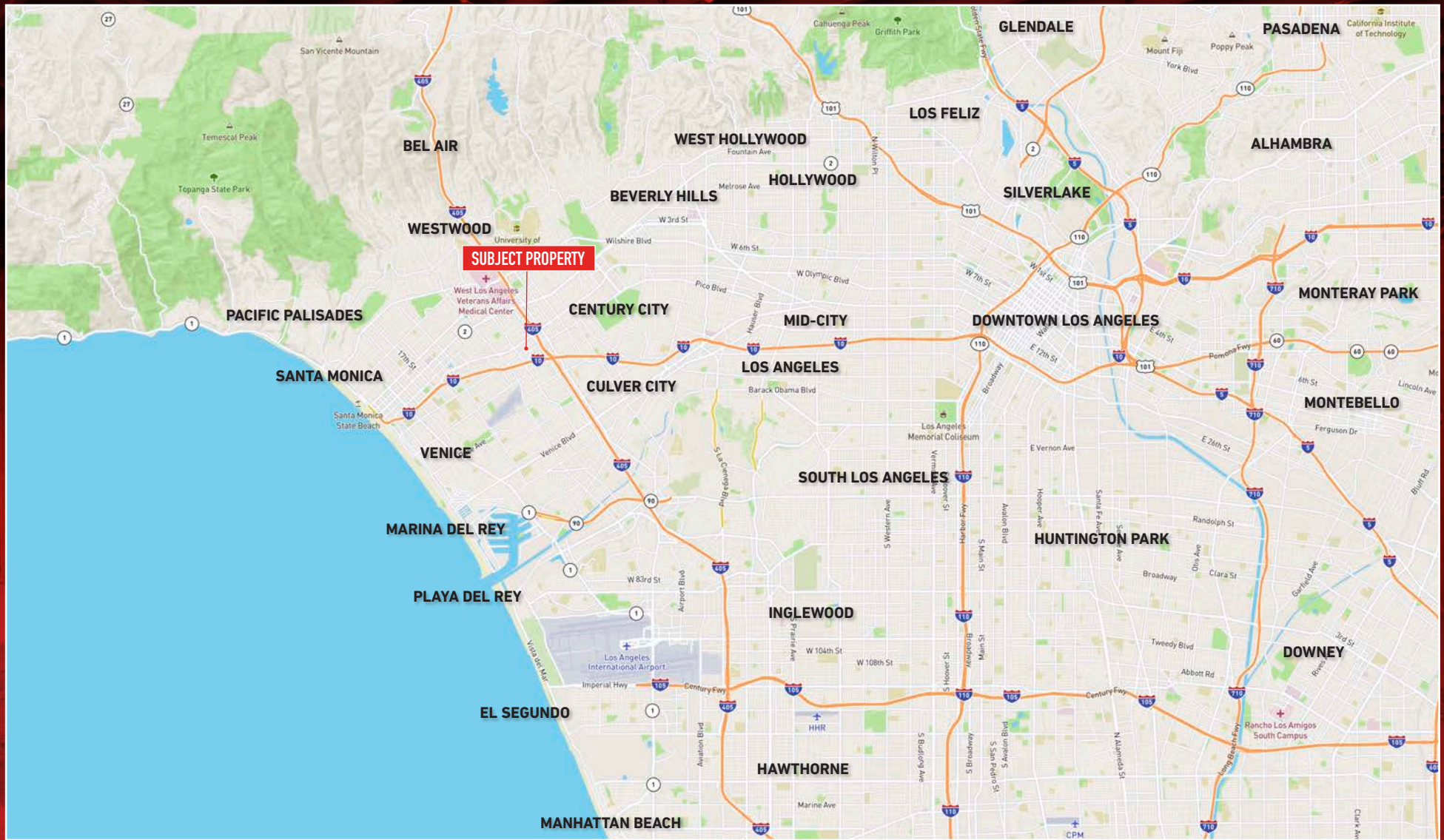
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REGIONAL MAP



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AREA DEMOGRAPHICS

2025 Population Projection

1 mile radius - 37,239
3 mile radius - 341,615
5 mile radius - 620,307

2020 Average Household Income

1 mile - \$116,416
3 mile - \$121,509
5 mile - \$128,656

2020 Median Household Income

1 mile - \$87,533
3 mile - \$90,655
5 mile - \$95,939

2025 Households Projection

1 mile - 17,208
3 mile - 159,687
5 mile - 281,618



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