



Freestanding Building | For Sale or Lease

**3431-3433**

**E OLYMPIC BLVD.**

**LOS ANGELES | CA**

FOR MORE INFORMATION, CONTACT:

**MOON LIM**

P: 213.308.2056

[mlim@daumcommercial.com](mailto:mlim@daumcommercial.com)

CADRE #01903050

**DAUM**

COMMERCIAL REAL ESTATE SERVICES

D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

Freestanding Building | For Sale or Lease

3431-3433 E OLYMPIC BLVD.

LOS ANGELES | CA

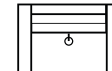
PROPERTY HIGHLIGHTS



**13,775 SF  
AVAILABLE**



**15,682 SF  
LOT SIZE**



**2 DH DOORS  
1 GL DOOR**



**400 AMPS  
POWER**



**10  
PARKING**



**14'  
CLEAR HEIGHT**

- Freestanding Building with Gated Parking
- The Only Building with a Dock High Position in the Area
- Approximately 2,000 SF of Mezzanine Space
- Recently Renovated Office
- Easy Access to 5, 10, 60, 101 and 710 Freeways

Freestanding Building | For Sale or Lease

**3431-3433**  
**E OLYMPIC BLVD.**  
LOS ANGELES | CA

**PROPERTY AERIAL**

5



**OLYMPIC BLVD.**

Freestanding Building | For Sale or Lease

3431-3433  
E OLYMPIC BLVD.  
LOS ANGELES | CA

PROPERTY PHOTOS



Freestanding Building | For Sale or Lease

3431-3433

E OLYMPIC BLVD.

LOS ANGELES | CA



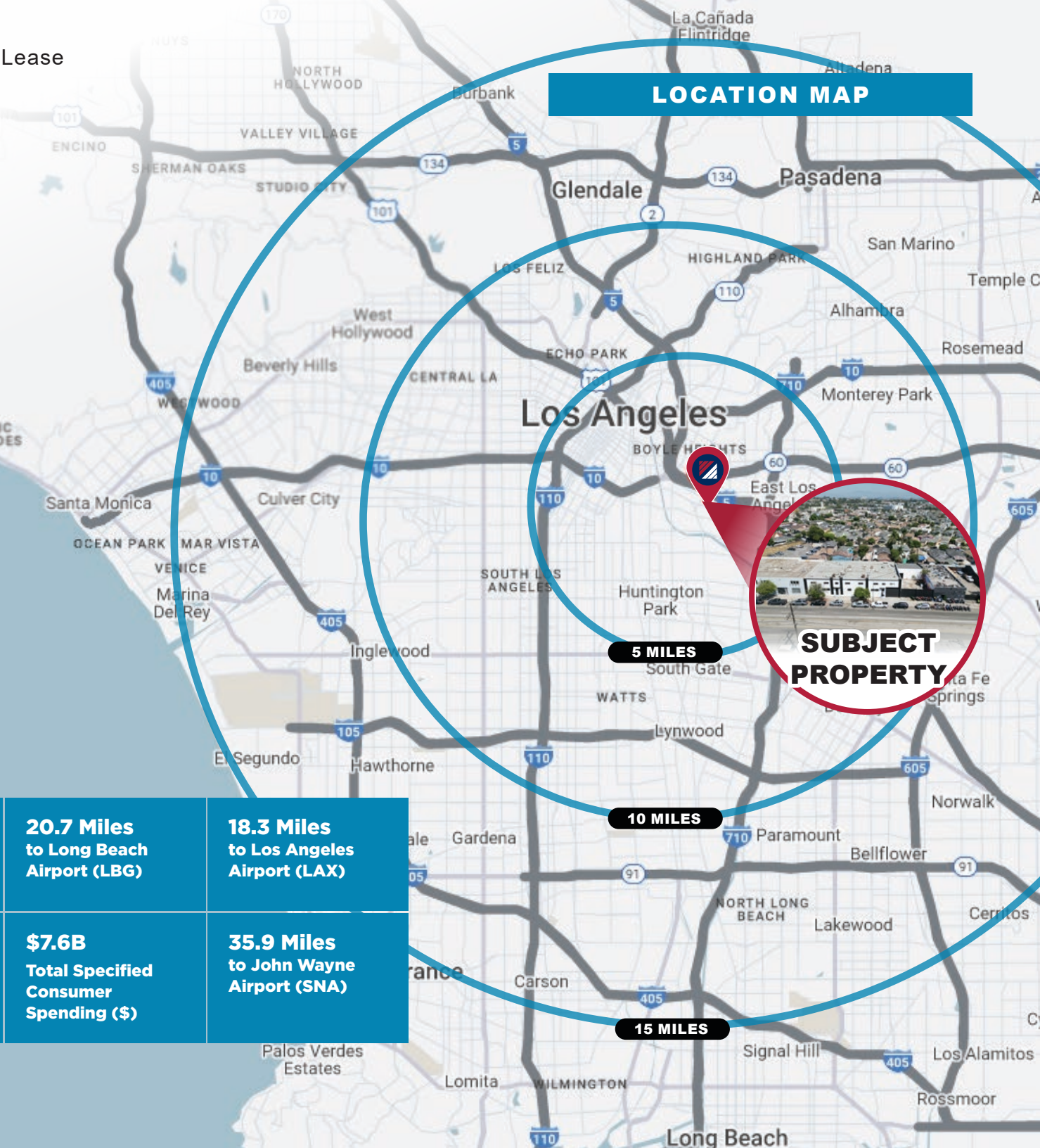
PROPERTY PHOTOS



Freestanding Building | For Sale or Lease

# 3431-3433 E OLYMPIC BLVD. LOS ANGELES | CA

## LOCATION MAP



**SUBJECT  
PROPERTY**

**5 MILES**

**10 MILES**

**15 MILES**

<b>990,417</b> 5-Mile Radius of Population Served	<b>24 Miles</b> to Port of LA/ Long Beach	<b>20.7 Miles</b> to Long Beach Airport (LGB)	<b>18.3 Miles</b> to Los Angeles Airport (LAX)
<b>\$73,459</b> 5-Mile Radius Avg Household Income	<b>\$53,093</b> 5-Mile Radius Median Household Income	<b>\$7.6B</b> Total Specified Consumer Spending (\$)	<b>35.9 Miles</b> to John Wayne Airport (SNA)

AMENITIES MAP

Freestanding Building | For Sale or Lease

3431-3433  
E OLYMPIC BLVD.

LOS ANGELES | CA

FREWAY INTERCHANGE



OLYMPIC BLVD.



SUBJECT PROPERTY



Google