

For Sale or Lease

6820-6826 Centinela St. Los Angeles CA



For More Information,

CONTACT:
tel. 310/839/3333
fax. 310/839/3382
www.lancelotcommercial.com

LANCE LEVIN, PRESIDENT
lance@lancelotcommercial.com

OFFICE LOCATION
8924 LINDBLADE STREET
CULVER CITY, CA 90232

NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.
Lance Levin: DRE # 01128388 Jonathan Wolk: DRE# 01228058

"Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record."
- Lance Levin, President & Jonathan Wolk, Senior Associate



For Sale or Lease

6820-6826 Centinela St. Los Angeles CA



Creative Office/Warehouse/ Manufacturing

AVAILABLE SF: 8,830 SF / Building Size 12,535 SF

FEATURES

- Renovated warehouse with tremendous natural light
- Major boulevard identity
- Great for creative office, warehouse, or manufacturing
- Neighbors to Playa Vista Mixed use project and the LA Clippers Training Ctr.
- Gated yard, zoned industrial
- Fully air conditioned
- Easy alley access
- Divide to 4,000 or 4,800 SF
- Gateway to Playa Vista, Playa del Rey, and the Marina
- Just 2 blocks to 405 Freeway on/off ramp at Jefferson
- For Lease: \$1.35 SF/Net
- For Sale: \$3,900,000/\$310 PSF



LANCELOT
COMMERCIAL INDUSTRIAL BROKERAGE

For Sale or Lease

NOTES CORRESPONDING TO SCHEDULE "B":

UNDERLYING DOCUMENTS WERE NOT PROVIDED AT THE TIME OF SURVEY.

NOTE: THE SURVEYOR TAKES NO RESPONSIBILITY AS TO THE ACCURACY OF THE POTENTIAL PARKING STALLS DEPICTED ON THE SURVEY.

SITE RESTRICTIONS:

- SETBACKS:
- FRONT - NONE
 - SIDE - 5' PLUS 1" FOR EACH STORY OVER 200.16' MAXIMUM
 - REAR - NONE
 - HEIGHT - NONE
 - BLANK - NONE
 - BLK - 1:51 FLOOR AREA RATIO
 - ZONE - N-1 (LIGHT INDUSTRIAL)
 - PARKING - 1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA
- ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LOS ANGELES PLANNING DEPARTMENT CONTACT: [HTTP://ZMA13101.COM](http://zma13101.com)
- NOTES ON PERMITTED ROOF OVERHANGS: THE CITY OF LOS ANGELES PLANNING DEPARTMENT CONTACT: [HTTP://ZMA13101.COM](http://zma13101.com)
- NOTES ON PERMITTED ROOF OVERHANGS: THE CITY OF LOS ANGELES PLANNING DEPARTMENT CONTACT: [HTTP://ZMA13101.COM](http://zma13101.com)

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE THE BASIS FOR THE PROPERTY BOUNDARIES AND AREA OF THE PREMISES.

THESE ARE NOT NECESSARILY THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE RECORD MAPS OF THE COUNTY OF LOS ANGELES.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" A THREAT OF FLOOD INSURANCE RATE MAP, COUNTY PANEL NO. 080327-100-F, WHICH BEARS AN EFFECTIVE DATE OF 8-28-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNER UNLESS OTHERWISE NOTED.

THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE THE BASIS FOR THE PROPERTY BOUNDARIES AND AREA OF THE PREMISES.

THESE ARE NOT NECESSARILY THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE RECORD MAPS OF THE COUNTY OF LOS ANGELES.

ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.

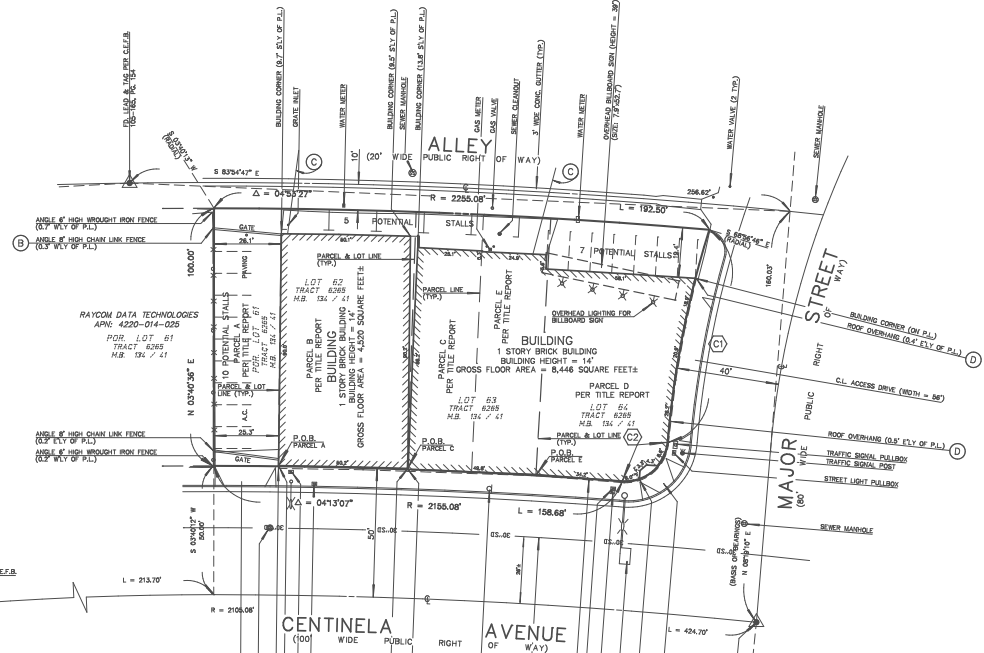
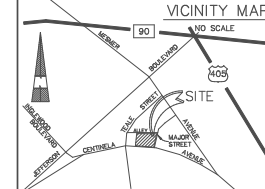
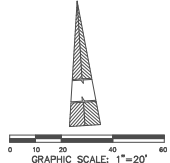
NO VISIBLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF ADDITIONS WERE OBSERVED, NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

STATEMENT OF ENCROACHMENTS:

1. LINE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THAT PORTION OF LOT 61 OF TRACT 8266, IN THE COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 134 PAGE 41 OF MAPS, BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 61, THENCE WESTERLY ALONG THE CURVED SOUTHERLY LINE THEREOF (BEING A CURVE CONVEX TO THE SOUTHWEST) HAVING A RADIUS OF 2265.00 FEET, A CHORD BEING 192.50 FEET, THENCE NORTHERLY ALONG A DIRECT LINE 100 FEET TO A POINT, THENCE NORTHERLY ALONG THE CURVED NORTHERLY LINE OF SAID LOT 61, HAVING A RADIUS OF 2265.00 FEET, A CHORD BEING 192.50 FEET, THENCE NORTHERLY ALONG A DIRECT LINE 100 FEET TO THE POINT OF BEGINNING.

PARCEL B:
LOT 62 OF TRACT 8266 AS PER MAP RECORDED IN BOOK 134 PAGES 41 THROUGH 44 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C:
THAT PORTION OF LOT 63 OF TRACT 8266, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 41 THROUGH 44 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63, THENCE EASTERLY ALONG THE CURVED SOUTHERLY LINE THEREOF 70 FEET TO A POINT, THENCE WESTERLY ALONG SAID CURVED SOUTHERLY LINE 20 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 63, THENCE NORTHERLY IN A DIRECT LINE TO A POINT IN THE CURVED NORTHERLY LINE OF SAID LOT 63, HAVING A RADIUS OF 2265.00 FEET, A CHORD BEING 192.50 FEET, THENCE NORTHERLY ALONG A DIRECT LINE 100 FEET TO THE POINT OF BEGINNING.

PARCEL D:
LOT 64 OF TRACT 8266, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 41 THROUGH 44 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL E:
THAT PORTION OF LOT 63 OF TRACT 8266, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 134 PAGES 41 THROUGH 44 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 63, THENCE WEST ALONG THE CURVED SOUTHERLY LINE THEREOF 70 FEET, THENCE WESTERLY ALONG SAID CURVED SOUTHERLY LINE 20 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 63, THENCE NORTHERLY IN A DIRECT LINE TO A POINT IN THE CURVED NORTHERLY LINE OF SAID LOT 63, HAVING A RADIUS OF 2265.00 FEET, A CHORD BEING 192.50 FEET, THENCE NORTHERLY ALONG A DIRECT LINE 100 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION DENIES ALL THAT PROPERTY DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS TCCR TITLE COMPANY ORDER NO. 917179-12, DATED JUNE 18, 2008.

PARKING STALLS:

NONE MARKED

LAND AREA:

16,112 SQUARE FEET
0.368 ACRES

ENGINEER'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, A CALIFORNIA LICENSED PROFESSIONAL SURVEYOR, HAVE CONDUCTED A REASONABLE AND CAREFUL SURVEY OF THE PROPERTY DESCRIBED IN THIS SURVEY AND HAVE FOUND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARD PRACTICES AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS, INC. (NAPS), IN 1926, AS AMENDED, AND THE STANDARD PRACTICES AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS, INC. (NAPS), IN 1926, AS AMENDED, AND THE STANDARD PRACTICES AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS, INC. (NAPS), IN 1926, AS AMENDED, AND THE STANDARD PRACTICES AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND THE NATIONAL ASSOCIATION OF PUBLIC SURVEYORS, INC. (NAPS), IN 1926, AS AMENDED.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

DAVID J. MACARTHUR
REG. 12602
DATE OF SURVEY: 7-7-09
DATE OF LAST REVISION: 7-8-09



ACCEPTED AND APPROVED FOR CONSTRUCTION	OWNER	BY	DATE
	CONTRACTOR	BY	DATE
	TITLE	BY	DATE
	DATE		
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE REQUIRED PERMITS BEING OBTAINED.			

REGIONS	NO.	DESCRIPTION

PROJECT ENGINEER	DATE
O.K.O. ENGINEERING INC.	7/7/09
REGISTERED PROFESSIONAL SURVEYOR/STRUCTURAL ENGINEER	1"=20'
23671 BRITCHER DRIVE	DRAWN
LAKE FOREST, CALIFORNIA 92650	B.J.M.
949/597-3577	CHECKED
FAX 949/597-3879	D.J.M.

SHEET TITLE	DATE
ALTA/ACSM LAND TITLE SURVEY	7/7/09
INDUSTRIAL BUILDING	1"=20'
5826 & CENTINELA AVENUE	DRAWN
LOS ANGELES, CALIFORNIA	B.J.M.
	CHECKED
	D.J.M.

SHEET NO.	DATE
1	7/7/09
1	7/7/09

6820-6826 Centinela St. Los Angeles CA