

FOR LEASE
CREATIVE COMPLEX
21,000 SF

3364-3386

E. Olympic Blvd

The Cave Complex



OPPORTUNITY ZONE / ECONOMIC DEVELOPMENT
MULTI-TENANT CREATIVE COMPLEX FOR SALE

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EXECUTIVE SUMMARY

Think Space Real Estate is pleased to present a rare opportunity to lease creative industrial / flex space located at **3364–3386 E. Olympic Blvd** in the heart of Boyle Heights, one of Los Angeles' fastest-evolving creative and industrial submarkets.

The property consists of a **multi-tenant creative compound totaling approximately 21,000 SF**, offering **2,000 SF to 4,500 SF suites** designed for a wide range of users including **creative studios, production, showroom, light manufacturing, and retail-oriented flex users**.

Originally constructed in 1941 and thoughtfully renovated, the property blends **authentic vintage character with modern functionality**, featuring exposed bow truss ceilings, skylights, polished concrete floors, and strong street frontage along a high-traffic corridor.



LEASING HIGHLIGHTS

- **Creative Industrial Product** – Highly sought-after flex space with authentic character
- **Flexible Suite Sizes** – ±2,000 SF to ±4,500 SF available
- **Excellent Visibility** – Frontage on heavily trafficked Olympic Blvd
- **High Ceilings** – ±20' clear height with exposed wood bow trusses
- **Natural Light** – Extensive skylights throughout spaces



- **Functional Layouts** – Open floor plans with mezzanines (select units)
- **Loading Capability** – Drive-in doors and dock-high loading
- **Power** – 400–600 Amps, 3-phase power
- **Creative Finishes** – Polished concrete floors, wood paneling, vintage steel doors
- **Secure Compound** – Gated industrial complex
- **Opportunity Zone / Enterprise Zone Location**



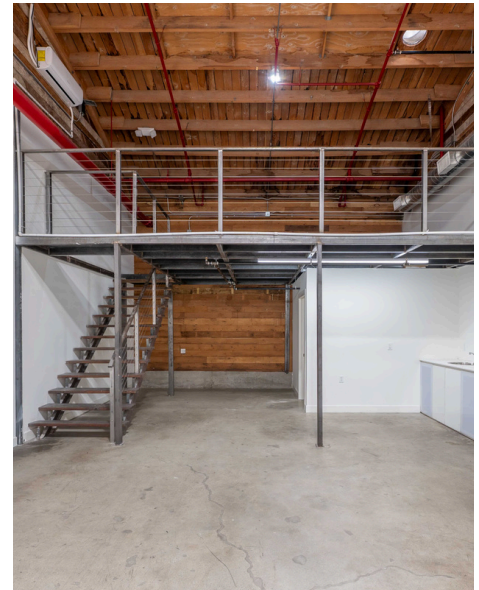
AVAILABLE SPACES

Suite	Size	Rate	Monthly Rent	Availability	Notes
3372-C	±2,000 SF	\$1.65/SF/MO	\$3,300	Immediate	Full build-out, mezzanine
3374	±2,500 SF	\$1.75/SF/MO	\$4,375	Immediate	Retail frontage
3386	±4,500 SF	\$1.70/SF/MO	\$7,650	Jun 2026	Large open creative space

- **Lease Type:** Modified Gross
- **Lease Term:** 3–5 Years

PROPERTY OVERVIEW

- **Total Building Size:** ±21,000 SF
- **Lot Size:** ±0.57 Acres
- **Year Built / Renovated:** 1941 / 2020
- **Construction:** Wood Frame
- **Zoning:** M2 (Light Industrial)
- **Parking:** ±16 spaces



PROPERTY DESCRIPTION

This unique creative campus offers a **blend of industrial utility and artistic character**, making it ideal for tenants seeking identity-driven space.

Key design features include:

- Sandblasted exposed wood bow truss ceilings
- Original redwood walls and vintage industrial elements
- Polished concrete flooring throughout
- Custom skylights providing abundant natural light
- Large metal roll-up and sliding doors
- Mezzanine office buildouts (select suites)

The project is specifically tailored to:

- Film / media production
- Fashion & apparel
- Showrooms
- Architecture / design studios
- Art studios (ceramics, glass, etc.)
- Creative office users



LOCATION OVERVIEW – BOYLE HEIGHTS / EAST LA

The property is strategically positioned in **Boyle Heights**, directly east of Downtown Los Angeles, an area experiencing significant transformation driven by creative users and adaptive reuse projects.

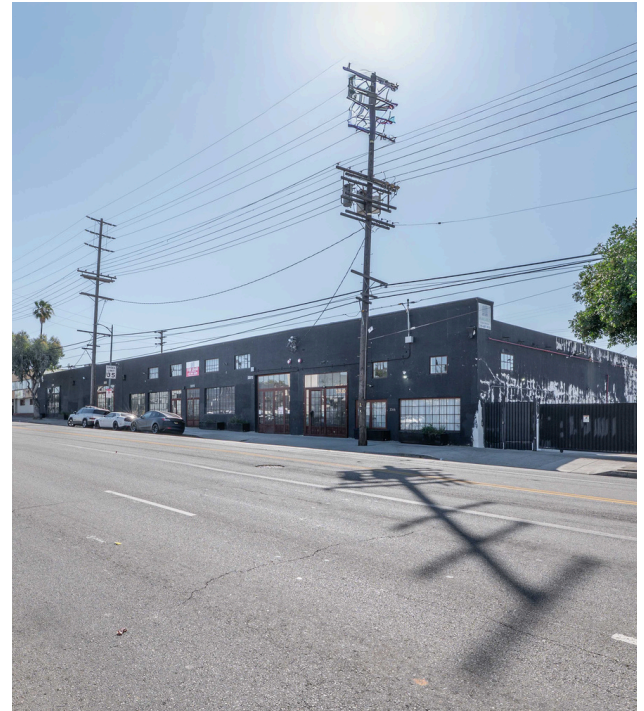
Key Location Advantages:

- **Minutes to Downtown Los Angeles**
- Close proximity to:
 - Arts District
 - Fashion District
 - Chinatown
- Near major infrastructure:
 - 6th Street Viaduct (major connectivity upgrade)
 - Access to major freeways:
 - I-5, I-10, I-60, I-710



TRANSPORTATION & ACCESSIBILITY

- ~10 minutes to Union Station
- ~8 minutes to Downtown LA core
- ~29 minutes to Los Angeles International Airport



DEMOGRAPHICS SNAPSHOT

1-Mile Radius:

Population: ~23,000

Median Household Income: ~\$48,800

Average Household Size: 3.7

3-Mile Radius:

Population: ~269,000

Median Household Income: ~\$51,000



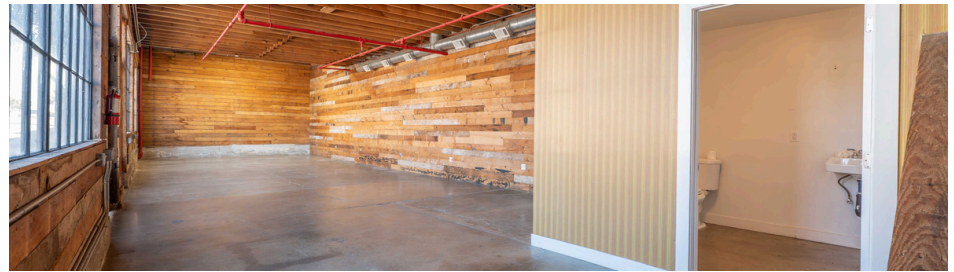
IDEAL TENANT PROFILE

This property is best suited for:

- Creative / media production companies
- Apparel / fashion brands
- Furniture / showroom users
- Content studios / podcast / digital media
- Light manufacturing & maker spaces
- Experiential retail / event users



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CONTACT INFORMATION:

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