

2214 S WESTERN AVE

LOS ANGELES, CA



A CREATIVE ADAPTIVE-REUSE OPPORTUNITY

5,220 SF | Office - Retail - Specialty Uses - Church/Religious Uses

CIM

THE OPPORTUNITY

2214 S Western presents a unique adaptive-reuse opportunity within a former church building offered in second-generation condition and ready for tenant build-out. The property features 20-foot ceiling heights, multiple points of entry with landlord improvements available for qualified tenants seeking to create a customized creative, office, retail, or specialty space in a central Los Angeles location.



5,220 SF of flexible interior space



Central LA location, immediate access to the 10 freeway



Exterior & Site Features

- » Gated and secured property
- » Exterior building signage available
- » Onsite secured parking
- » Additional patio / outdoor space available
- » Strong visibility along Western Avenue



Interior Features

- » High-volume space with 20' ceiling heights
- » Ideal for creative office, studio, retail, or specialty use
- » Adaptable infrastructure for a range of tenant configurations

AREA DEMOGRAPHICS

(3 Mile Radius)¹



245,247

Total Employees



29,910

Total Businesses



589,214

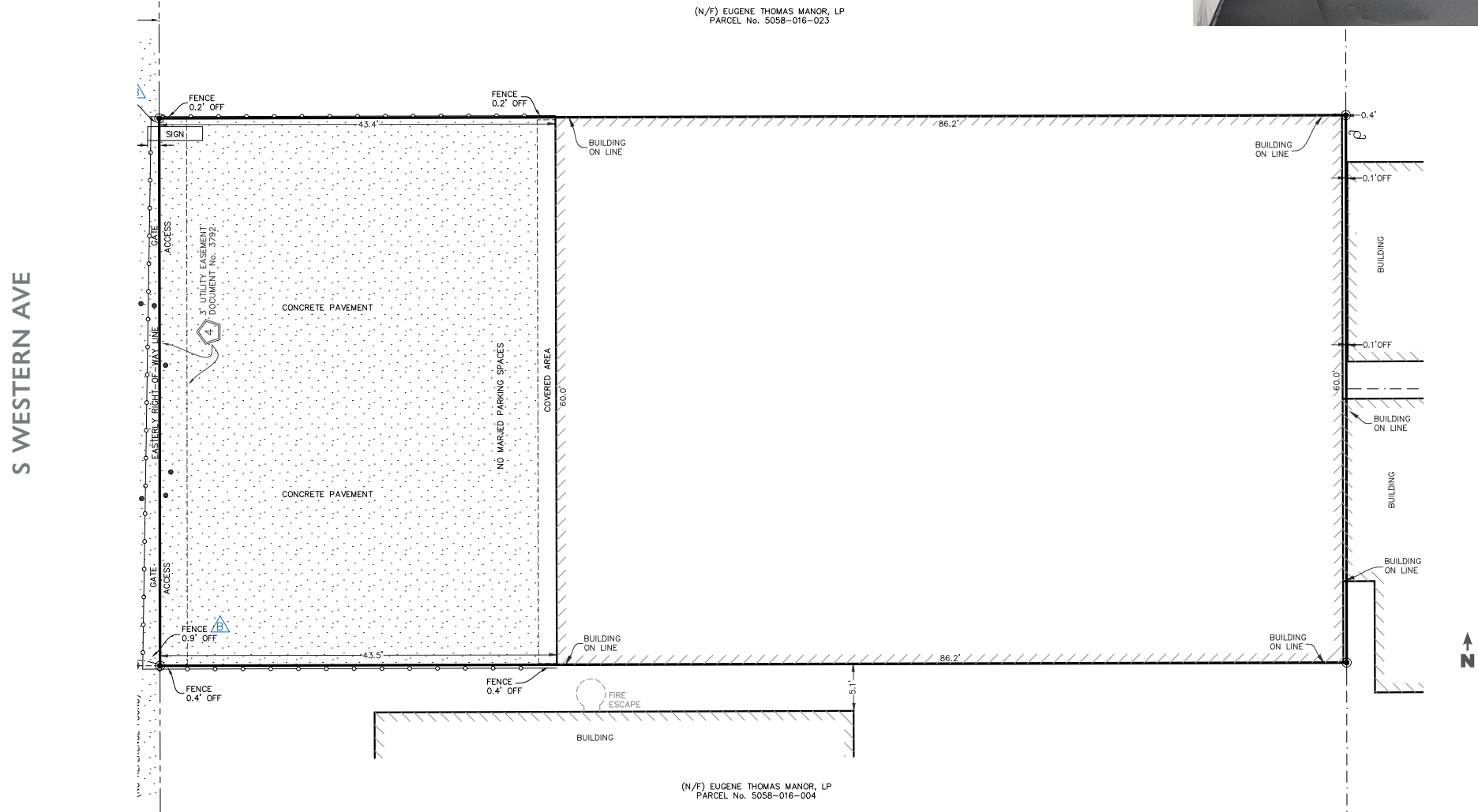
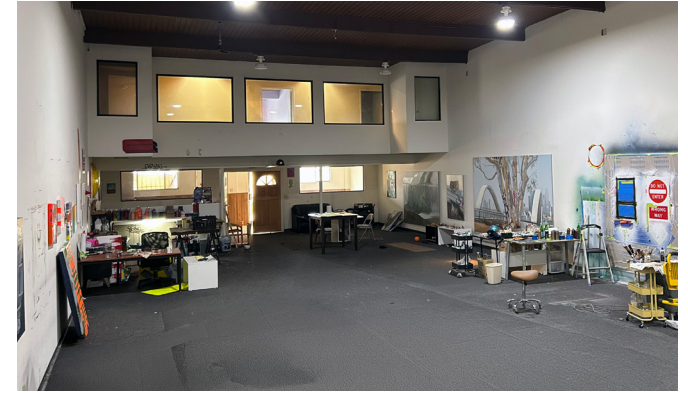
Population



218,506

Households

FLOOR PLAN: 5,220 SF



Neighborhood

A growing variety of restaurants, retail and entertainment within minutes of 2214 S Western.



JOHNNY'S

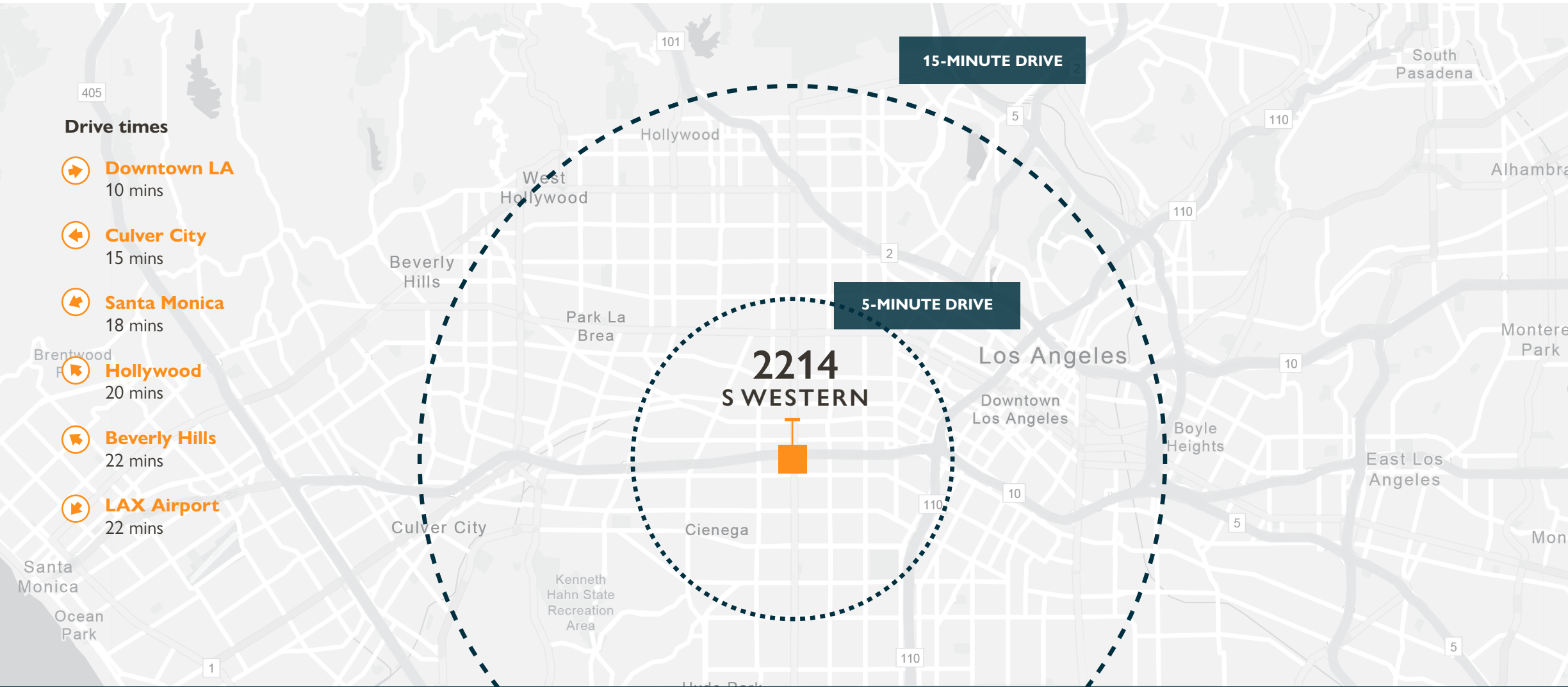
CAVA
Mezze Grill

NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

CENTO

Ralphs

HIGHLY LIKELY
CAFE & RESTAURANT



2214

S WESTERN BLVD
LOS ANGELES, CA

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CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. www.cimgroup.com

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