

OFFERING MEMORANDUM

1630 W OLYMPIC BOULEVARD

*2 Spaces With Efficient Floor
Plans Available For Lease*



LOS ANGELES, CA 90015

km Kidder
Mathews

TWO SPACES FOR LEASE

*An Exceptional Opportunity for a Tenant in
One of the City's Most Vibrant Markets.*

This versatile building offers an outstanding opportunity for a tenant seeking a prime location in one of the city's most dynamic and growing areas. With a flexible layout and ample on-site parking, this property is perfectly suited for non-profits, charter schools, professional services, and a wide range of other business uses.

Positioned for convenience and accessibility, the building combines functionality with location—making it second to none in its category. The thoughtful design supports a wide variety of configurations, allowing for seamless adaptation to suit your specific operational needs.

KEY FEATURES

Excellent location in a high-demand market

Generous on-site parking with secured gated parking

Flexible and efficient floor plan

Well-suited for educational, nonprofit, or professional use

Don't miss the chance to own a premier property in a thriving district—a rare opportunity with unmatched potential



ADDRESS	1630 W Olympic Blvd, Los Angeles, CA 90015
LEASE RATE	\$1.25-\$1.50/SF NNN
FLOOR 1 & FLOOR 2	12,461 SF
APN(S)	5137-016-023, 5137-016-019, 5137-016-018, 5137-016-017
BUILDING SF	24,922 SF
LAND SF	35,611 SF
YEAR BUILT/RENOVATED	1958/1988
ZONING	C2 and R3
STORIES	2
ELEVATORS	1 passenger and handicap lift
PARKING SPACES	75 (2.81/1,000 SF)

PROPERTY HIGHLIGHTS

Excellent access to Downtown and Mid-Wilshire Korea Town areas

Good ingress and egress to major freeways

High identity corner location

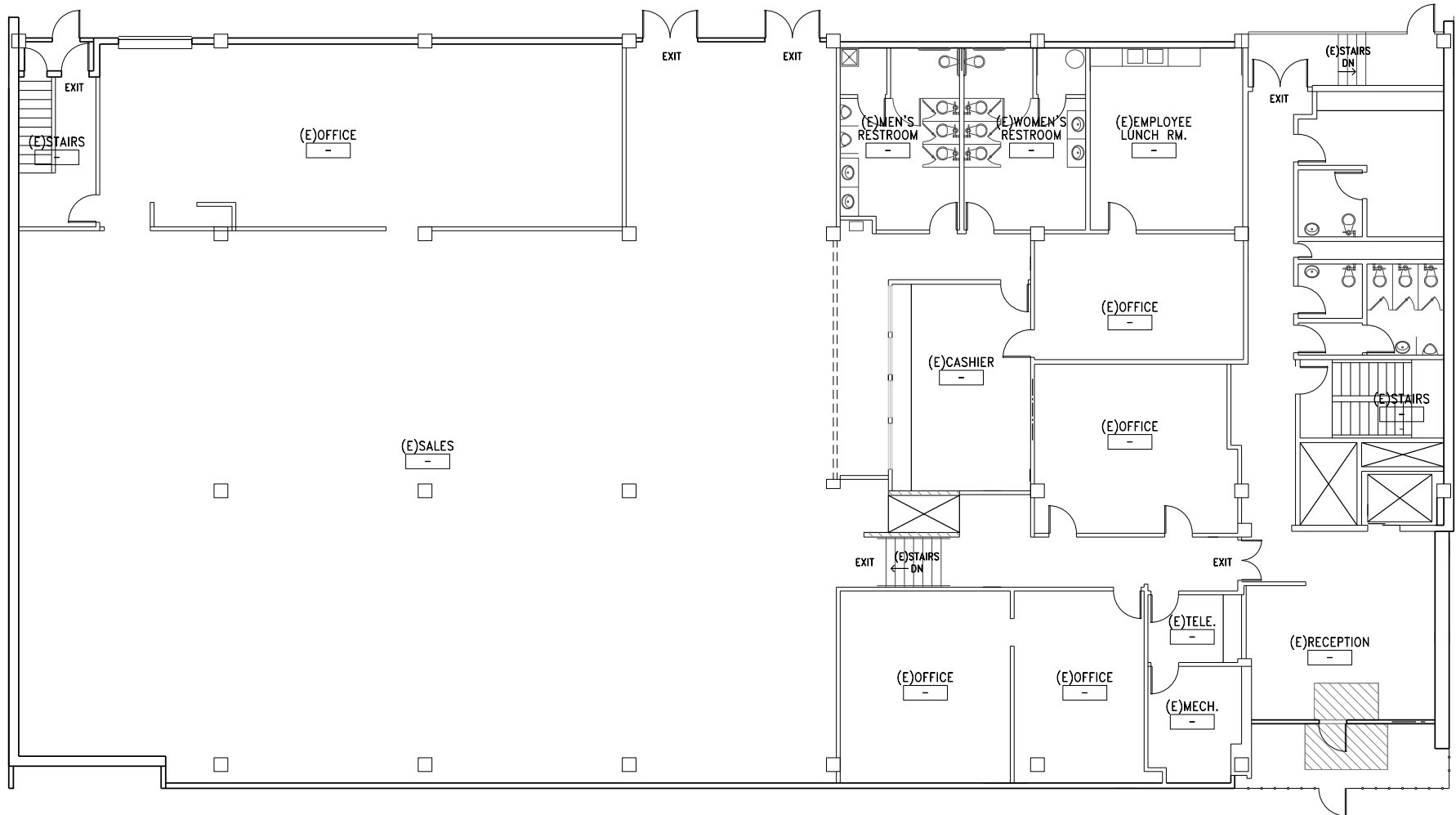
Building adaptable to a variety of users including sales/service, office, or charter school



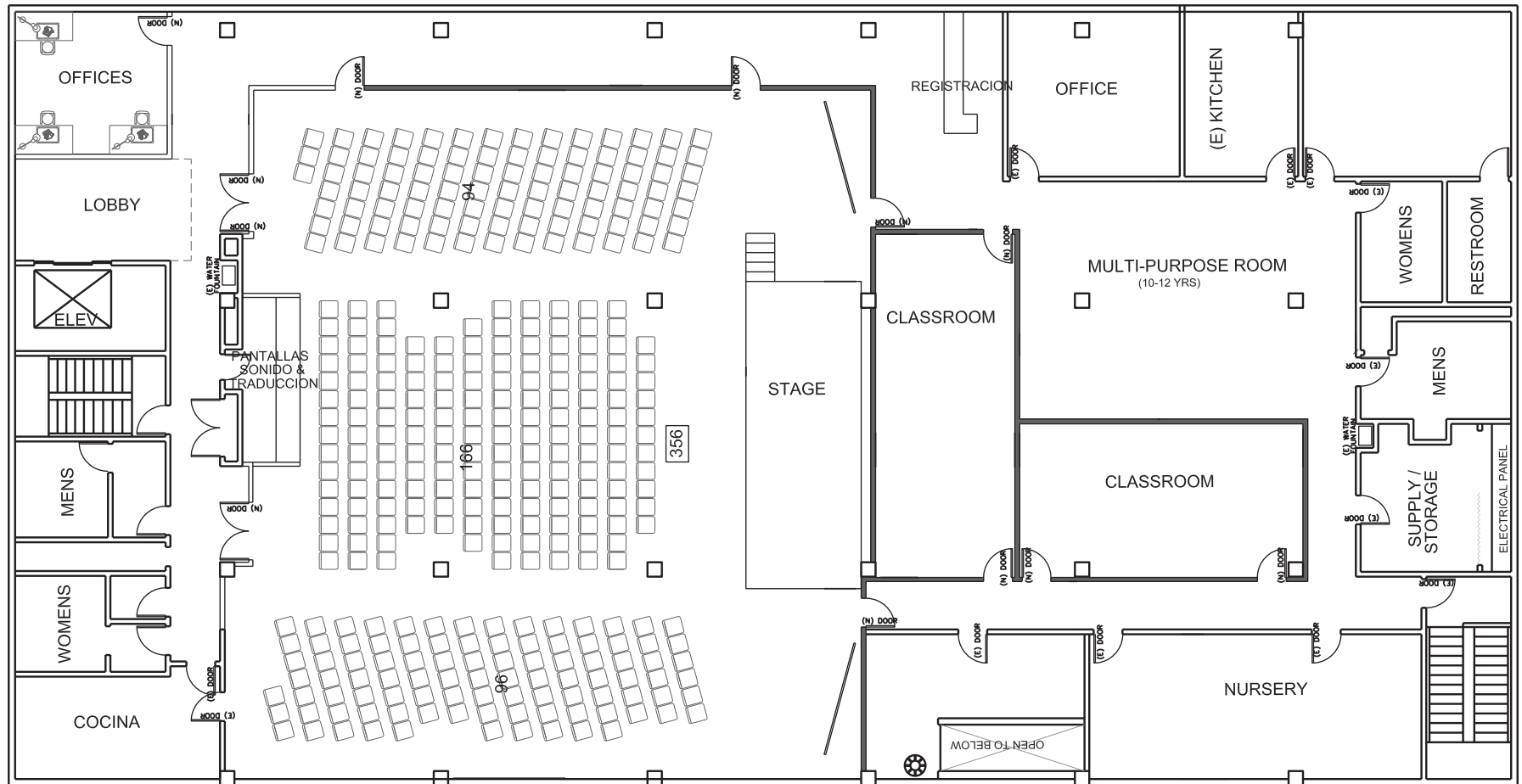
PROPERTY OVERVIEW



1ST FLOOR



2ND FLOOR



PLAT MAP





LOS ANGELES MARKET INSIGHT

A place for bold dreams, creative expression and limitless possibilities, Los Angeles is a city defined by its people.

One of the most culturally diverse destinations in the world with Angelenos from 140 countries who speak 224 different languages, LA inspires visitors to immerse themselves in unique perspectives, unexpected moments and open-hearted community.

Los Angeles is the world's premier center for the entertainment industry, home to a handful of the planet's most famous studios. In addition, L.A. is a tour de force in tourism and international trade, as well as having an increasing strength in digital media, technology, fashion and the arts, solidifying the diversification of the region's economy.

Aerospace is a key innovation industry in L.A., being home to headquarters or offices for SpaceX, NASA's Jet Propulsions Lab, Boeing and more, the city employs top engineering talent and this fast-growing industry results in a tremendous amount of indirect employment. A manufacturing powerhouse, Los Angeles is also home to the largest twin-port complexes in the Western Hemisphere, processing more than 40 percent of the goods entering to and from the United States and providing directly and indirectly hundreds of thousands of middle-class jobs to the region. Jobs in health care and tourism are on a particular growth spurt, indicating the region's increasing reliance on services and as an attractive place to visit and live.

Source: discoverlosangeles.com

LOCATION OVERVIEW



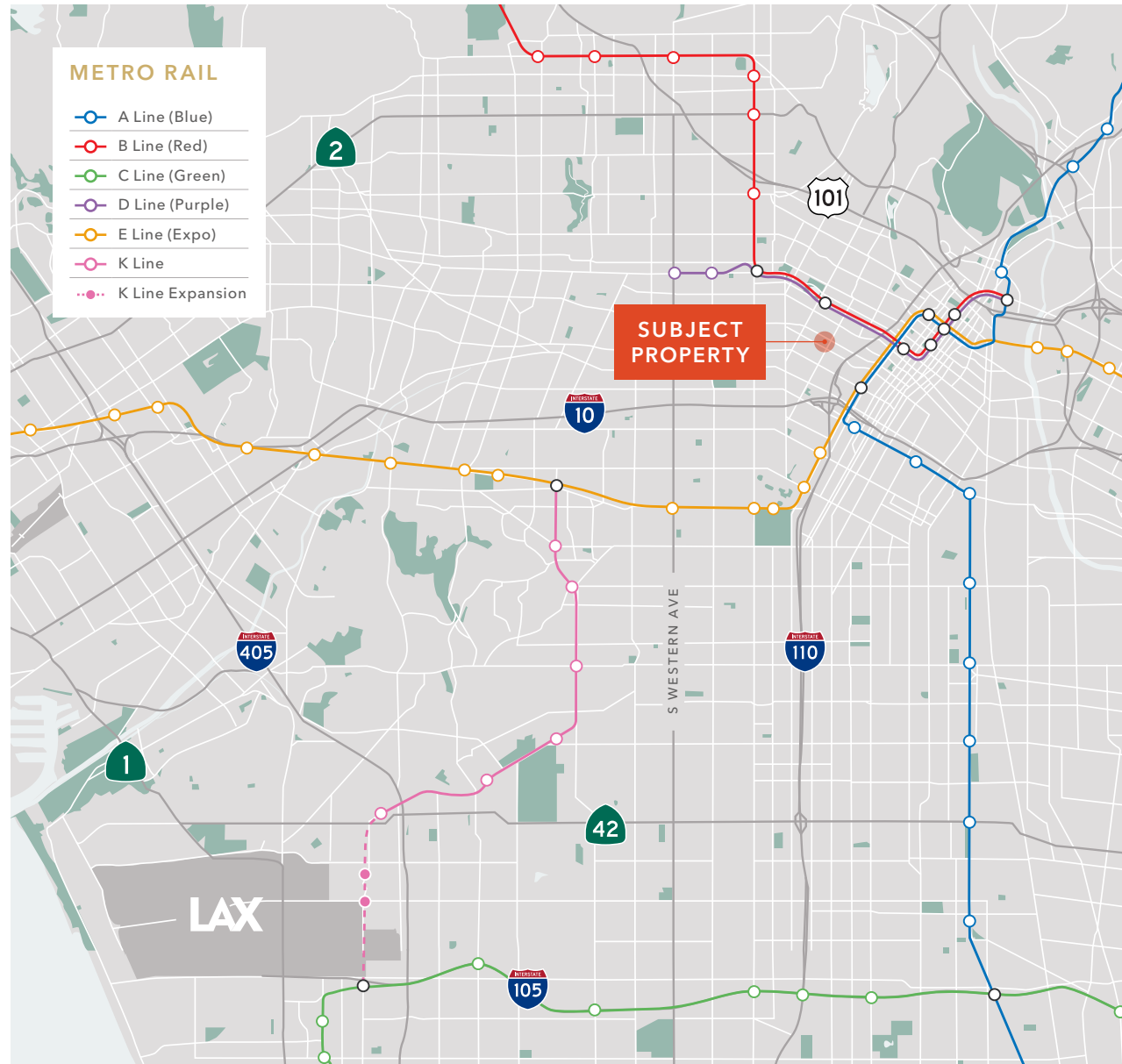
CITY TRANSIT

While Los Angeles is famously known for its car-centric culture, the city has actively worked to expand reliable public transportation. Downtown Los Angeles is serviced by an extensive network of public transportation options, including the Metro rail lines, such as the Red and Purple lines, which provide convenient access to key destinations throughout the city and beyond. Additionally, an extensive bus network operated by the Los Angeles County Metropolitan Transportation Authority (Metro) offers reliable and affordable transit options for commuters navigating downtown.

The area is additionally served by major highways and thoroughfares, facilitating easy access to neighboring communities and regional destinations. With ongoing investments in infrastructure and transportation initiatives, Downtown Los Angeles continues to prioritize accessibility and connectivity, ensuring seamless mobility for all who traverse its bustling streets.

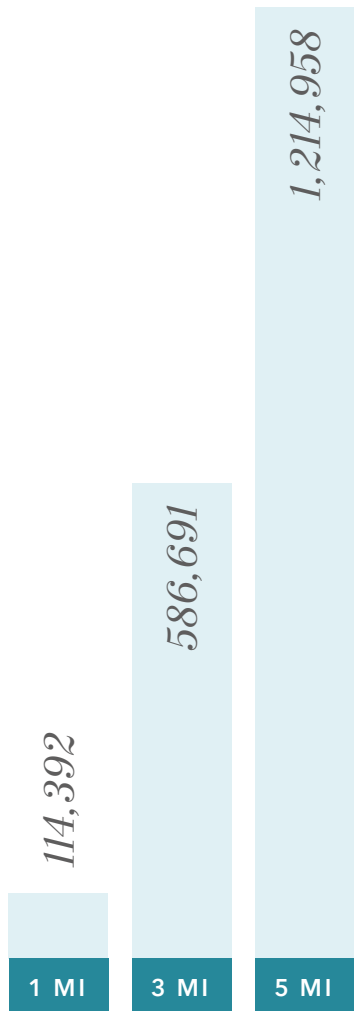
MEET THE K LINE

The K Line, also known as the Crenshaw/LAX project, will connect the E (Expo) Line via the Crenshaw Corridor through Inglewood to the C (Green) Line near Los Angeles International Airport. The K Line is a 8.5-mile light rail line that extends from the intersection of Exposition and Crenshaw boulevards to the Metro C Line’s Aviation/LAX Station.

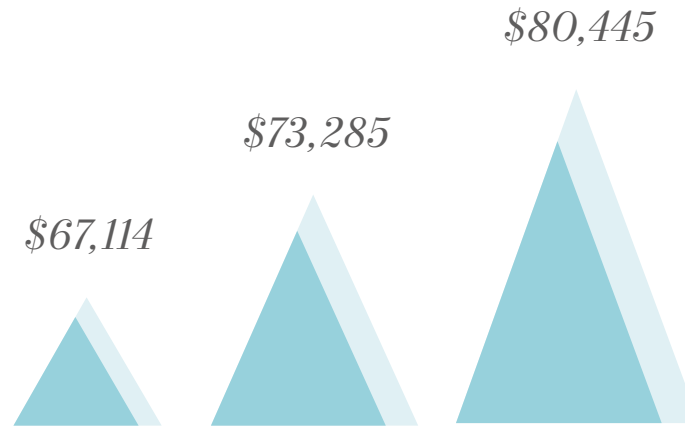


DEMOGRAPHICS

ESTIMATED POPULATION



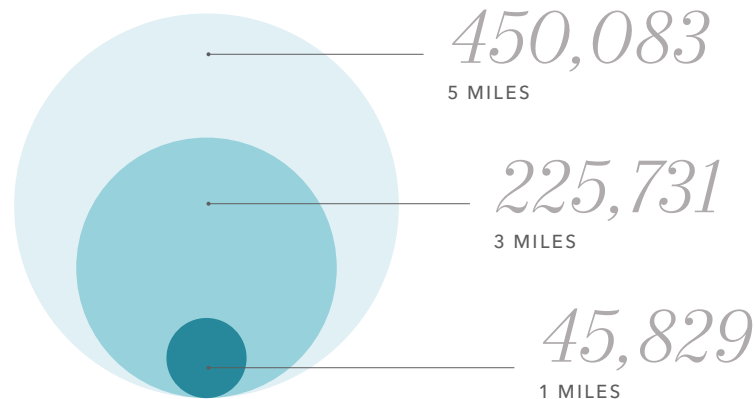
AVERAGE HOUSEHOLD INCOME



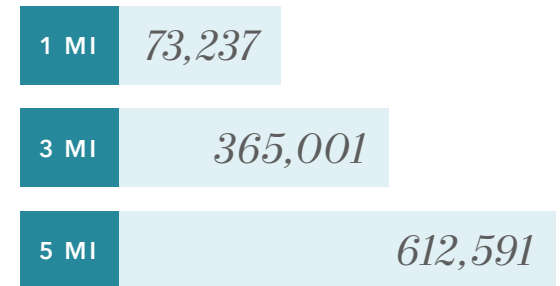
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: © 2025 CoStar Group

Exclusively listed by

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