

# EXCLUSIVE LISTING

## 4055 E Olympic Blvd, Los Angeles, CA 90023

Rare medical office investment offering. Priced well below replacement cost with subterranean parking built in 1992

Value-Add Opportunity, First Time on the Market!



### Property Overview

Subject Property: 4055 E Olympic Blvd,  
Los Angeles, CA 90023

Asking Price: \$4,200,000

Price Per SqFt: \$267

Year Built: 1992

Building Area: 15,746 SF

Lot Size: 14,141 SF

APN#: 5242-004-017

Number of Units: 10

Unit Mix: 10 x Medical Office  
2 x Cellphone Tower

Zoning: LCM1

### INVESTMENT & PROPERTY HIGHLIGHTS

- Built in 1992 specifically as a medical office, first time on the market
- Priced well below replacement cost with subterranean parking (2 levels of parking) and many amenities
- Value add opportunity through multiple strategies: selling existing cellphone tower leases, adding new cell tower lease, rehab the exterior, increase rents, etc.
- Ability to add new cell tower lease to increase income.
- Rare medical office investment offering located in a prime infill location in a high density area
- Purpose built for medical office use, adjacent to Los Angeles Community Hospital and minutes away from East Los Angeles Doctor's Hospital
- Flexibility to use as investments or an owner-user
- Strong demographic data for a medical office location, with more than half of households within a 3 mile radius are comprised of families with children.
- Significant rental upside with many long-time and established tenants
- Excellent freeway access to the 5 FWY, 710 FWY and 60 FWY, Close to the Los Angeles Arts District
- Built specifically for medical office in 1992, copper plumbing, newer electrical system, newer roof,
- Overparked building with 2 levels of parking (one subterranean) with a total of 59 spaces (2 handicapped spaces)
- fire sprinkler in each unit, gated parking, secured entrance, water heater, HVAC system for each unit, and an ADA compliant Elevator
- Gated parking, secured entrance, security cameras installed, fully sprinklered building.
- Well maintained units with separately metered utilities for gas and electricity
- Current medical office tenants completed high value tenant improvements at their own costs.
- Great exposure on Olympic Bl., excellent frontage, and a high traffic volume with more than 23,000 vehicles per day

LISTED BY:  
**HAN WIDJAJA CHEN**  
**JUSTIN MCCARDLE**  
**MARC SCHWARTZ**

📞 626.594.4900  
📞 909.486.2069  
📞 213.362.8500

✉️ han.chen@growthinvestmentgroup.com  
✉️ justin@growthinvestmentgroup.com  
✉️ marc.schwartz@growthinvestmentgroup.com



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Most errands can be accomplished on foot.

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