
OFFERING MEMORANDUM

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CAROLWOOD

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FOR LEASE

5055 - 5057 W WASHINGTON BLVD

LOS ANGELES, CA 90016

\$2.25 PSF NNN

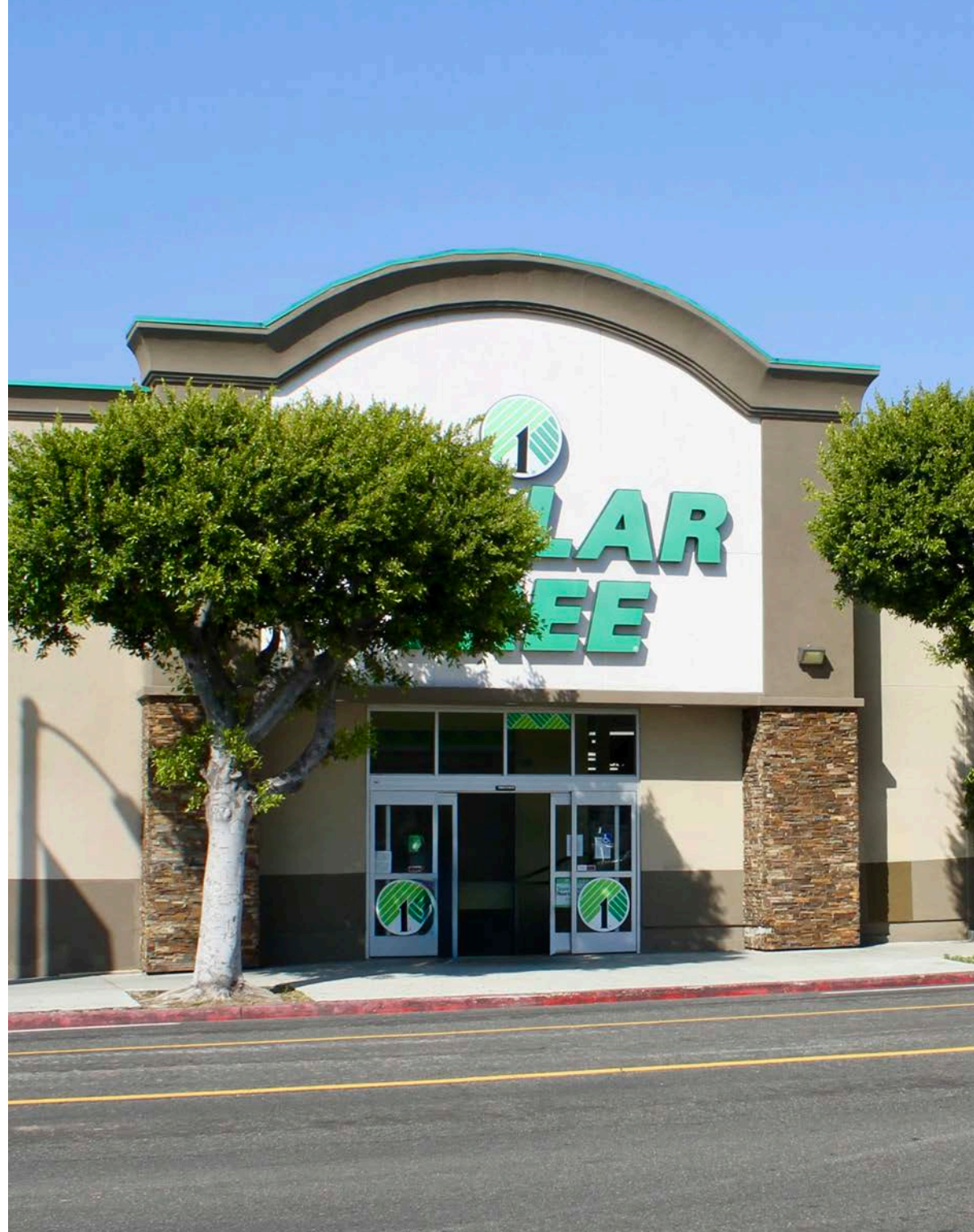
PROPERTY DESCRIPTION

5055-5057 W Washington Blvd. is currently a DOLLAR TREE store available November 1, 2024. The building is comprised of approximately 11,500 sf of building on a lot size of approximately 19,232 sf. The Property features excellent frontage, signage, and visibility, open space, high ceilings, and abundant parking on the west and rear of the building.

LOCATION

This corner property is centrally located at the northwest corner of Washington and Orange, just west of La Brea Avenue and north of the I-10 freeway.

Please DO NOT DISTURB existing Tenant. All inquiries and showings are to be done through Chris Mara - 310.927. 5865.



BUILDING SIZE

± 11,500 SF

PARKING

20 cars + 1 handicap space

LOT SIZE

± 19,232 SF

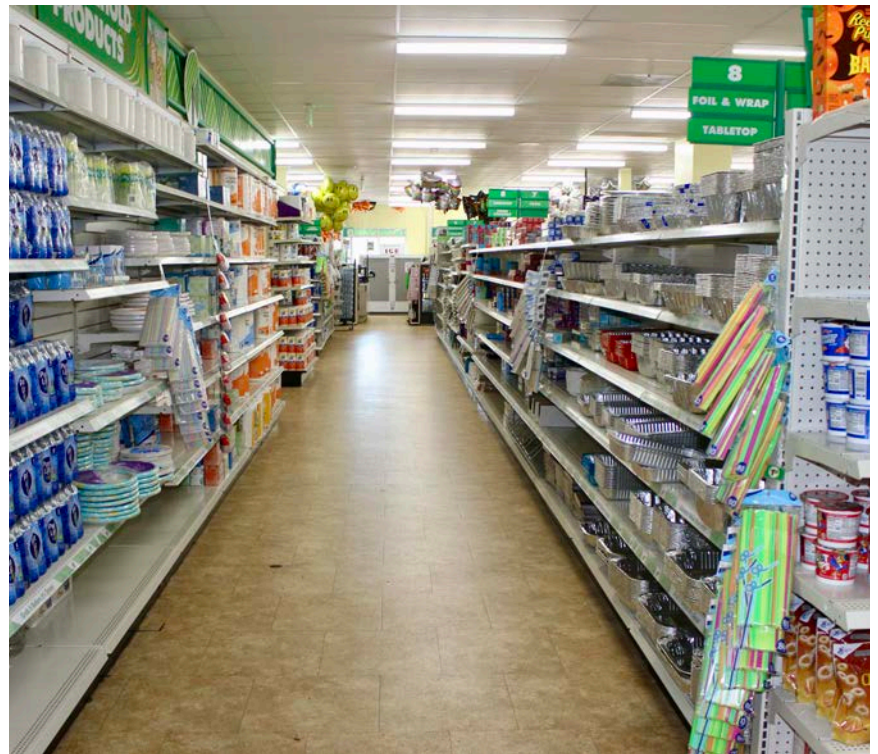
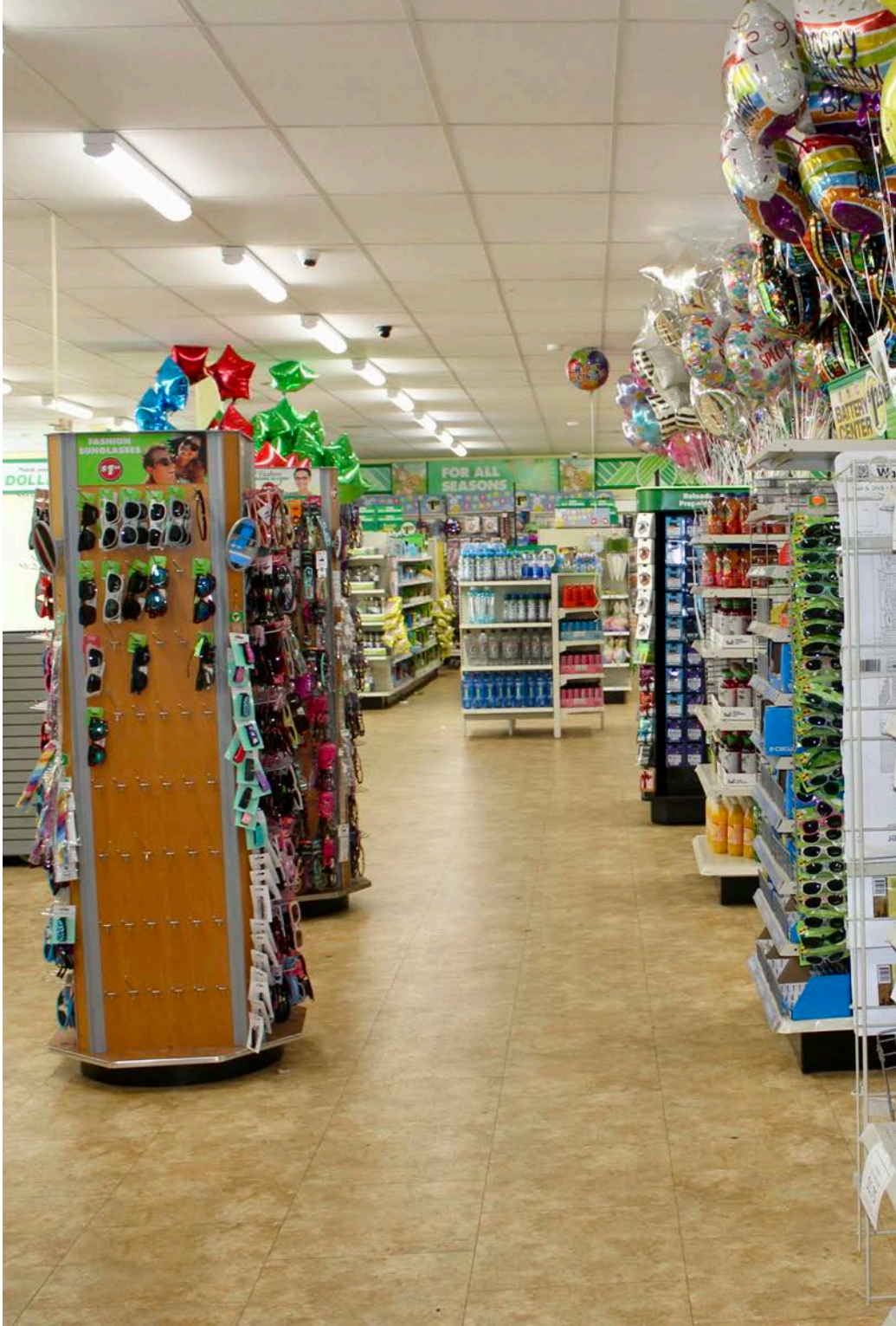
USAGE

Retail/Showroom

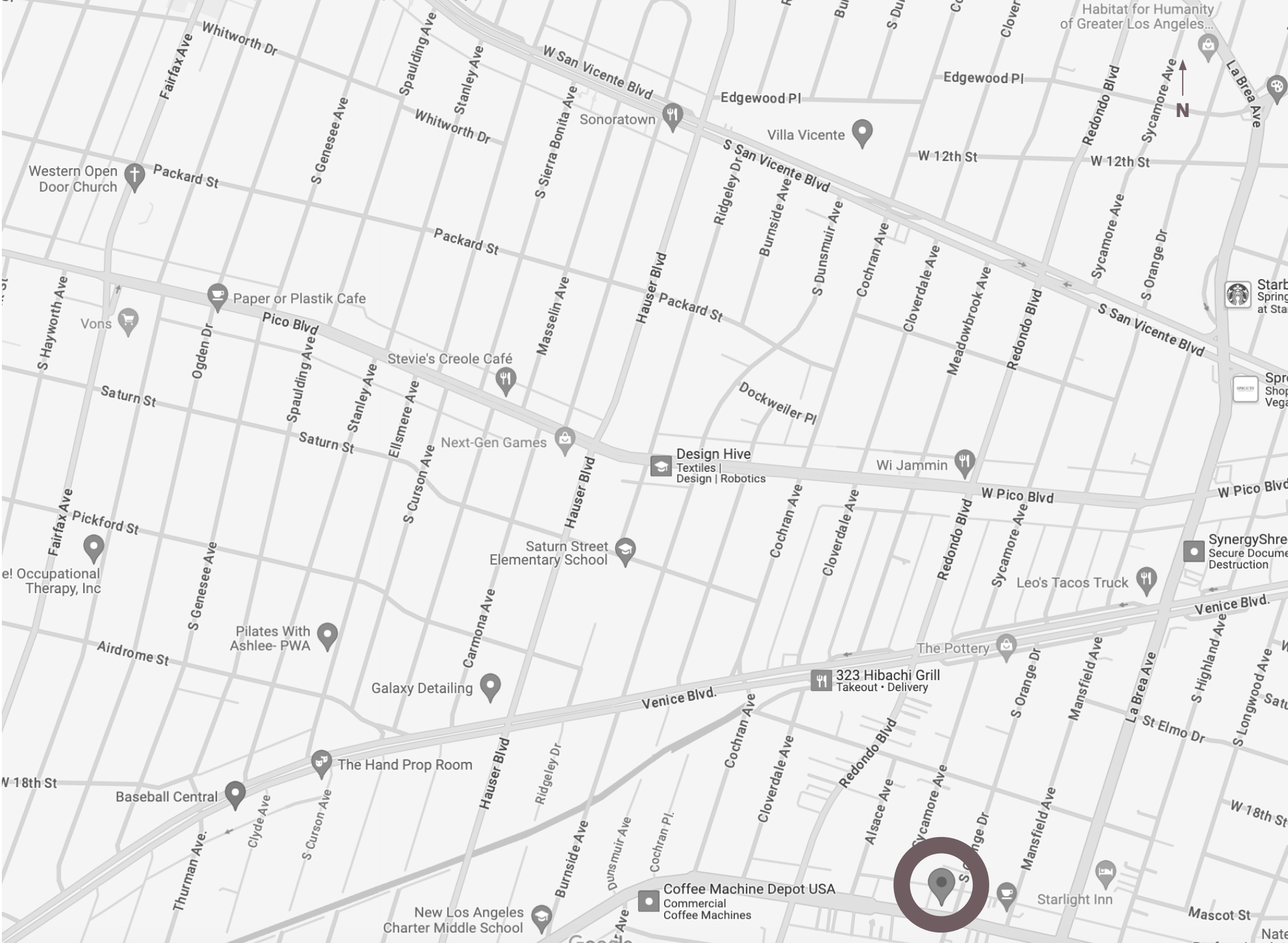














The Getty

Beverly Wilshire
Four Seasons Hotel

The Beverly Hills Hotel

N →

Crestview

Faircrest Heights

The Hand Prop Room

Darling Donuts
& Ice Cream

The Zoo Cycles

5055 - 5057 W Washington Blvd

Sully Restoration

LAFD Station 58

Roscoe's Chicken & Waffles



Hollywood Sign

Hollywood Bowl



Fairfax

Miracle Mile

Mid Wilshire

Hollywood

Museum Row

LACMA

La Brea Tar Pits

Academy Museum

Peterson Automotive

Leo's Taco Truck

5055 - 5057 W Washington Blvd

LAFD
Station 58

Jurassic Magic Coffee

Local Highlights

1. LACMA

Located on the Pacific Rim LACMA is the largest art museum in the western United States, with a collection of nearly 149,000 objects that illuminate 6,000 years of artistic expression across the globe. Committed to showcasing a multitude of art history LACMA exhibits and interprets works from new and unexpected points of view that are informed by the regions rich cultural heritage and diverse, technologists, and thought leaders as well as in its regional, national, and global partnerships to share collections and programs, create pioneering initiatives, and engage new audiences.

3. THE LA BREA TAR PITS

Right in the heart of L.A. sits the worlds most powerful gateway to the Ice Age. The asphalt seeps at La Brea Tar Pits and is the only active urban fossil dig site in the world. Plants and animals from the last 50,000 years are discovered here every day. Outside, you can watch excavators carve fossils out of the asphalt. Inside the museum at La Brea Tar Pits (established in 1977 as the George C. Page Museum), staff prepare these discoveries in the see-through Fossil Lab. You'll see the final result in our exhibitions: extraordinary saber-toothed cats, mammoths, dire wolves, and mastodons.

2. CRAFT CONTEMPORARY

Founded as a museum in 1973, Craft Contemporary reveals the potential of craft to educate, captivate, provoke, and empower. With a focus on contemporary art made from craft media and processes, Craft Contemporary presents dynamic exhibitions by established and emerging artists and designers who are often underrepresented in larger art institutions. Craft Contemporary complements these exhibitions with a creative line-up of educational programs, including hands-on workshops led by professional artists. Craft Contemporary cultivates an environment for people in Los Angeles to deepen their relationship to art, creativity, and one another.

4. THE PETERSON AUTOMOTIVE MUSEUM

American automotive museums have come and gone, but until publishing magnate and philanthropist Robert E. Petersen and his wife Margie opened the Petersen Automotive Museum, there was no central location in which to celebrate the entirety of automotive history, industry, culture and artistry in Los Angeles, the most carcentric city the world has yet known. Even the Petersen Automotive Museum building represents aspects of automotive history as important as the vehicles displayed inside. Its architecture, user friendly parking facility, and central location make it a living example of automobile culture in Los Angeles.



Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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