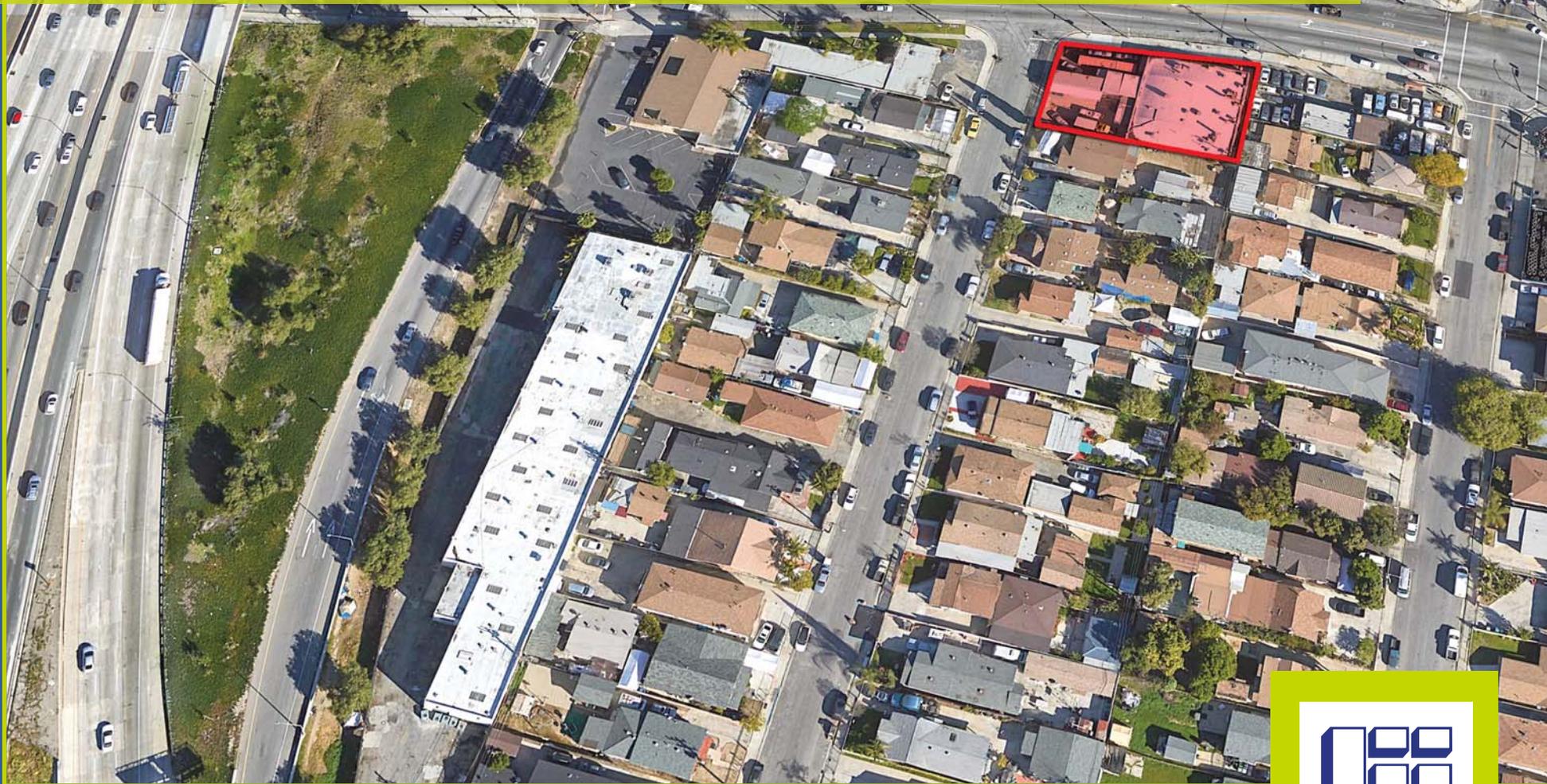


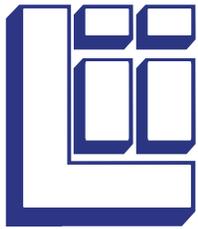
OFFERING MEMORANDUM

4600 OLYMPIC BOULEVARD

LOS ANGELES, CA 90022



LAMBERT
INVESTMENTS INC.



LAMBERT
INVESTMENTS INC.

THE PROPERTY

Lambert Investments offers this Commercial LCM1 Lot for sale in Los Angeles, California. Conveniently located off the 710 Freeway on Olympic Boulevard, east of Eastern Avenue.

Property is being sold for land value. The existing vacant building was previously used as a meat packing plant and experienced a fire.

Buyer to conduct their own independent investigation as to allowable uses, entitlements and zoning.

Francyne Lambert

Mobile: 310.720.9299

Francyne@lambertinc.com

Carl Lambert

Mobile: 310.663.6030

Carl@lambertinc.com

Shane Moses

Mobile: 972.467.6536

Shane@lambertinc.com

2 Breeze Avenue

Venice, CA 90291

www.LambertInc.com

DRE# 00860625

Office: 310.453.9656

Address	4600 E. Olympic Blvd., Los Angeles, CA 90022
Purchase Price	\$775,000
Price/PSF	\$69.00
Lot Size	11,243 SF
Zoning	LCM1
APN#	5246-008-043

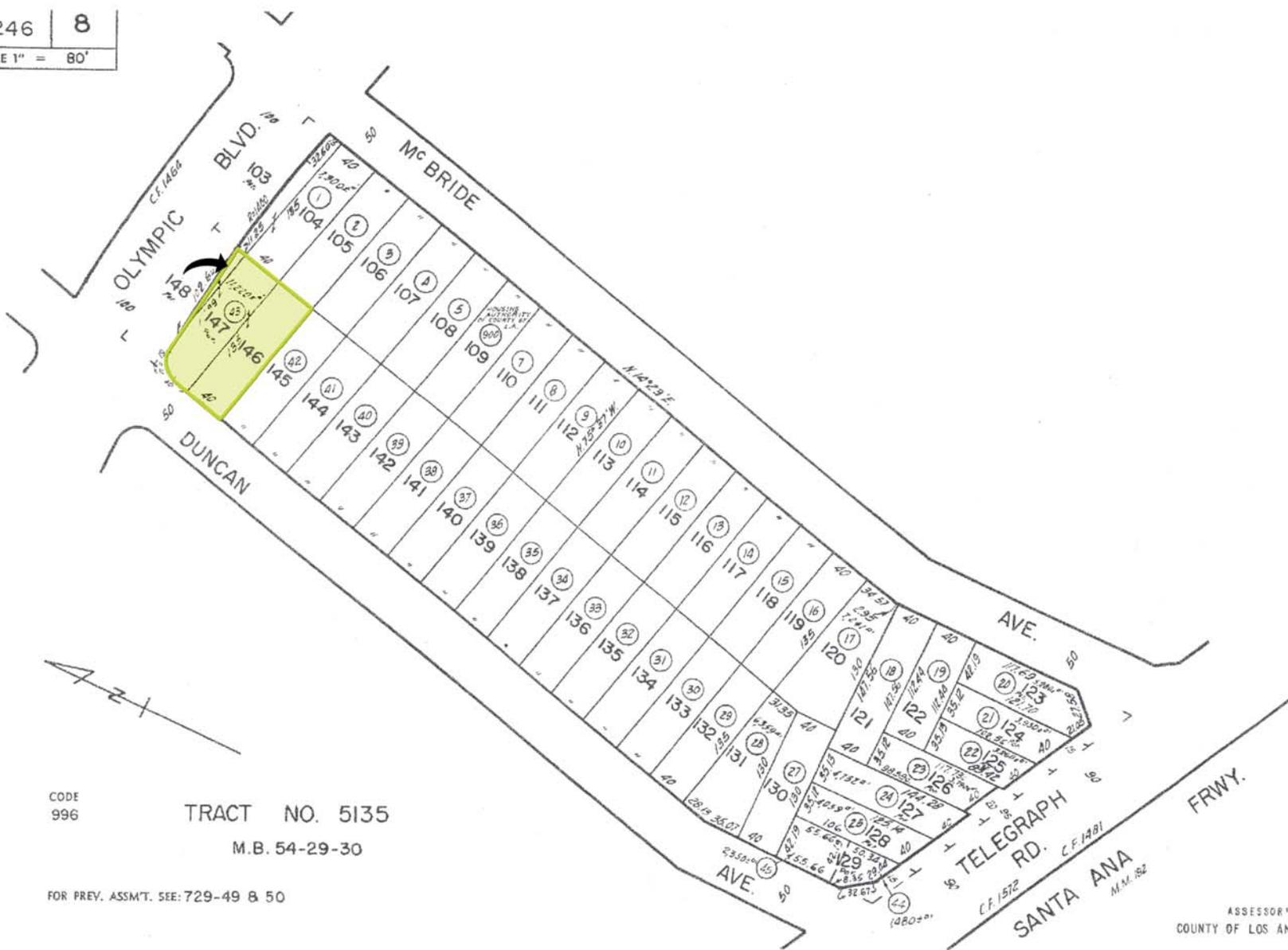
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
Population	46,666	287,479	831,351
Est Population (2025)	46,622	287,811	838,998
HOUSEHOLDS			
Households	11,072	72,803	222,886
Est Households (2025)	11,008	72,549	225,413
INCOME			
Avg. HH Income	\$56,006	\$62,875	\$65,951
Est. HH Income (2025)	\$60,545	\$68,787	\$73,145
BUSINESS			
Business (2020)	1,002	9,166	32,877
Employees (2020)	8,552	127,797	343,235

LOCATION

5246 | 8
 SCALE 1" = 80'

REVIS
 662512
 701202217
 750823
 75100321
 84072660R-2

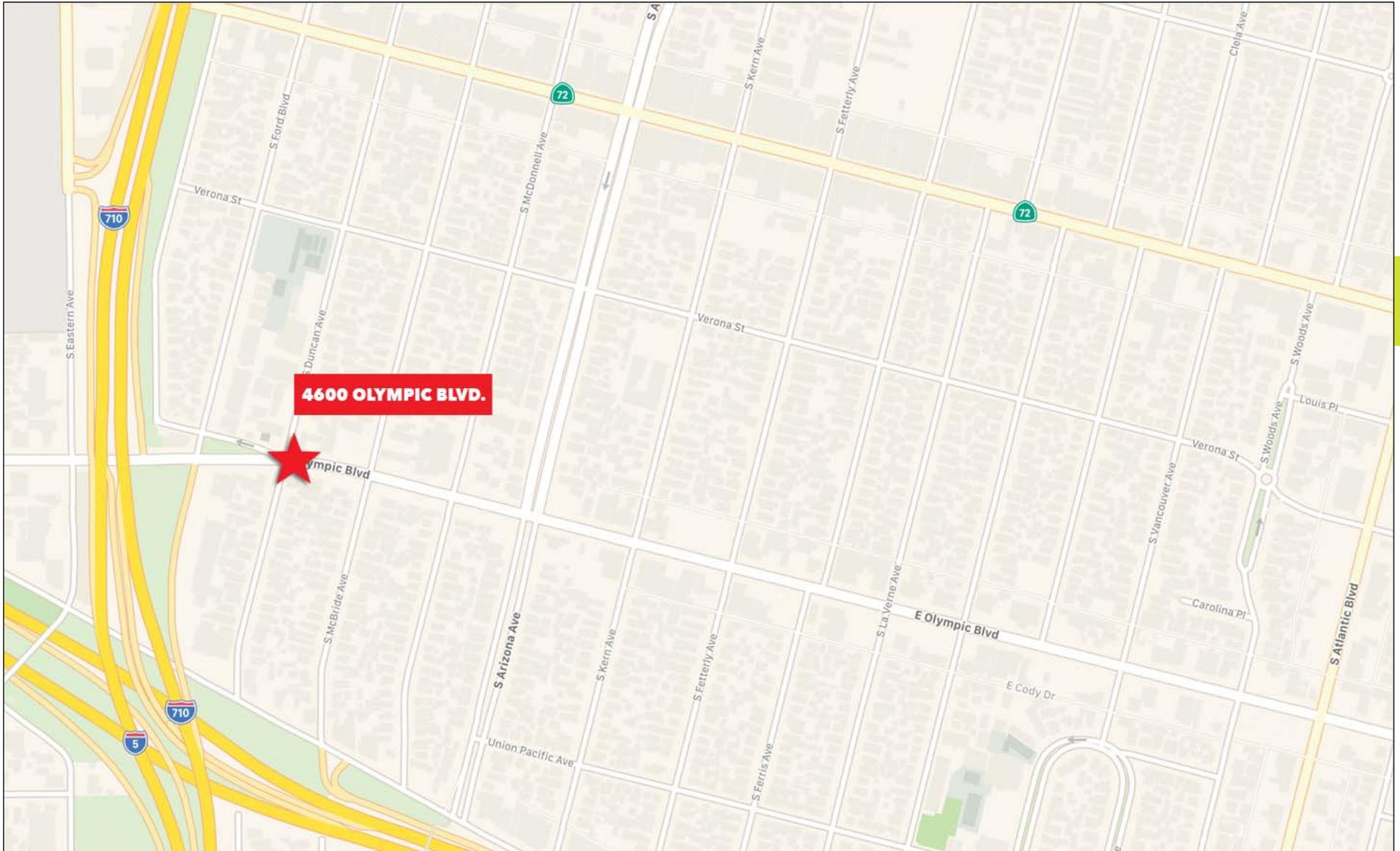


CODE 996 TRACT NO. 5135
 M.B. 54-29-30

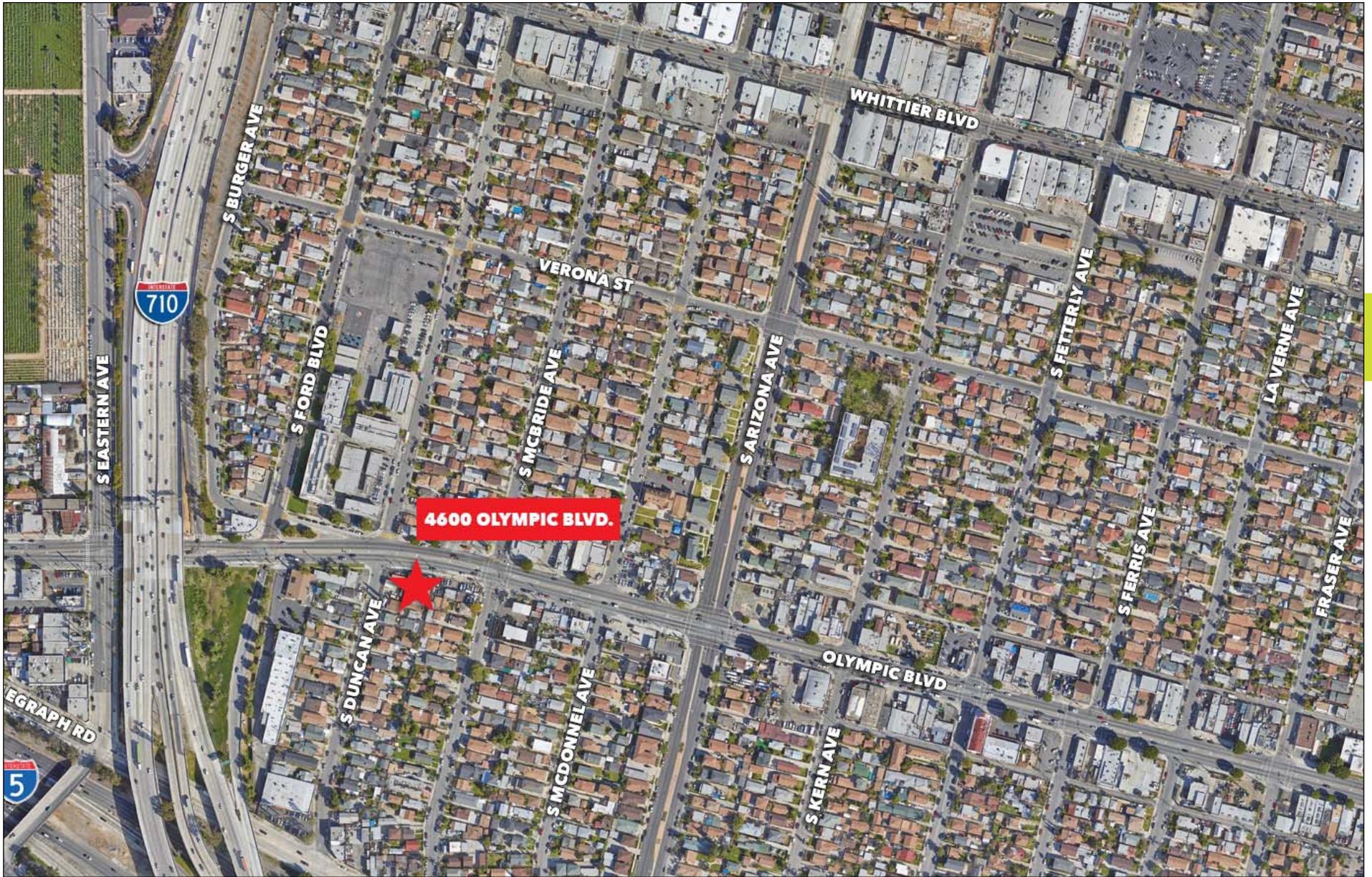
FOR PREV. ASSMT. SEE: 729-49 & 50

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

LOCATION - MAP



LOCATION - AERIAL



LAMBERT INVESTMENTS, INC.

Lambert Investments, Inc. is often referred to as “The Broker’s Broker”. Specializing in apartment sales throughout West Los Angeles for over three decades, with prominence and leadership throughout Santa Monica, Venice Beach and the Westside through Downtown Los Angeles and the San Fernando Valley.

Francyne Lambert; *Vice President*

A California real estate broker since 1979, Francyne Shapiro-Lambert is a specialist in the brokerage of commercial properties and apartment buildings on the Westside of Los Angeles and surrounding areas. In 1986, she joined Lambert Investments, bringing her wealth of experience in Westside real estate along with her proven negotiating and closing skills.

Francyne is highly accomplished in all aspects of site acquisition, subdivision recordation, marketing, project management, leasing, property management, and communication and negotiation with governmental agencies. Her expertise includes conversions and navigating the complexities of apartment rent control in Santa Monica.

Since 1979, Francyne has sold some of the same properties numerous times. She has repeatedly demonstrated the ability to assess and satisfy clients’ needs and buying criteria along with strong solid marketing presentations that equal results. Her exceptional marketing skills, longevity and closing record is matched by few Westside Brokers. Francyne is a mentor to women in business through the Jewish Federation and is a frequent contributor to the *Westside Apartment* and *Apartment Age* magazines.

- A goal oriented, detail conscious person, Francyne began her professional career as a correspondent for *Newsweek* magazine in the Los Angeles bureau.
- Francyne has established a solid reputation for exceptional negotiating and closing, in addition to an uncanny ability to structure and closing complex transactions.
- Francyne has earned a reputation for bringing high vacancy centers to 100% occupancy at increased rental rates by adding value to previously troubled properties.



LAMBERT INVESTMENTS (Cont.)

Carl Lambert; *Principal*

As principal of Lambert Investments, Inc., Carl Lambert's education and professional experience provide clients with a complete understanding of real estate transactions from practical, business, legal and tax perspectives.

With a law degree from Southwestern University and a business degree from Pepperdine University, coupled with a Master of Science Degree in Taxation, Carl enjoys a unique educational background.

Lambert Investments, Inc. was formed in 1979 as a real estate brokerage, syndication and property management firm. With emphasis in Santa Monica and the Westside of Los Angeles, Lambert Investments has carefully navigated scores of clients through the myriad of challenges associated with land use issues, rent control, entitlement issues and other restrictions impacting the purchase and sale of real estate.

Lambert Investments is unlike other brokerage firms because it focuses on a limited number of transactions each year. In many instances, these transactions require special knowledge and practical experience unavailable from most real estate brokers.

Carl Lambert's knowledge and accomplishments as past President of Action Apartment Owners Association and as a Director of both the local and statewide Apartment Owners Associations, coupled with his creative solutions to difficult rent control and land use issues, continue to benefit clients and their properties throughout the Westside. His work with both local and state government regulators has been instrumental in the adoption of vacancy decontrol legislation.

Lambert Investments is a unique real estate "player", with the specialized qualifications to make a meaningful difference for both buyer and seller.



LAMBERT INVESTMENTS (Cont.)

Shane Moses; *Broker*

As a central member of the team, Shane and his colleagues identify integrity, honesty and transparency as the guiding principles of their service. Their actions are guided by a singular question: "Is this in my client's best interest?"

Shane treats each of his clients as loyal friends, providing tailored solutions to maximize upside whenever possible. In addition, Shane is an expert underwriter and a savvy conversationalist, winning relationships and business through comfortable communication. He is a true specialist in Westside investments, serving the coastal beach communities of Venice, Santa Monica, as well as West Los Angeles and the San Fernando Valley.

Seeing the big picture, Shane realizes that redefining success in commercial real estate is the most important part of the business. He takes his client-broker relationships to heart and is always the first to go to bat for his clients. As a true professional, his strengths in relationship building, product evaluations and market expertise have led to many repeat deals with clients, most of which are now friends.



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