

OFFERING MEMORANDUM

MULTI-TENANT RETAIL BUILDING PRIME WEST ADAMS LOCATION



4765 W ADAMS BLVD, LOS ANGELES, CA 90016

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

MULTI-TENANT RETAIL BUILDING ALONG *TRENDIEST* CORRIDOR IN LA

We are pleased to present 4765 W Adams Blvd, a rare opportunity for an owner-user or investor to acquire a multi-tenant commercial building along one of the most desirable and trendiest corridors in Los Angeles.

Located just steps away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any owner-user will fall in love with the neighborhood.

The property consists of a 2,926 square foot single story building that was built in 1938 with two commercial storefront units, occupied by Paisaboy's and High Fidelity Records, situated on a 4,559 square foot LAC2 zoned lot with 5 uncovered parking spaces in the rear accessible by alley.

There is immediate opportunity for an owner-user to utilize low-down payment SBA financing while collecting income and creating a demanding presence along a booming corridor that consists restaurants, new hotels, art galleries, and production studios throughout.

Contact Casey Lins at 714.333.6768 or at Casey.Lins@kidder.com for additional information.



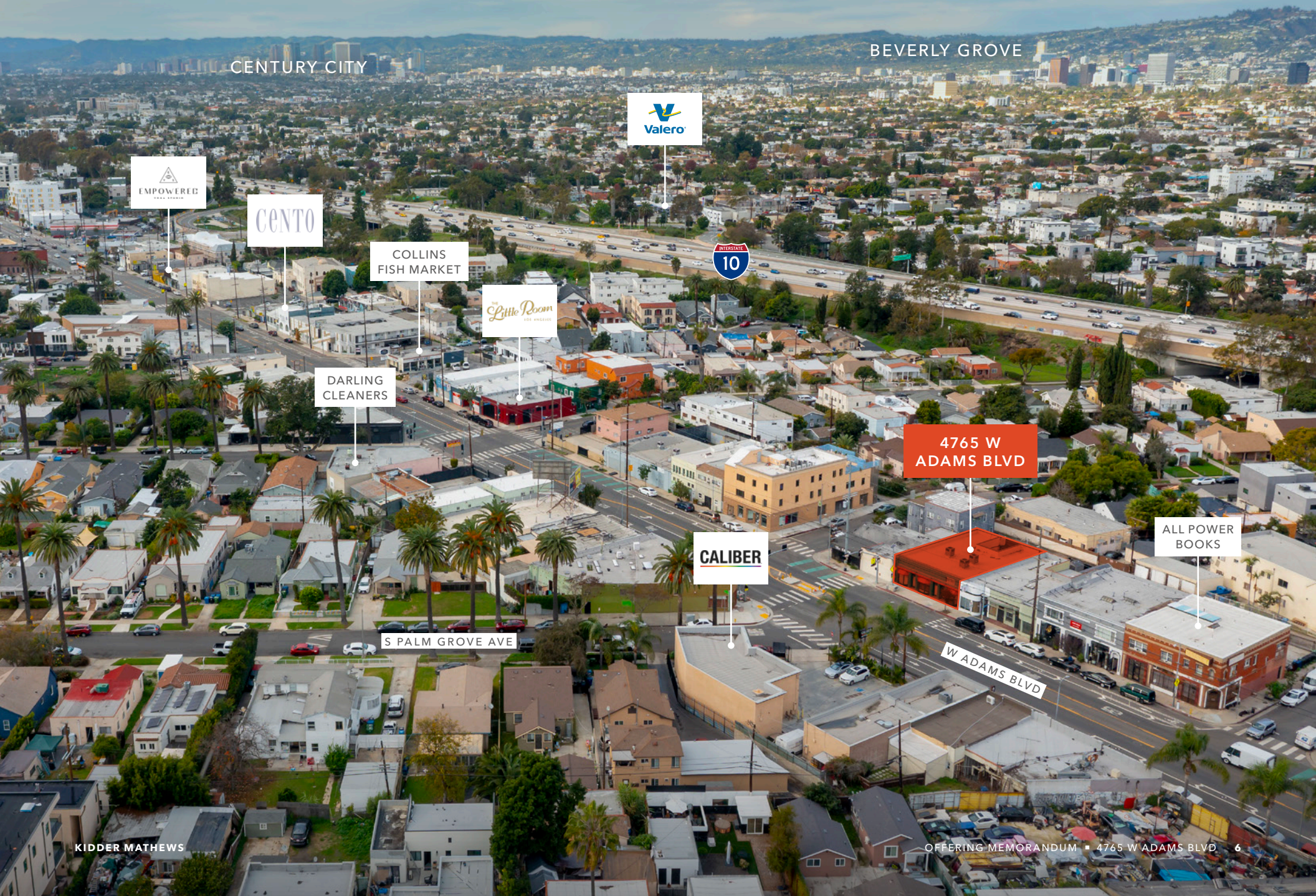
Address	4765 W Adams Blvd, Los Angeles, CA 90016
APN	5057-003-002
Building Size	2,926 SF
Lot Size	4,559 SF
Parking	5 uncovered spaces
Current Use	Commercial
Zoning	LAC2
List Price	\$1,750,000



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



CENTURY CITY

BEVERLY GROVE



CENTO

COLLINS
FISH MARKET



DARLING
CLEANERS



CALIBER

4765 W
ADAMS BLVD

ALL POWER
BOOKS

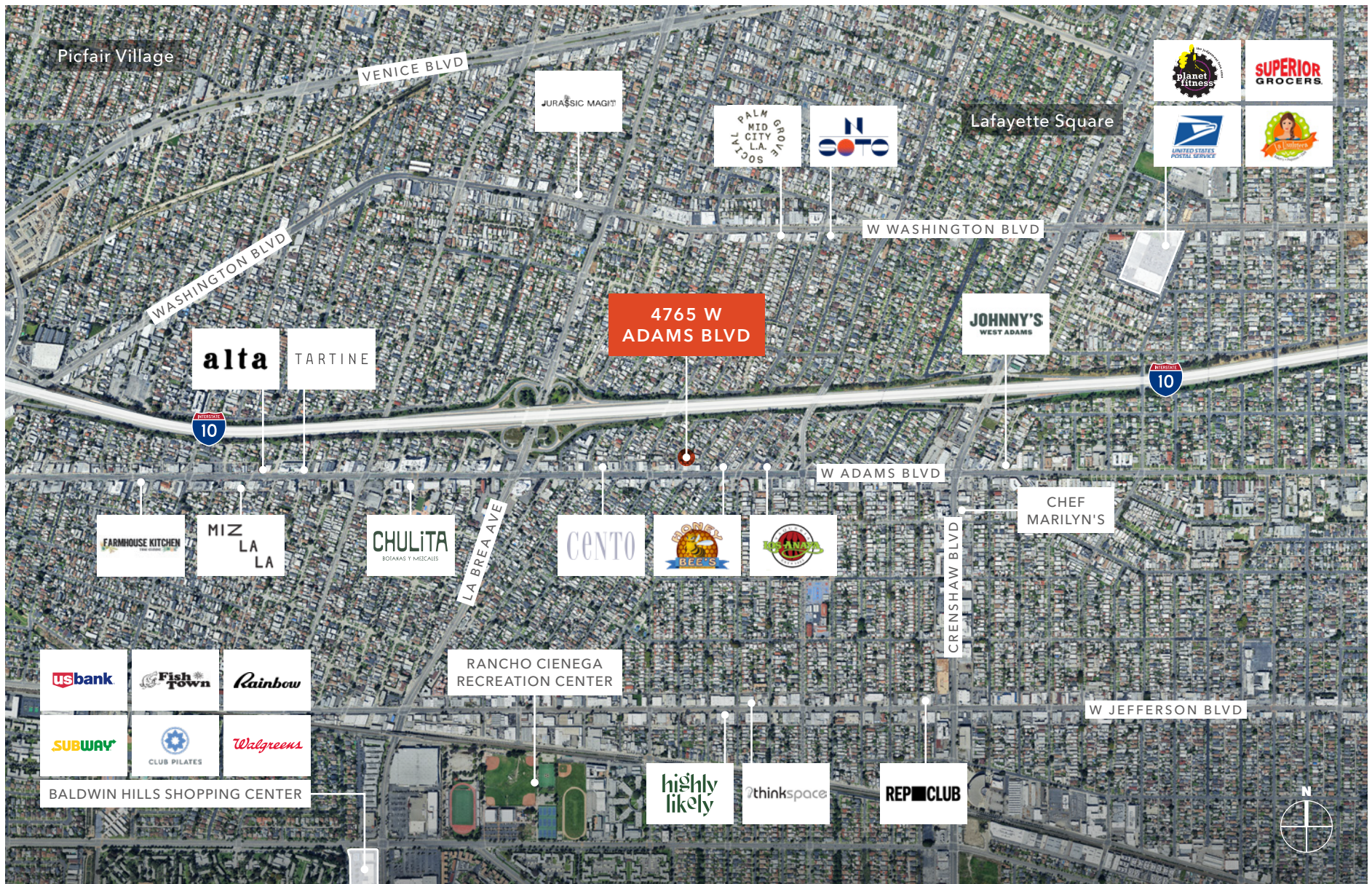
S PALM GROVE AVE

W ADAMS BLVD

KIDDER MATHEWS

OFFERING MEMORANDUM ■ 4765 W ADAMS BLVD 6

PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

List Price	\$1,795,000
Current CAP	1.26%
Market CAP	4.79%
Year Built	1938
Lot Size	4,559 SF
Building Size	2,926 SF
Price/SF	\$613

\$1.795M

LIST
PRICE

5

PARKING
SPACES

\$613

PRICE
PER SF

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$57,584		\$122,892	
Less: Vacancy	(\$1,728)	3%	(\$3,687)	3%
Gross Operating Income	\$55,856		\$119,205	
Less: Expenses	(\$33,216)	59.5%	(\$33,216)	
Net Operating Income	\$22,641		\$85,990	

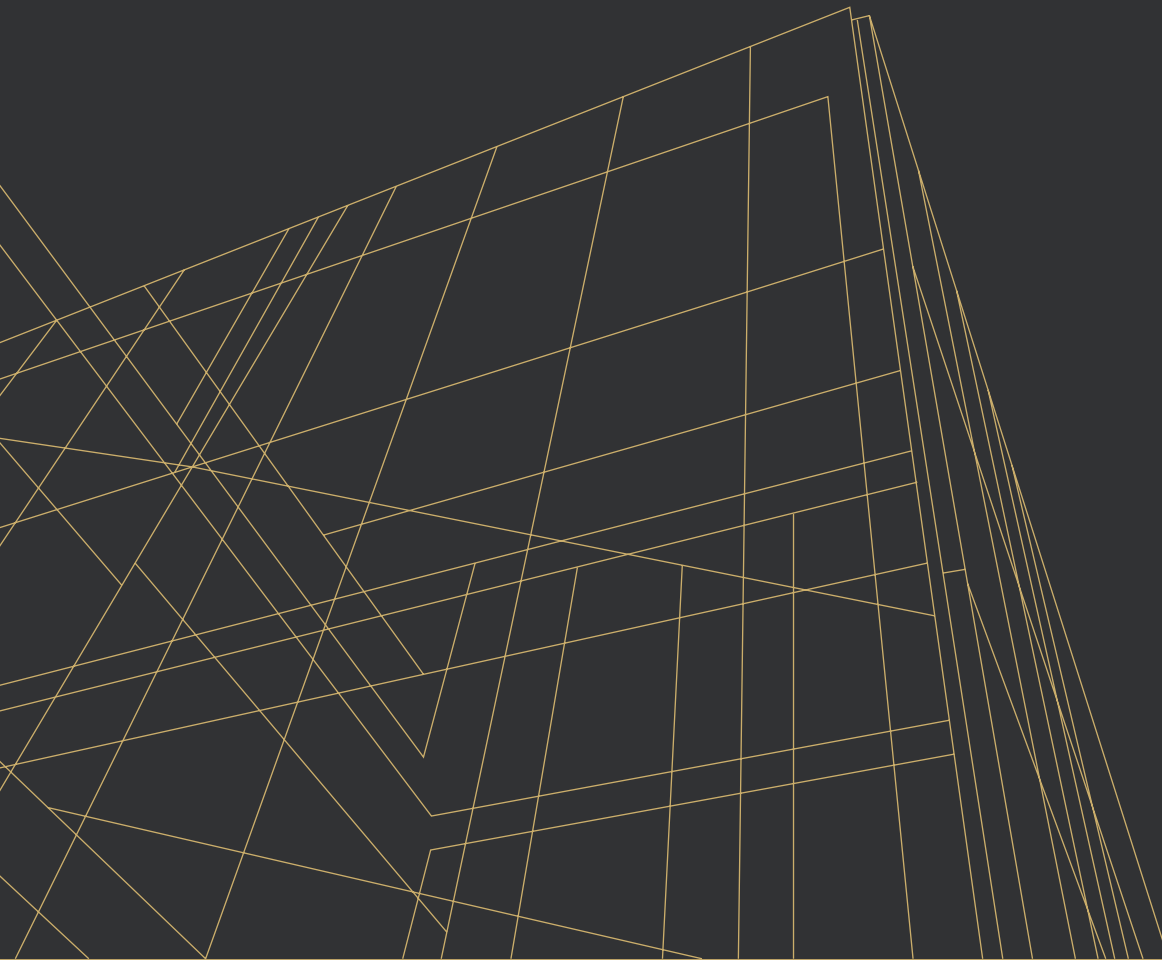
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.25%)	\$22,438	\$22,438
Insurance - Estimate @ \$3	\$8,778	\$8,778
Maintenance/Repairs - Estimate (\$1,000/Unit)	\$2,000	\$2,000
Estimated Total Expenses	\$33,216	\$33,216
Per Net SF	\$11.35	\$11.35
Expenses Per Unit	\$16,608	\$16,608

SCHEDULED INCOME

	Current Rents		Market Rents	
Tenant	Current Rent/SF	Square Feet	Monthly Rent/Unit	Monthly Rent/Unit
Paisaboy's	\$2.22	1,801	\$4,000	\$6,304
High Fidelity Records	\$0.71	1,125	\$799	\$3,938
Monthly Scheduled Gross Income			\$4,799	\$10,241
Annual Scheduled Gross Income			\$57,584	\$122,892

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COMPARABLES

Section 04

SALES COMPARABLES

	Property Name	Zoning	Year Built	Bldg SF	Lot SF	Bldg Price/SF	Lot Price/SF	Sale Price	Sold Date	Notes
	4765 W ADAMS BLVD Los Angeles, CA 90016	LAC2	1938	2,926	4,559	\$613	\$394	\$1,795,000	SOON	(5) On-site parking. Midblock + alley access.
01	2630-2634 Crenshaw Blvd Los Angeles, CA 90016	LAC2	1948	3,492	14,800	\$599	\$141	\$2,090,000	9/24/2025	Multi-tenant retail. (3) Tenants. Ample on-site parking. Midblock + alley access.
02	5131-5137 W Jefferson Blvd Los Angeles, CA 90016	LACM	1951	9,358	12,197	\$427	\$328	\$4,000,000	7/7/2025	Multi-tenant commercial. (6) On-site parking. Corner lot. Delivered vacant - sold to owner-user. Sold by Casey Lins.
03	2616 W Jefferson Blvd Los Angeles, CA 90018	LAC2	1929	2,814	5,227	\$729	\$392	\$2,050,000	3/26/2025	Single-tenant commercial. (10) On-site parking. Midblock + alley access.
04	5115 W Adams Blvd Los Angeles, CA 90016	LAC2	1936	4,299	5,459	\$477	\$376	\$2,050,000	3/6/2025	Single-tenant commercial. (6) On-site parking. Delivered vacant - sold to owner-user. Midblock. Sold by Casey Lins.
Average						\$558	\$309			



COMPARABLES

01

2630-2634
CRENSHAW BLVD
Los Angeles, CA 90016

02

5131-5137 W
JEFFERSON BLVD
Los Angeles, CA 90016

03

2616 W
JEFFERSON BLVD
Los Angeles, CA 90018

04

5115 W
ADAMS BLVD
Los Angeles, CA 90016

Lafayette Square



04

4765 W
ADAMS BLVD

01

02

03

Baldwin Hills/Crenshaw

Cienega





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