

5135 West Adams Blvd.

LOS ANGELES, CA 90016

BUSINESS ASSET SALE



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OFFERING MEMORANDUM



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Area Highlights



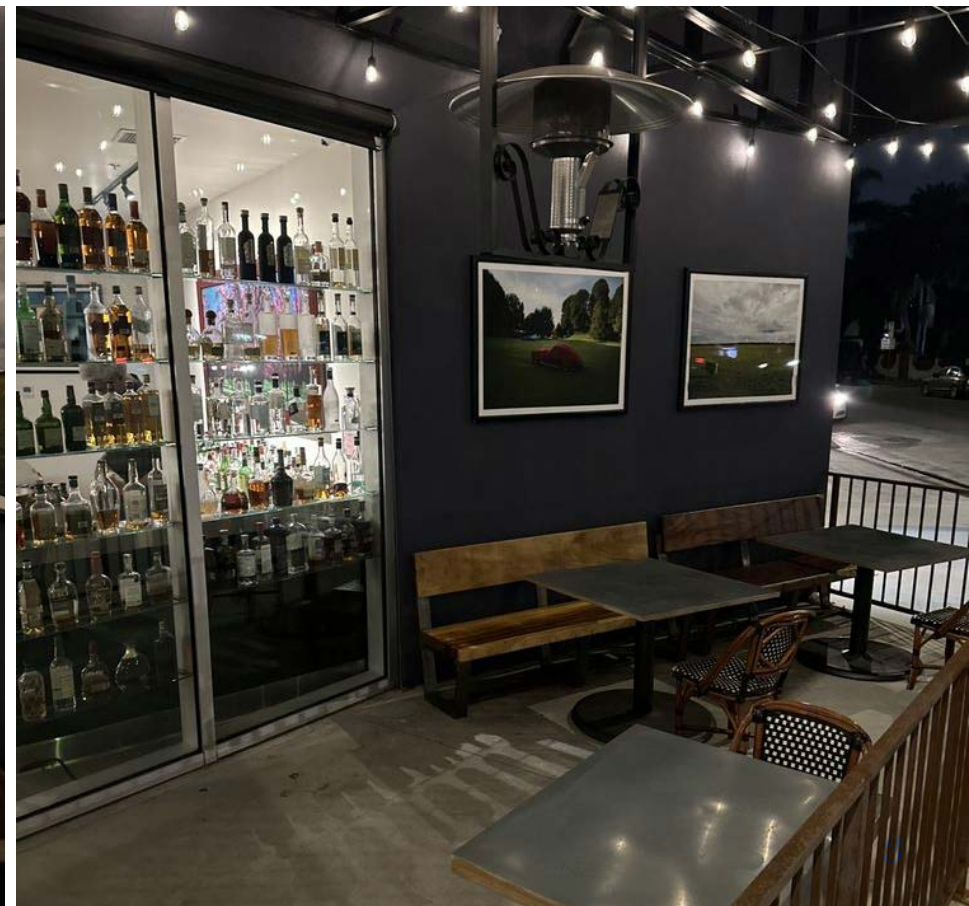
CityStreet Commercial is proud to present **5135 W. Adams Blvd.** to the Los Angeles market, home to Red Rooster Bakery & Cafe, a 2nd gen restaurant and bakery with full liquor. Offering prime street frontage and excellent foot traffic, it provides an ideal location for a thriving all-day café or grab-and-go business. West Adams, renowned for its creative energy and vibrant atmosphere, serves as the perfect backdrop for this opportunity in one of LA's most dynamic neighborhoods.

Deal Points

- + Asking Price : \$250,000 (Sale includes Furniture, Fixtures & Equipment, and Type 47 Liquor License)
- + Appx 1,400 SF + Patio
- + Lease Rate: Appx \$5,054/Mo + NNN
- + Storage Space Available for \$954/Mo
- + Lease Expires: May 2032 + (1) One (5) Five-year option
- + Extensive Improvements Completed in 2022
- + Hours of Operation: 7:00 am to 11:00 pm Sunday-Wednesday & 7:00 am to 12:00 am Thursday-Saturday

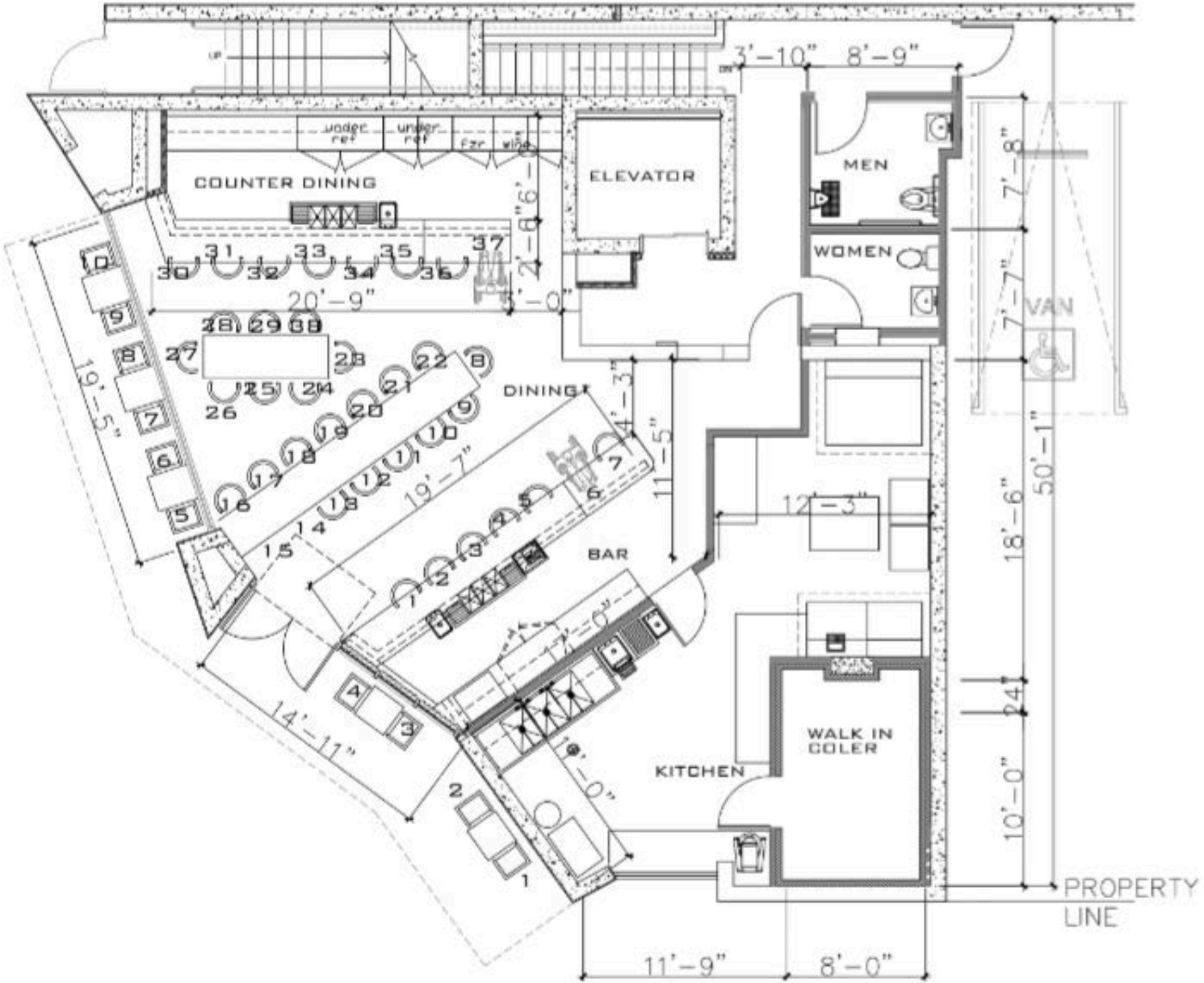


Property Photos



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Floor Plan



West Adams Demographics



1 Mile

2 Miles

3 Miles



Total Population

47,483

159,788

343,914



Median Age

37.7

39

39.1



Total Spending on
Restaurants

\$137.9 M

\$523.3 M

\$1.29 B



Average Household
Income

\$80,526

\$92,569

\$103,263



Neighboring Tenants

TARTINE
WEST ADAMS

highly
likely

MIZ
LA
LA

HERE YOU ARE
HYA
5601 W. Adams Blvd. Los Angeles

Vicky's

ALSACE LA

JOHNNY'S

Delicious
PIZZA
IF YOU WANT IT, BABY YOU GOT IT!

Adams
Wine
Shop

CENTO

alta

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