

5135 West Adams Blvd.

LOS ANGELES, CA 90016

BUSINESS ASSET SALE



OFFERING MEMORANDUM

Area Highlights



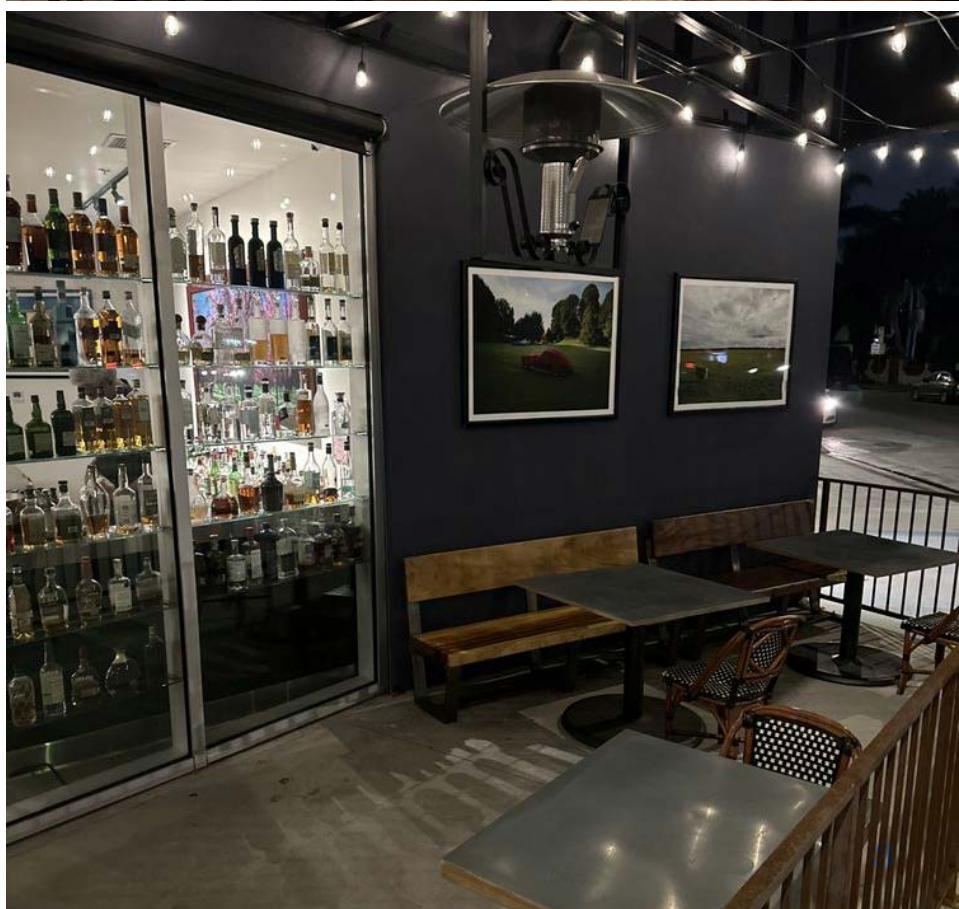
CityStreet Commercial is proud to present **5135 W. Adams Blvd.** to the Los Angeles market, home to Red Rooster Bakery & Cafe, a 2nd gen restaurant and bakery with full liquor. Offering prime street frontage and excellent foot traffic, it provides an ideal location for a thriving all-day café or grab-and-go 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

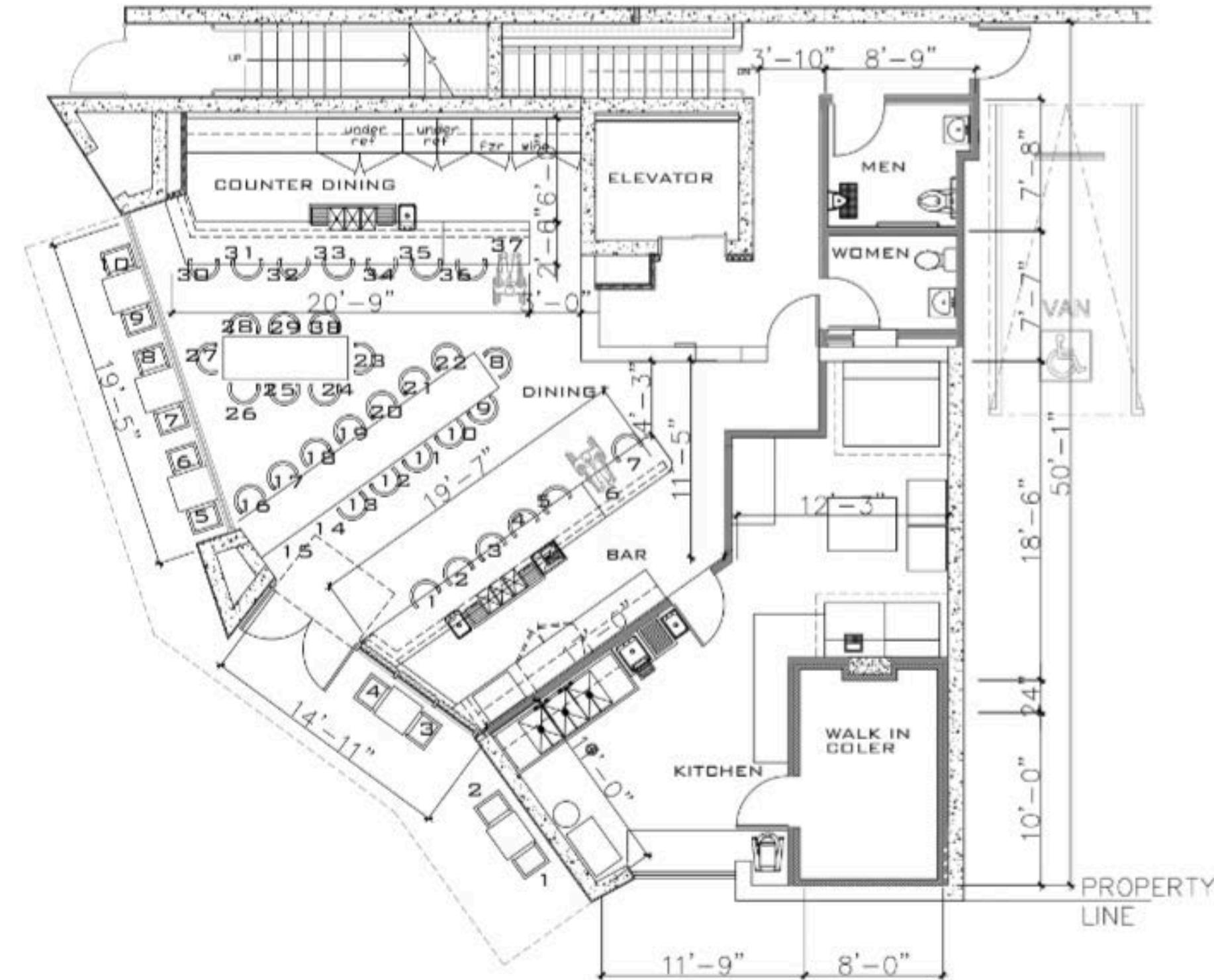
- + Asking Price : \$250,000 (Sale includes Furniture, Fixtures & Equipment, and Type 47 Liquor License)
- + Appx 1,400 SF + Patio
- + Lease Rate: Appx \$5,054/Mo + NNN
- + Storage Space Available for \$954/Mo
- + Lease Expires: May 2032 + (1) One (5) Five-year option
- + Extensive Improvements Completed 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



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

5135 West Adams Blvd.

LOS ANGELES, CA 90016

BUSINESS ASSET SALE

Contact us:

Elan Kermani
President
+1 310 734 7772
elan@citystreetcre.com
CA License No. 01441510

Christian Montoya
Senior Associate | Director of Marketing
+1 562 252 5770
christian@citystreetcre.com
CA License No. 02093406



Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.