



5253 West Adams Boulevard *Los Angeles, CA*

+ OFFERING MEMORANDUM PRESENTED BY DANIEL ZAROSIM


THEAGENCY



5253 WEST ADAMS BOULEVARD



The Offering

Incredible lease opportunity for a future prospect who wants to be in one of the more up and coming neighborhoods in Historic West Adams at 5253 West Adams. The neighborhood is filled with new apartment buildings, retail shops, restaurants and galleries. The theatre has such incredible character and charm that makes it one-of-a-kind chance to create something special. Walk into the theatre that boasts over 4,200 sq/ft, a wide expansive stage, extremely high ceilings, and a mezzanine with a cat walk. Join the likes of The Museum of Ice Cream, Shoshana/Wayne Gallery, Chulita, Mizlala, Alta Adams Restaurant, and Cento Pasta Bar.

Developments

CIM: 5135 W. Adams Boulevard - three-story, 10-unit apartment complex featuring ground-floor retail space.

CIM: 5170 W. Adams Boulevard - three-story, 43-room hotel

CIM: 5263 W. Adams Boulevard - 14 residential units and 2,398 square feet of ground-floor retail space

CIM: 5301 W. Adams Boulevard- three-story, 60-unit apartment complex is now taking shape. The apartments will sit above two levels of basement parking and ground-floor retail space

CIM: 2555 S. Mansfield Avenue. The Jayne, a 69-unit, six-story apartment building, with six units designated as affordable, and approximately 5,453 square feet of ground-floor retail space

CIM: 5217 West Adams - new six-story building offering 74 apartments over retail space on the ground floor spanning an area of 9,000 square feet

CIM: 5163-5189 West Adams Boulevard - featuring 72 apartments, 33,800 square feet of ground-level commercial floor area



Property Summary

\$14,000/Month

Centrally Located in the heart of West Adams

Over 4,000 sq/ft available

High Ceilings

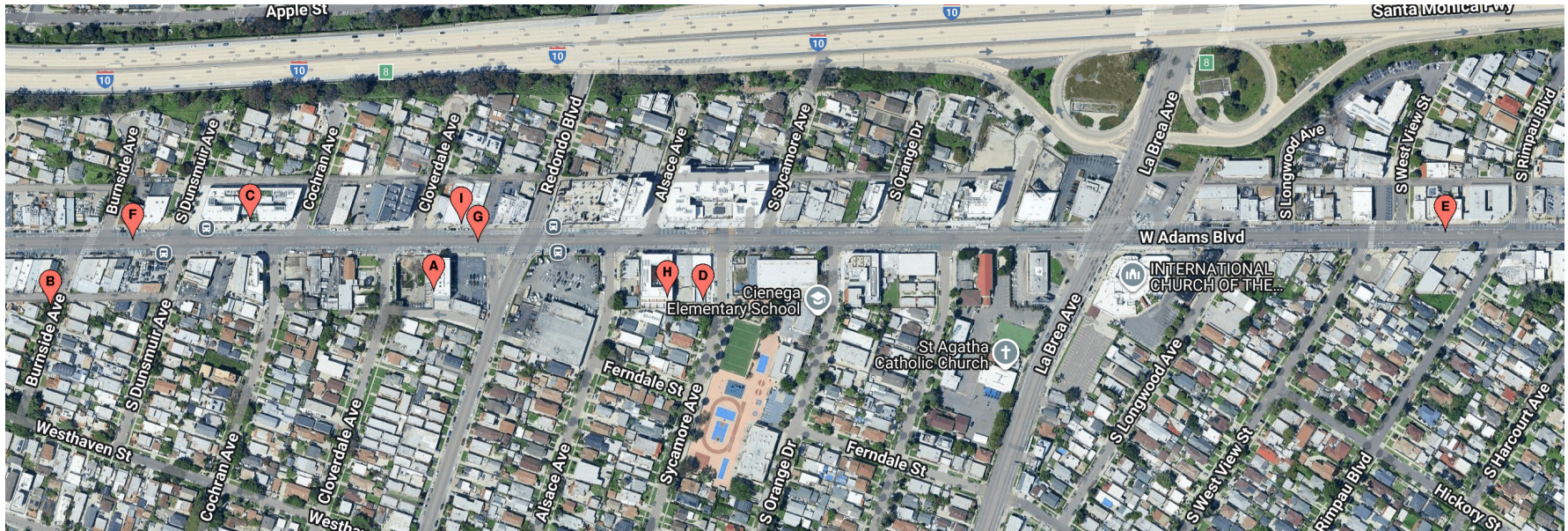
One-of-a-kind building

Surrounded by new developments, apartments, and restaurants

Low NNN's



Location Highlights



Museum of Ice Cream
5252 West Adams

A

Mizlala West Adams
5400 W Adams Blvd, Los Angeles, CA 90016

B

Tartine Bakery
5335 W Adams Blvd Unit 104

C

Chulita
5160 W Adams Blvd, Los Angeles

D

CENTO Pasta Bar
4921 W Adams Blvd, Los Angeles

E

Alta Adams Restaurant
5359 W Adams Blvd

F

Shoshana Wayne Gallery
5247 W Adams Blvd

G

Alsace Hotel Los Angeles
5170 W Adams Blvd, Los Angeles

H

5253 West Adams Boulevard
5253 West Adams Boulevard

I



Being a part of our boutique luxury brokerage means benefiting from the strength of the whole. It means coming together with real estate professionals who are constantly rethinking industry norms and pushing themselves further through technology, design, and service.

It's real estate without boundaries.

It's real estate that moves you.

Your Move.

DANIEL ZAROSIM
ESTATES AGENT

THE OFFICE OF GEORGE OUZOUNIAN & GINA MICHELLE
408.960.3030 | LIC. #02004551