

OFFERING MEMORANDUM

5131 W JEFFERSON BLVD



LOS ANGELES, CA 90016

km Kidder
Mathews

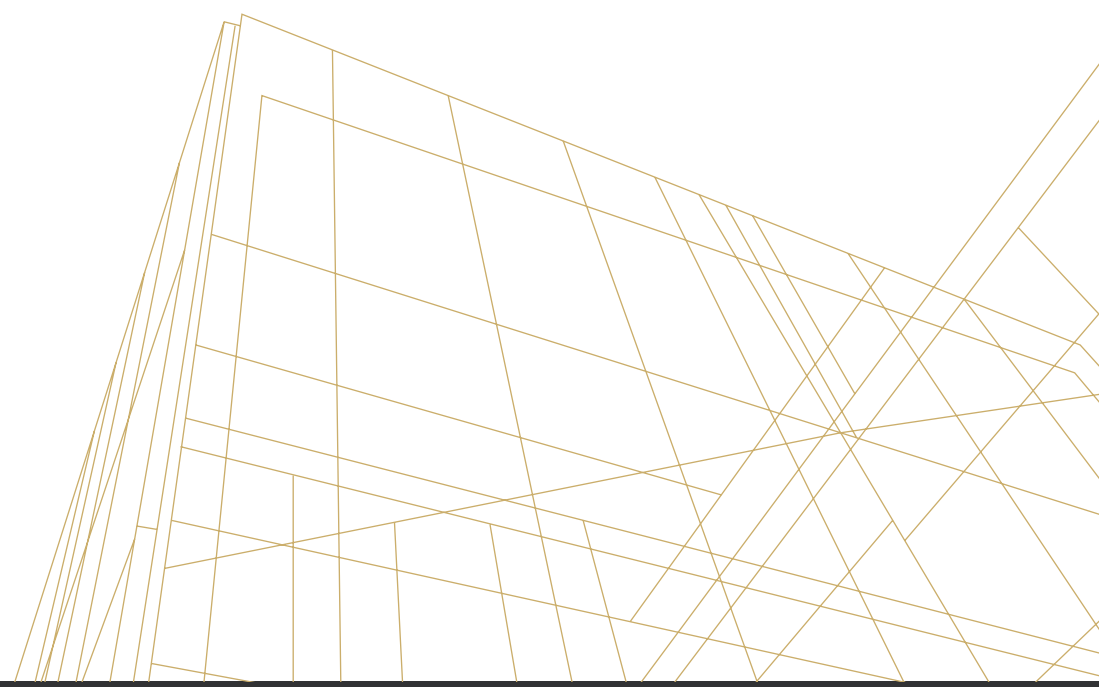
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Exclusively listed by

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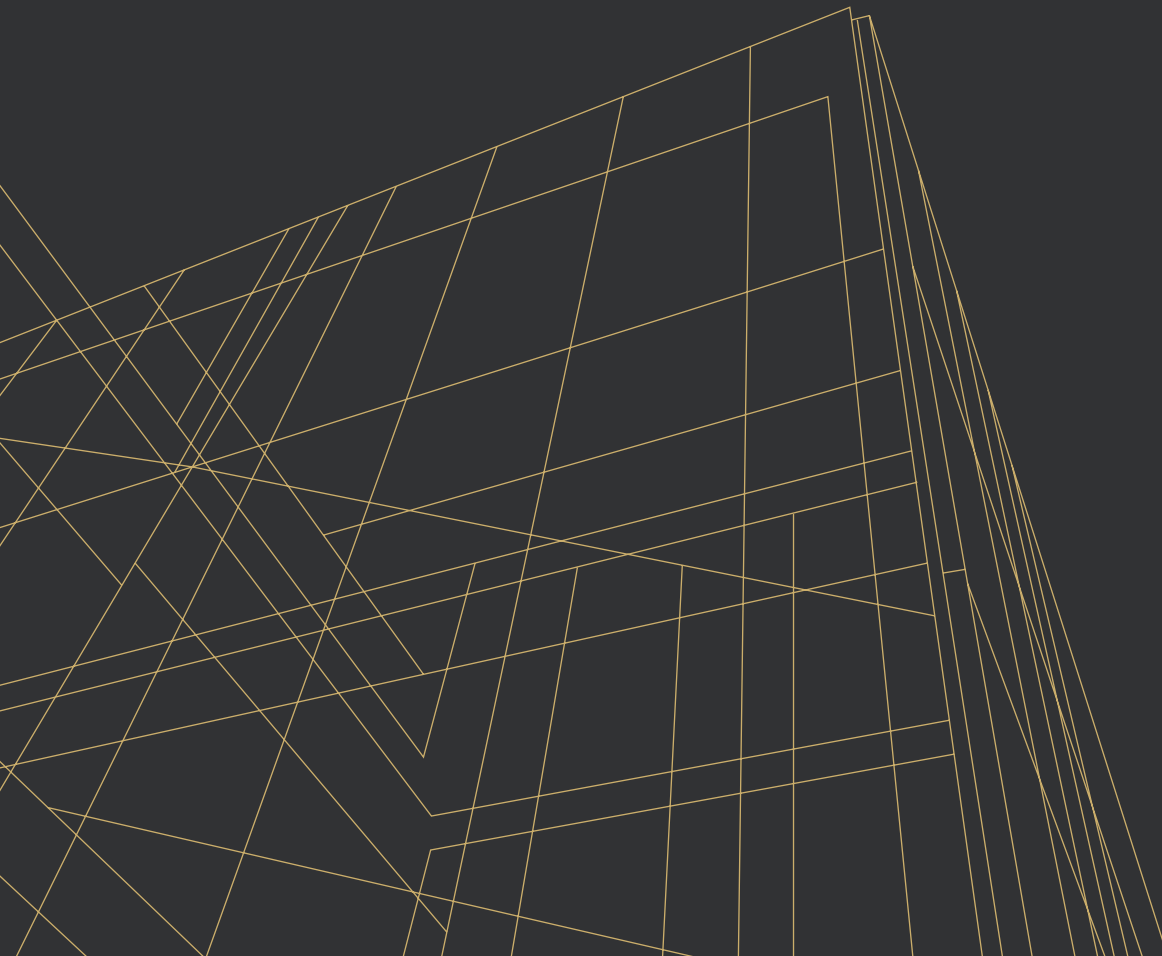
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EXECUTIVE SUMMARY

FOR SALE ±9,351 SF WEST ADAMS CREATIVE COMPOUND WITH PARKING!

We are pleased to present 5131 W Jefferson Blvd, a TURN-KEY creative compound consisting of ±9,351 SF on ±12,133 SF of land! The building has been recently renovated, with new systems throughout, including new LED lighting, skylights, polished floors, sand-blasted wood-beamed ceilings, 3 ADA compliant restrooms, HVAC, and 3 automatic grade level doors.

With 6 on-site parking spaces within ±3,000 SF of yard/parking space, the property is well positioned for an owner-user seeking to create a private compound type feeling for their employees and clients.

Located in the trending West Adams neighborhood, the property is nearby numerous iconic West Adams restaurants, including Highly Likely, Tartine, Alta,

Mizlala, Farmhouse Kitchen, Chulita, and Cento, providing any owner-user multiple options to enjoy.

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

With the property being designated within an Opportunity Zone, there are financial benefits available both for owner-users and investors, providing additional motivating factors for a purchase.

For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com

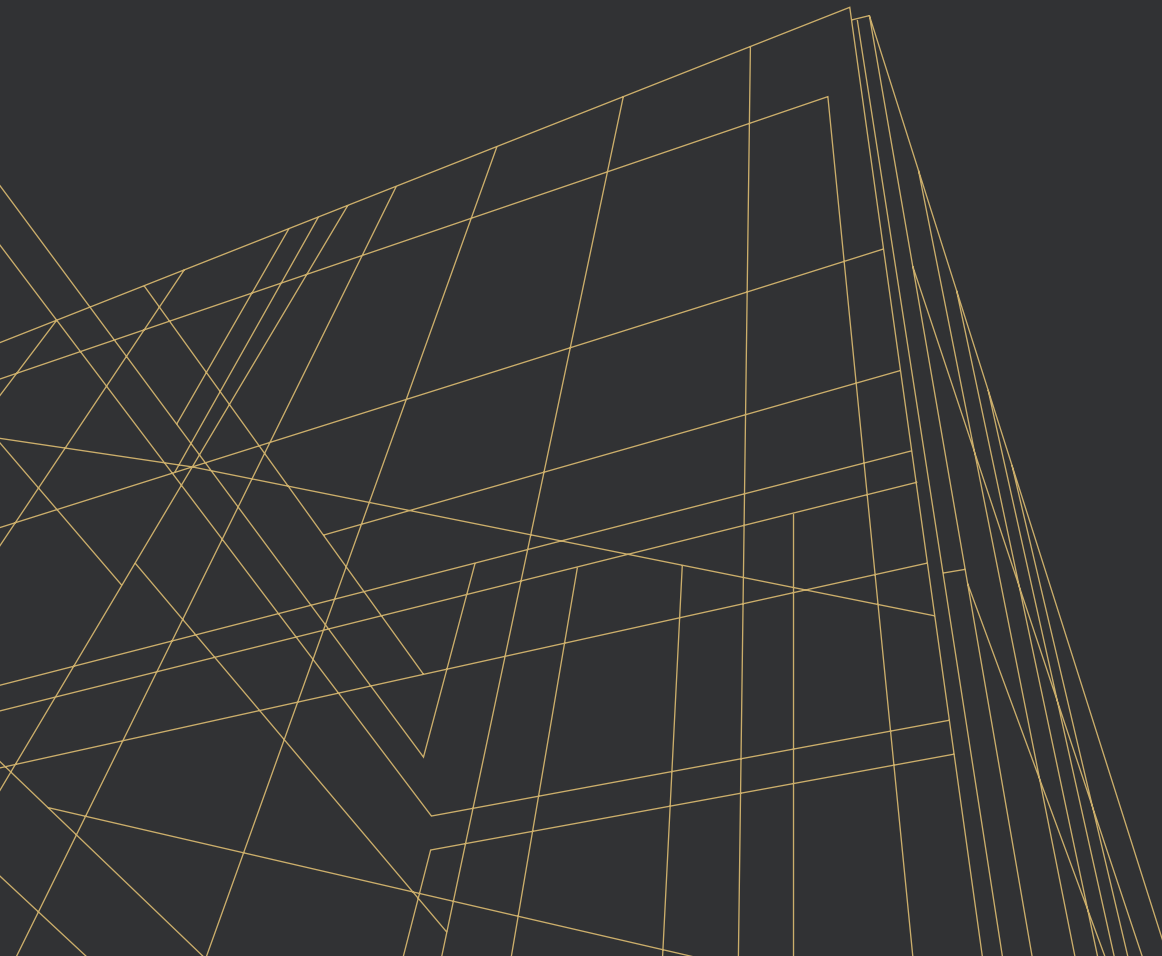


INVESTMENT OVERVIEW

ADDRESS	5131 W Jefferson Blvd Los Angeles, CA 90016
APN'S	5049-021-036
BUILDING SF	±9,351 SF
LAND SF	±12,133 SF
POWER	±570 AMPs
PARKING	6+ spaces
CURRENT USE	Commercial
ZONING	CM-2D-CPIO
TOC	Tier 3
OPPORTUNITY ZONE	YES

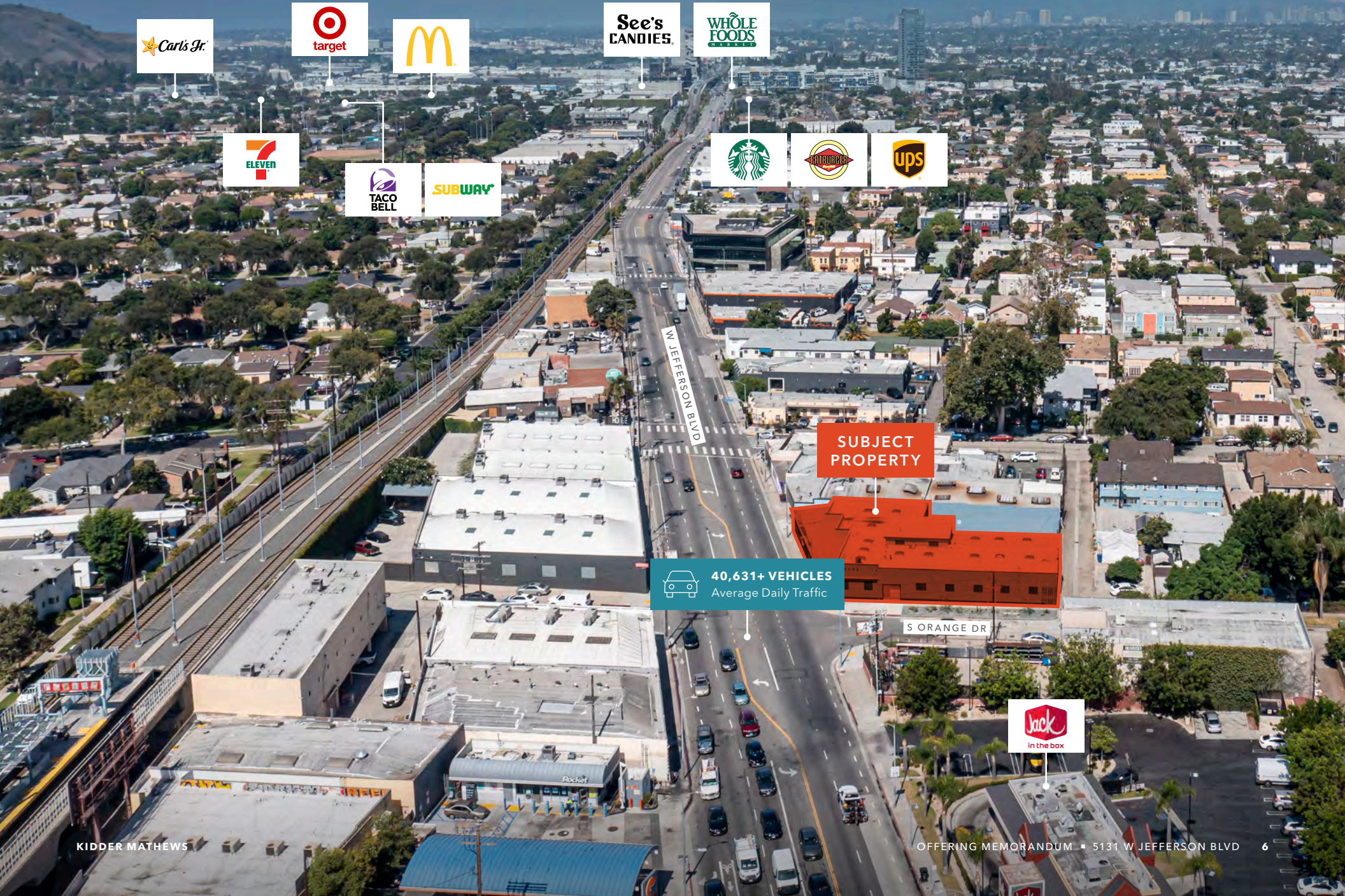
\$4,675,000

LISTING PRICE




PROPERTY OVERVIEW

PROPERTY OVERVIEW



SUBJECT PROPERTY

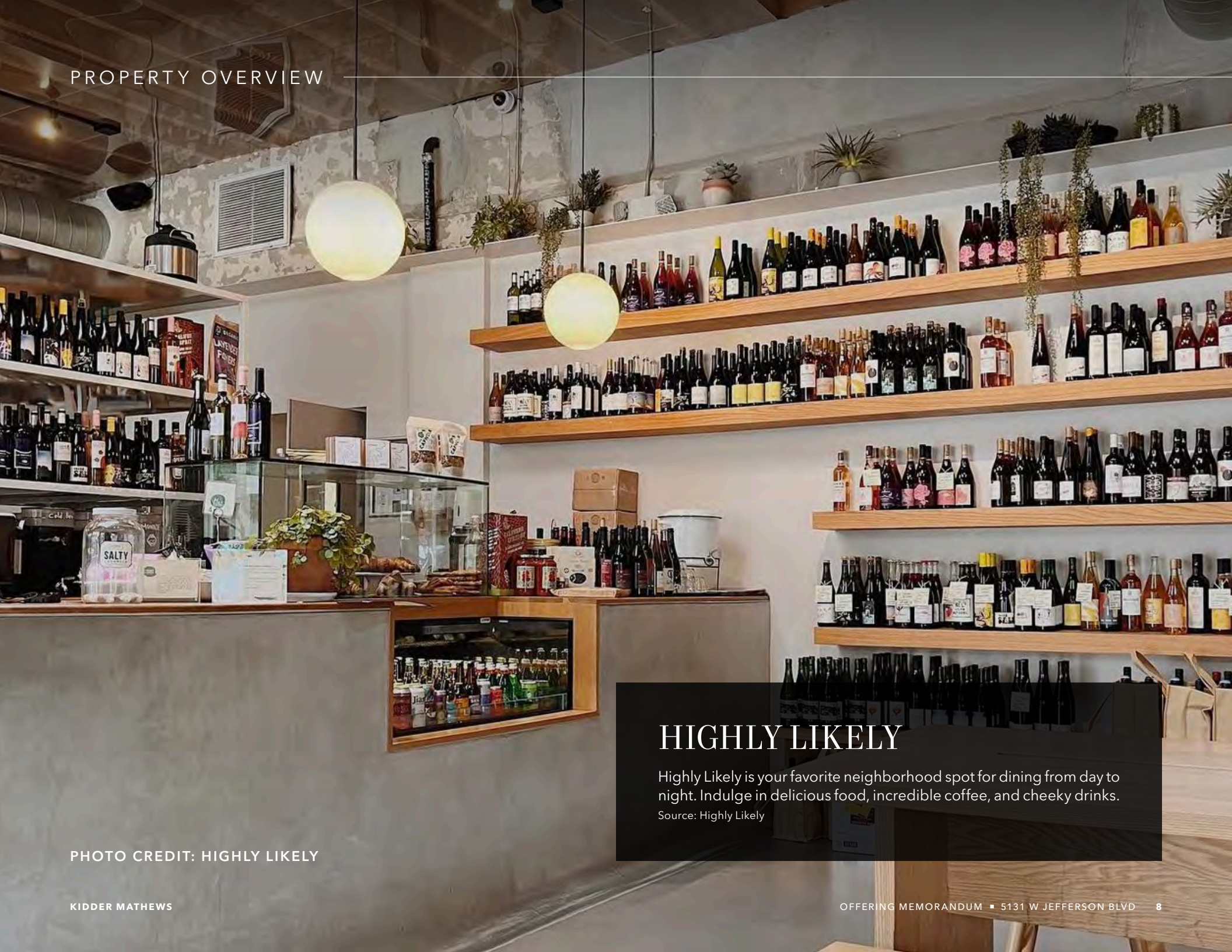
 40,631+ VEHICLES
Average Daily Traffic

S ORANGE DR



AMENITY MAP





HIGHLY LIKELY

Highly Likely is your favorite neighborhood spot for dining from day to night. Indulge in delicious food, incredible coffee, and cheeky drinks.

Source: Highly Likely

PHOTO CREDIT: HIGHLY LIKELY

CENTO

The West Adams wine and pasta bar is where such simple pleasures occur nightly, but it's also home to more than just the usual neighborhood comforts. It's where you'll find some of the city's greatest pasta.

Source: Brant Cox, The Infatuation

PHOTO CREDIT: WONHO FRANK LEE

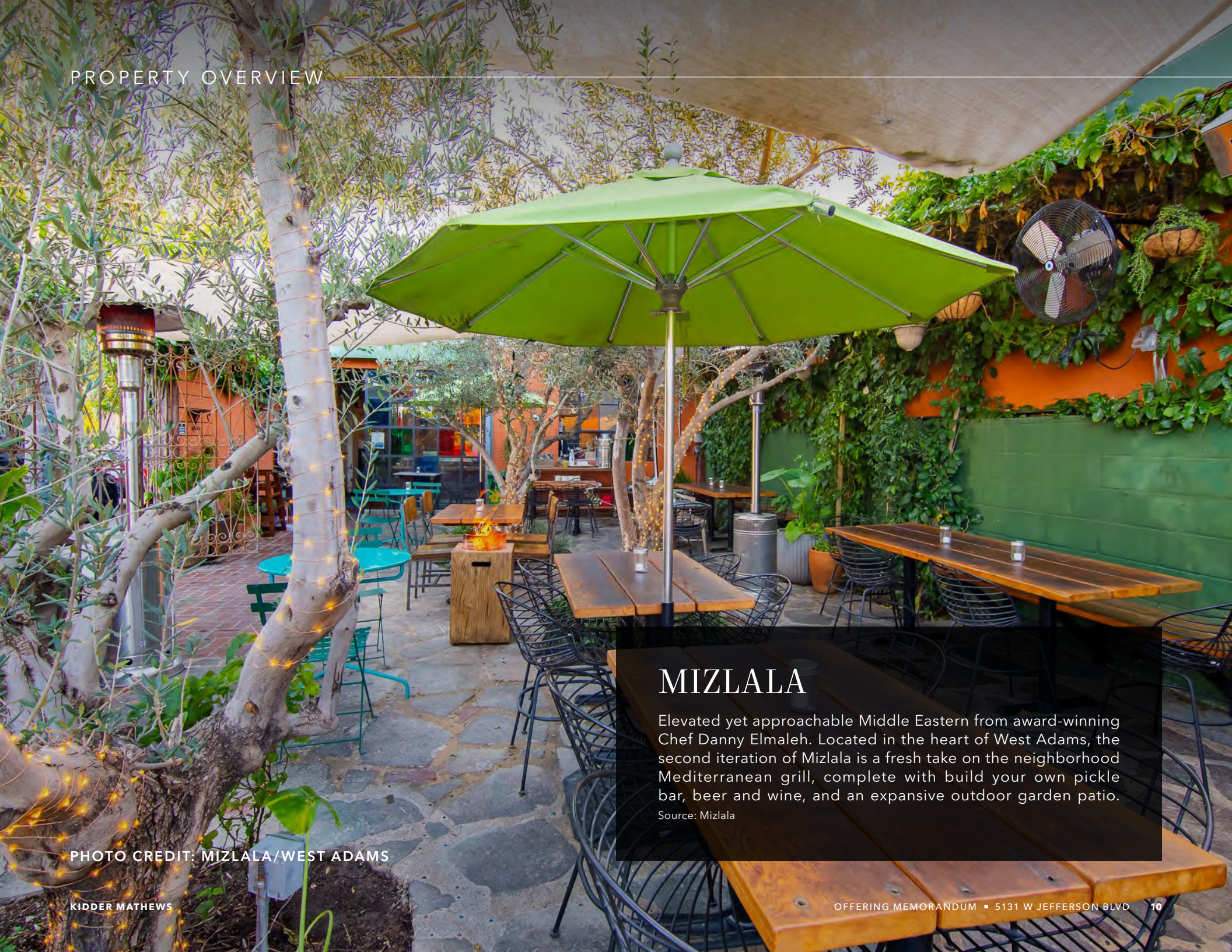


PHOTO CREDIT: MIZLALA/WEST ADAMS

MIZLALA

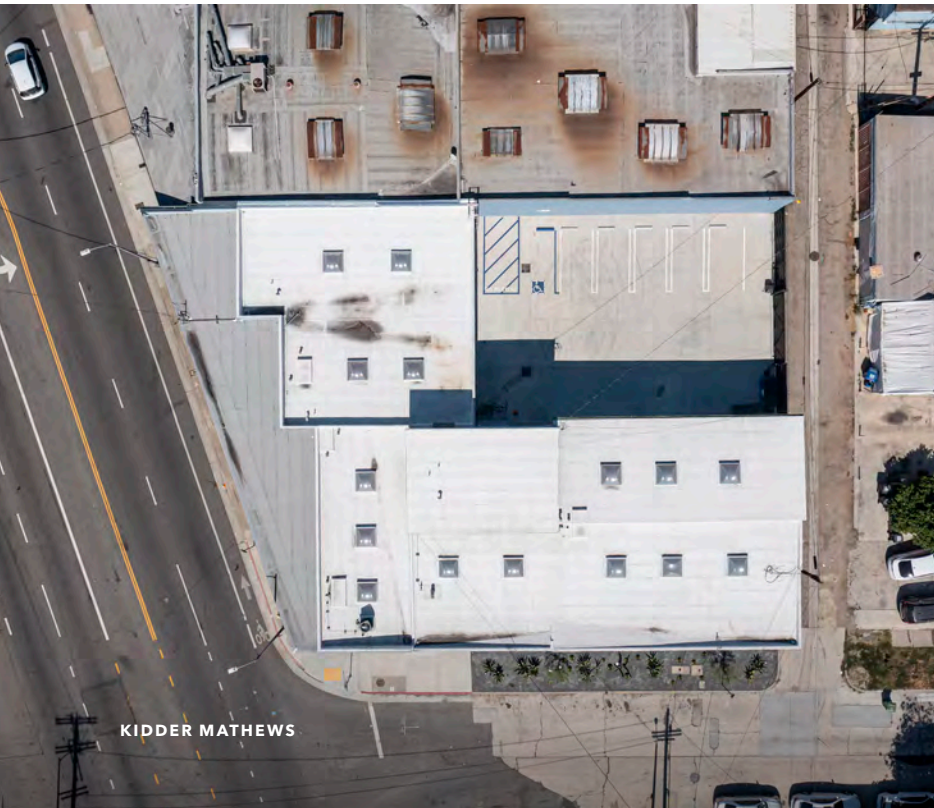
Elevated yet approachable Middle Eastern from award-winning Chef Danny Elmaleh. Located in the heart of West Adams, the second iteration of Mizlala is a fresh take on the neighborhood Mediterranean grill, complete with build your own pickle bar, beer and wine, and an expansive outdoor garden patio.

Source: Mizlala

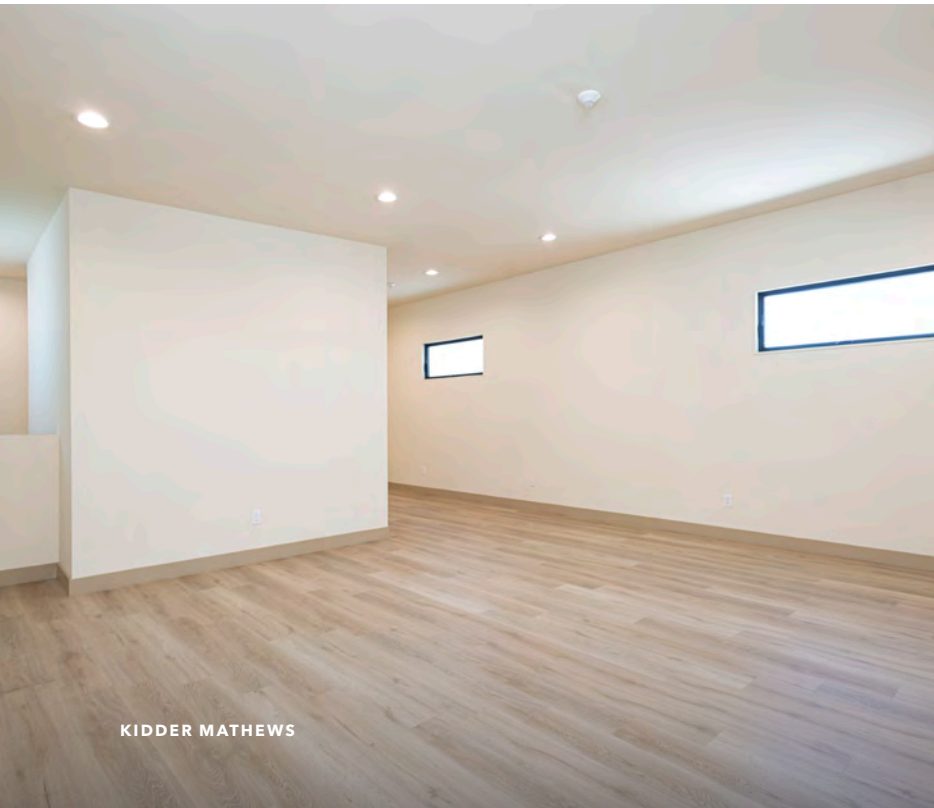
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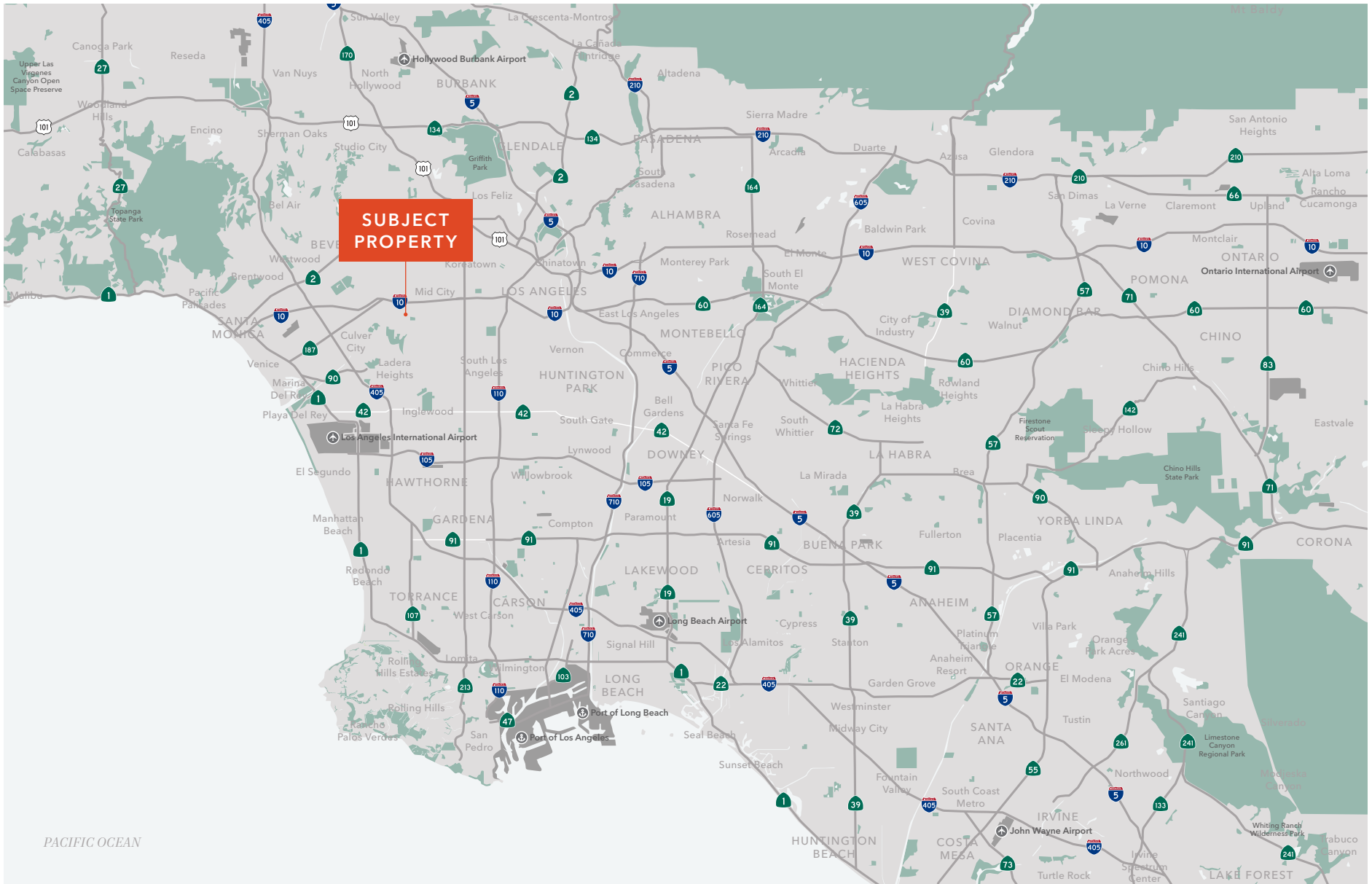
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