

# FOR SALE



4771 W ADAMS BLVD | LOS ANGELES, CALIFORNIA

## OFFERING SUMMARY

|                |             |
|----------------|-------------|
| Sale Price:    | \$1,950,000 |
| Building Size: | 4,717 SF    |
| Lot Size:      | 4,356 SF    |
| Year Built:    | 1928        |

## PROPERTY OVERVIEW

Fourplex apartment building plus shell building that housed The Cork Fine Foods and Cocktails - a staple in the community for 50 years.



EXCLUSIVELY LISTED BY:

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**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

[www.naicapital.com](http://www.naicapital.com)



Explore the vibrant West Adams area in Los Angeles! This prime location offers close proximity to the iconic Culver City Arts District and a diverse array of local boutiques, trendy eateries, and popular retail establishments. Positioned within a dynamic community, this property presents an enticing opportunity for retail investors seeking to be part of LA's thriving retail scene.

- \* Four-Plex Apartment
- \* Restaurant Opportunity with Irreplaceable Signage
- \* Commercial Space in Raw Shell Condition

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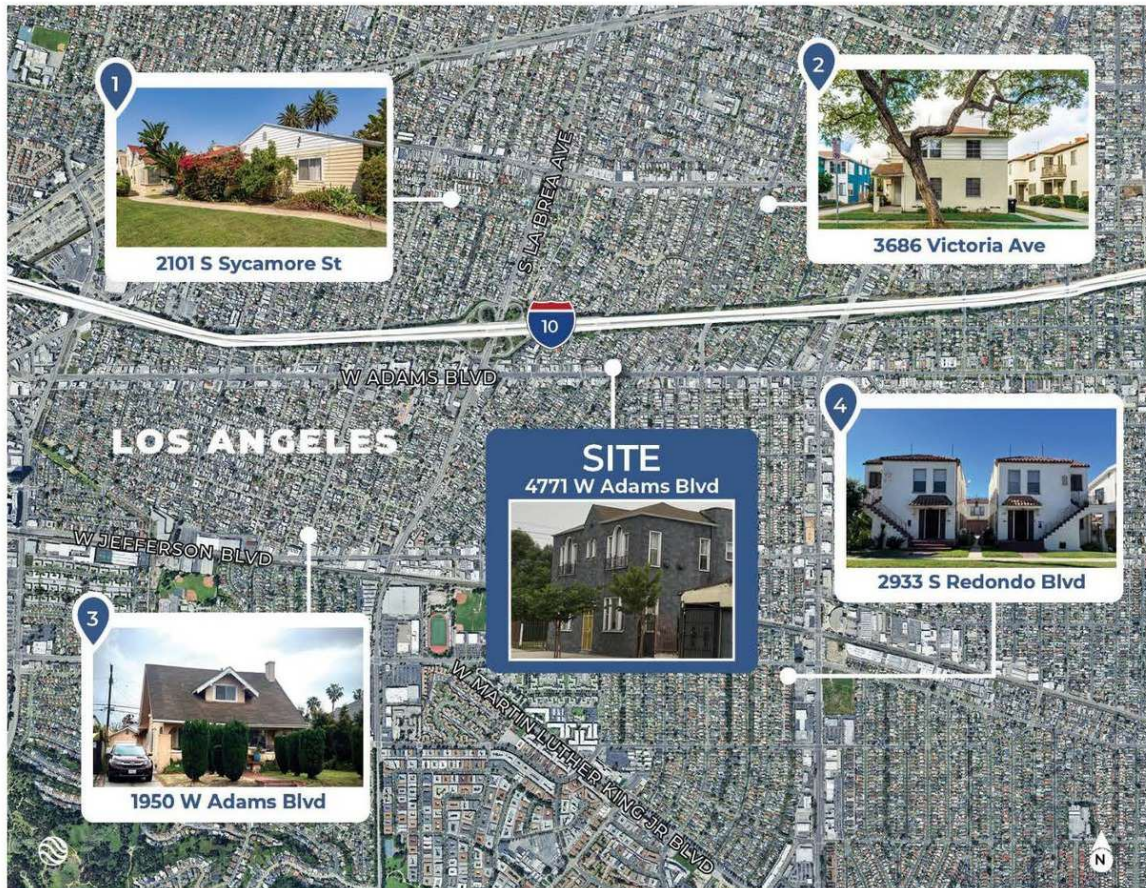
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NAI Capital | 15821 Ventura Blvd. | Suite 320 | Encino, CA 91436

# Sales Comps

## Apartment



|                     | Sale Date  | Price           | Per Unit Cost | # of Units | PSF Land  | Land Size SF |
|---------------------|------------|-----------------|---------------|------------|-----------|--------------|
| 2101 S Sycamore Ave | 12/27/2023 | \$ 1,185,000.00 | \$ 296,250.00 | 4          | \$ 435.66 | 2720         |
| 3683 S Victoria Ave | 12/6/2023  | \$ 1,372,000.00 | \$ 343,000.00 | 4          | \$ 375.68 | 3652         |
| 1950 West Blvd      | 10/26/2023 | \$ 930,000.00   | \$ 310,000.00 | 3          | \$ 320.58 | 2901         |
| 2933 S Redondo Blvd | 9/19/2023  | \$ 1,500,000.00 | \$ 300,000.00 | 5          | \$ 306.81 | 4889         |

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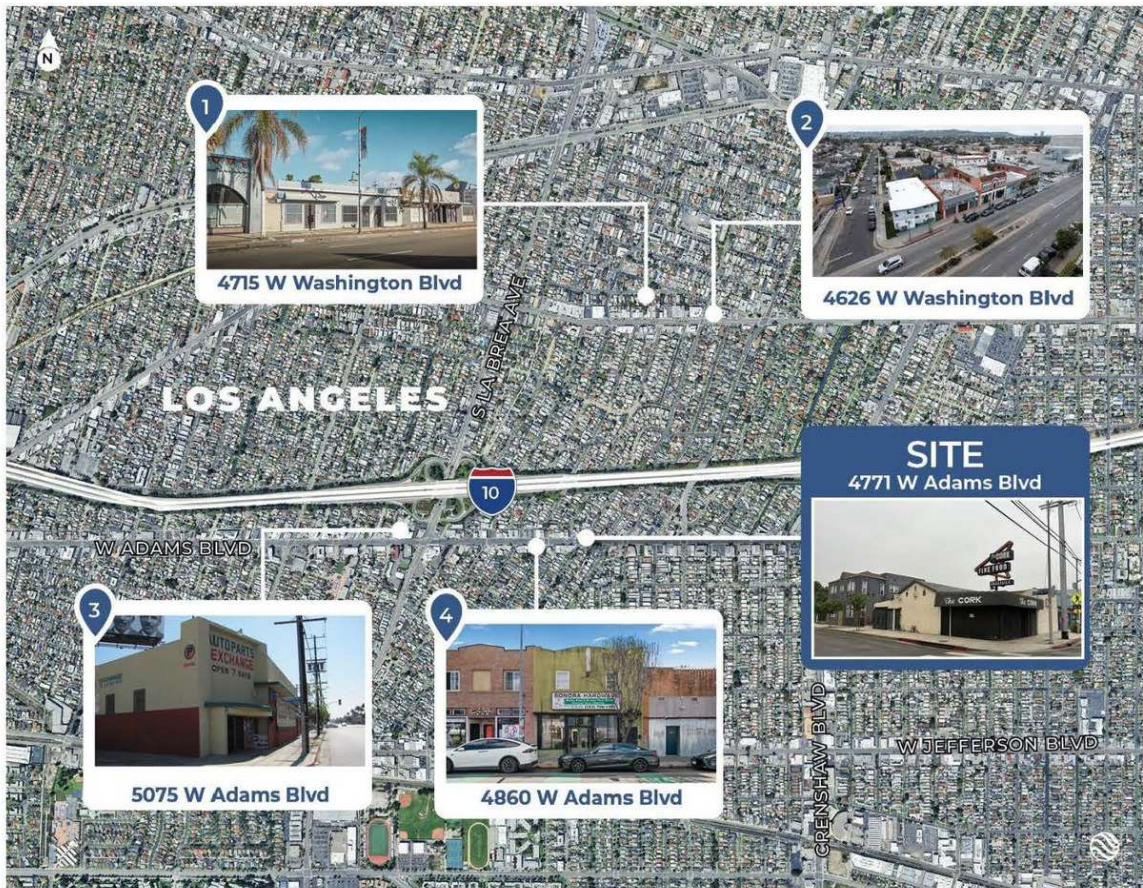
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# Sales Comps

## Commercial



|                        | Sale Date | Price           | Building PSF | Building Size | Land PSF  | Land Size SF |
|------------------------|-----------|-----------------|--------------|---------------|-----------|--------------|
| 4715 W Washington Blvd | 9/9/2024  | \$ 1,350,000.00 | \$ 788.55    | 1712          | \$ 192.50 | 7013         |
| 4626 W Washington Blvd | 8/28/2024 | \$ 1,800,000.00 | \$ 461.54    | 3900          | \$ 431.65 | 4170         |
| 4860 W Adams Blvd      | 4/25/2024 | \$ 1,200,000.00 | \$ 456.97    | 2626          | \$ 444.44 | 2700         |
| 5075 W Adams Blvd      | 4/21/2023 | \$ 4,300,000.00 | \$ 659.71    | 6518          | \$ 259.77 | 16553        |

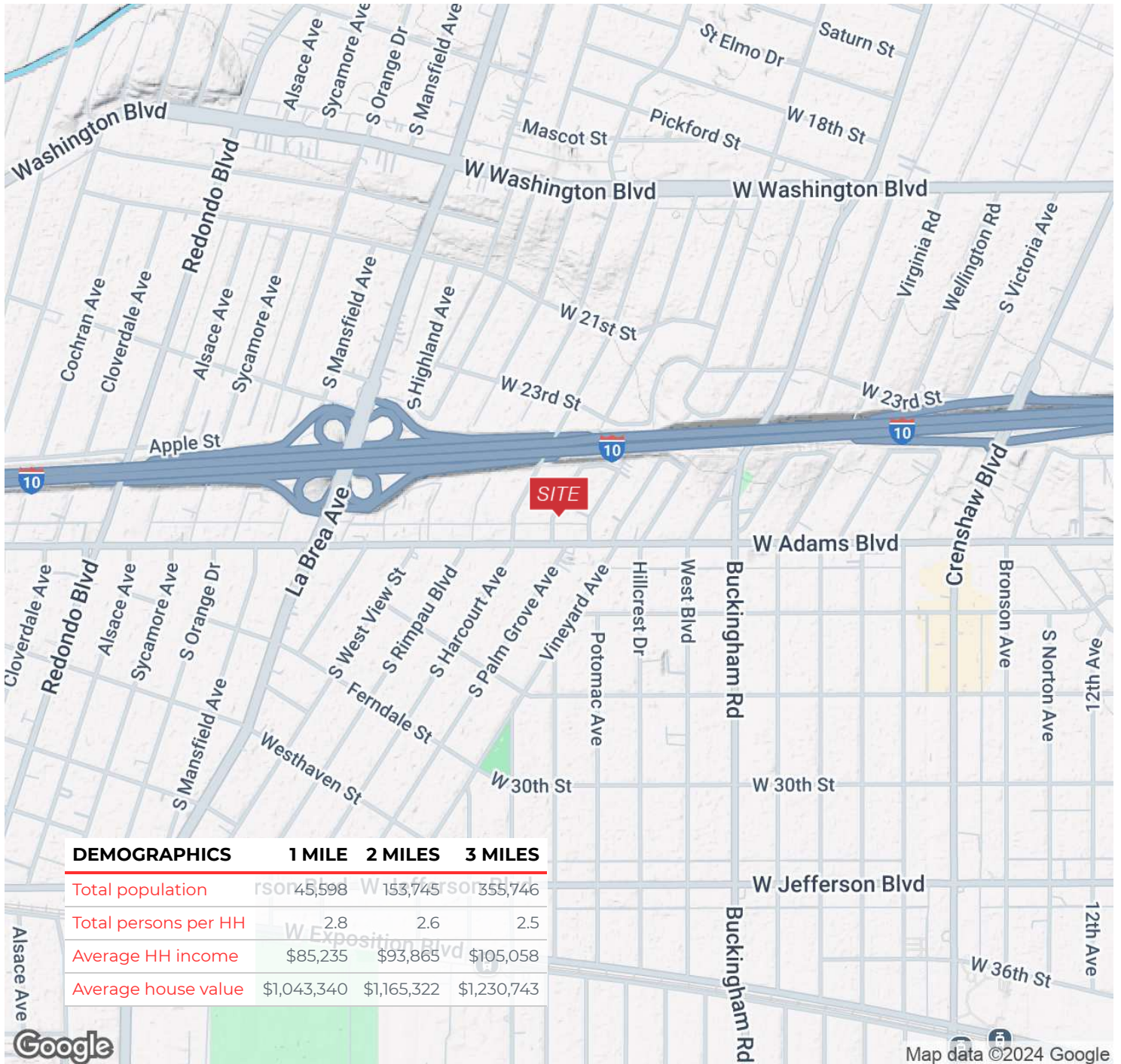
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# LOCATION MAP



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