

Marcus & Millichap

FLOYDGROUP

4771 W ADAMS BLVD

LOS ANGELES, CA 90016

**MIXED-USE | RETAIL & APARTMENTS IN THE HEART OF THE WEST ADAMS CORRIDOR**

4,717 BUILDING SF | 4,558 LOT SF | ZONED LAC2

## EXCLUSIVELY LISTED BY



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# 1 INVESTMENT OVERVIEW

4771 W ADAMS BLVD  
LOS ANGELES, CA 90016



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WALK SCORE

**4771 W ADAMS BLVD**  
LOS ANGELES, CA 90016



**4771 W ADAMS BLVD**  
LOS ANGELES, CA 90016



EXECUTIVE SUMMARY

# 4771 W ADAMS BLVD

LOS ANGELES, CA 90016

**4771 W Adams Blvd is a mixed-use investment opportunity located along the rapidly improving West Adams corridor of Los Angeles. The property features approximately 4,717 SF of building area and includes 4 residential units plus a vacant ground-floor commercial space that was formerly operated as a bar/restaurant.**

The commercial portion is currently in **shell condition**, creating a rare opportunity for a new owner or tenant to design and activate the space around a modern concept. With existing residential income, flexible **LAC2 zoning**, and prominent Adams Blvd frontage, the property offers both immediate income and meaningful long-term upside.

- Approximately **4,717 SF mixed-use building**
- Includes **4 residential units plus vacant commercial space**
- Former **bar/restaurant space** with strong repositioning potential
- Commercial portion delivered in **shell condition**, allowing a buyer or tenant to design the space for a new use
- Zoned **LAC2**, allowing a wide range of commercial uses
- Located on the improving **West Adams corridor**
- Existing residential income provides a stable income base
- Commercial vacancy creates a clear path to increased NOI
- Strong frontage and visibility along Adams Blvd
- Ideal for an investor, owner-user, restaurateur, cafe operator, creative tenant, or boutique retail concept

# INVESTMENT HIGHLIGHTS

## Existing Income + Upside

The residential units provide an income foundation while the vacant commercial space creates a **significant upside opportunity**. A buyer is not only acquiring current income, but also the ability to lease or occupy the commercial component and materially improve the property's income profile.

## Shell Condition Advantage

Because the retail space is in shell condition, the next operator has the **flexibility to build out the space around a fresh concept** rather than working around an outdated layout. This is particularly valuable for food, beverage, wellness, boutique retail, showroom, or creative studio users.

## Former Bar/Restaurant Use

The property's prior bar/restaurant identity gives the commercial portion a strong marketing narrative. Subject to permits, code compliance, and tenant improvements, the space may be **well positioned for a new hospitality-driven concept that benefits from Adams Blvd frontage** and the surrounding neighborhood growth.

## Flexible LAC2 Zoning

The **LAC2 zoning** is a major strength because it supports a broad range of commercial and neighborhood-serving uses. This expands the buyer and tenant pool and gives ownership multiple paths for repositioning, leasing, or owner-user occupancy.



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# OFFERING SUMMARY

4771 W ADAMS BLVD  
LOS ANGELES, CA 90016

4771 W ADAMS BLVD

# Financial Analysis

## PROPERTY SUMMARY

PRICE	\$1,700,000
BUILDING SF	4,717 SF
BUILDING PRICE/SF	\$360.40
LAND SF	4,558 SF
LAND PRICE/SF	\$372.97
PRO-FORMA CAP RATE	7.05%
BUILT	1928/1937

## INCOME BREAKDOWN

INCOME:	CURRENT	PRO-FORMA
SCHEDULED LEASE INCOME:	\$84,000	\$168,000
NNN CHARGES:	\$3,628	\$3,628
EFFECTIVE GROSS INCOME:	\$87,628	\$171,628
VACANCY:	*	\$8,400
VACANCY AND EXPENSES:	\$43,404	\$51,804
<b>NET OPERATING INCOME</b>	<b>\$44,224</b>	<b>\$119,824</b>

\*RETAIL SPACE IS VACANT

## EXPENSE BREAKDOWN

EXPENSES	CURRENT
PROPERTY TAX	\$21,250
INSURANCE	\$8,721
WATER	\$1,666
LANDSCAPING	\$1,800
REPAIR	\$2,500
TRASH	\$3,628
GAS/ELECTRIC	\$3,840
<b>TOTAL EXPENSES</b>	<b>\$43,404</b>

4771 W ADAMS BLVD

# Tenant Rent Roll

TENANT	SF	LEASE START	EXP	OPTIONS	\$	PRO-FORMA
2536 PALM GROVE - 1 BED/1 BATH	600	1/1/26	12/31/206	None	\$1,750	
2536 1/2 PALM GROVE - 1 BED/1 BATH	600				\$1,750	
2538 PALM GROVE - 1 BED/1 BATH	600				\$1,750	
2538 1/2 PALM GROVE - 1 BED/1 BATH	600				\$1,750	
4771 W ADAMS BLVD - VACANT	2,317					\$7,000



# MIXED-USE | RETAIL & APARTMENTS

4,717 BUILDING SF | 4,558 LOT SF | ZONED LAC2



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# 3 COMPARABLES ANALYSIS

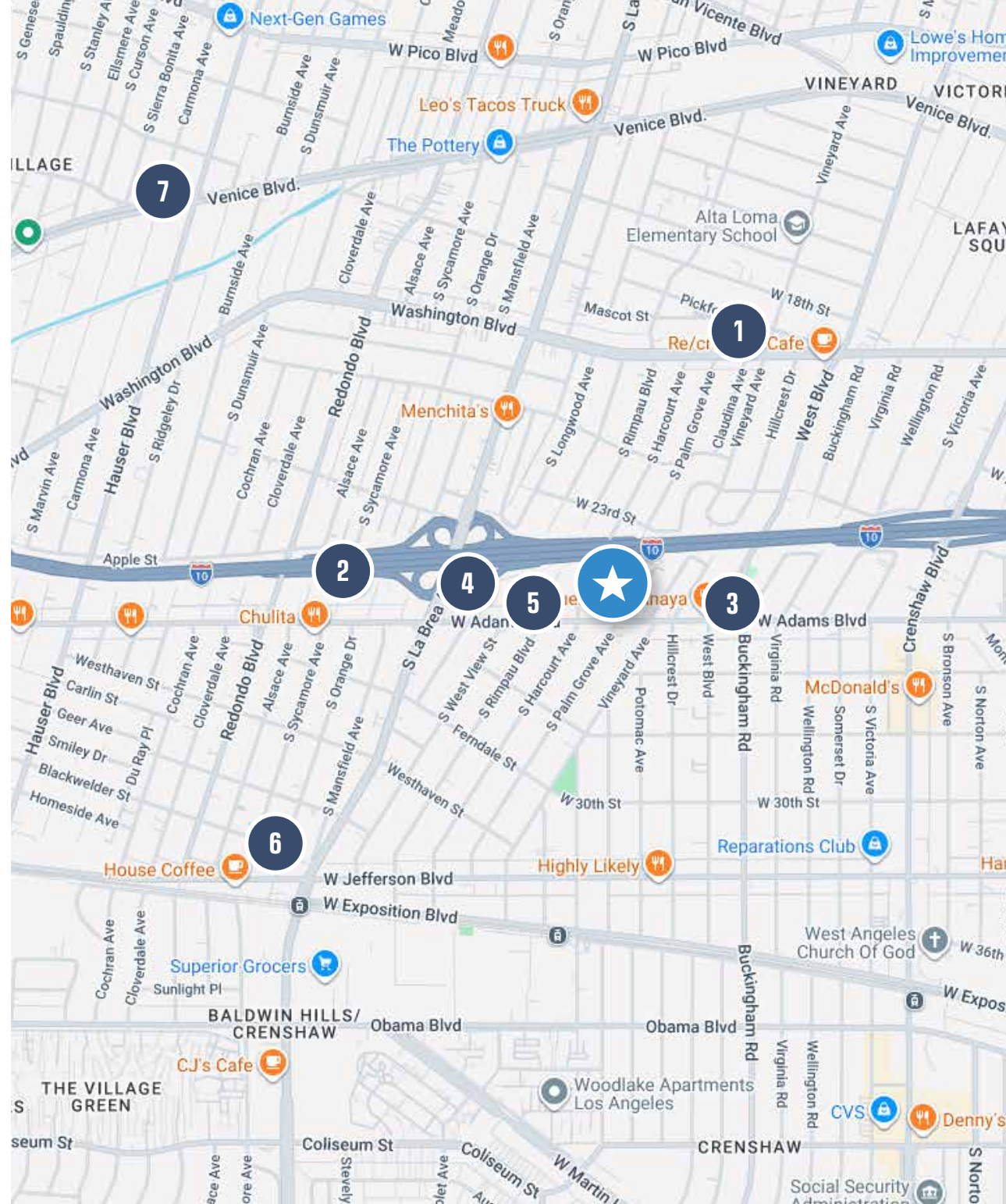
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LOS ANGELES, CA 90016

4771 W ADAMS BLVD

# Sales Comparables

**★ SUBJECT PROPERTY**

- 1 1905 Claudina Ave
- 2 2530 S Sycamore Ave
- 3 4616 W Adams Blvd
- 4 5007 W Adams Blvd
- 5 4900 W Adams Blvd
- 6 5131-5137 W Jefferson Blvd
- 7 5522 Venice Blvd



4771 W ADAMS BLVD

# Sales Comparables



**4771 W Adams Blvd**  
Los Angeles, CA 90016

SALE PRICE	\$1,700,000
BUILDING SF	4,717
PRICE PER SF	\$360.40
LAND AREA SF	4,558
PRICE PER LAND SF	\$372.97
PRO FORMA CAP RATE	7.05%
SALE DATE	N/A



**1905 CLAUDINA AVE**  
Los Angeles, CA 90016

SALE PRICE	\$1,985,000
BUILDING SF	5,261
PRICE PER SF	\$377.30
PRICE/UNIT	\$283,571
LAND AREA SF	4,739
PRICE PER LAND SF	\$418.87
SALE DATE	4/21/2026



**2530 S SYCAMORE AVE**  
Los Angeles, CA 90016

SALE PRICE	\$1,125,000
BUILDING SF	3,430
PRICE PER SF	\$327.99
PRICE/UNIT	\$225,000
LAND AREA SF	4,792
PRICE PER LAND SF	\$234.79
SALE DATE	3/3/2026

# Sales Comparables



**3**  
**4616 W ADAMS BLVD**  
 Los Angeles, CA 90016

SALE PRICE	\$4,015,433
BUILDING SF	11,673
PRICE PER SF	\$343.99
LAND AREA SF	18,731
PRICE PER LAND SF	\$214.38
SALE DATE	2/13/26



**4**  
**5007-5009 W ADAMS BLVD**  
 Los Angeles, CA 90016

SALE PRICE	\$860,000
BUILDING SF	2,914
PRICE PER SF	\$295.13
LAND AREA SF	2,500
PRICE PER LAND SF	\$344.00
SALE DATE	10/20/25



**5**  
**4900-4904 W ADAMS BLVD**  
 Los Angeles, CA 90016

SALE PRICE	\$1,170,000
BUILDING SF	3,410
PRICE PER SF	\$343.11
LAND AREA SF	3,485
PRICE PER LAND SF	\$335.74
SALE DATE	9/2/25

# Sales Comparables



**6**  
**5131-5137 W JEFFERSON BLVD**  
 Los Angeles, CA 90016

SALE PRICE	\$4,000,000
BUILDING SF	9,358
PRICE PER SF	\$427.44
LAND AREA SF	12,197
PRICE PER LAND SF	\$327.95
SALE DATE	7/7/2025

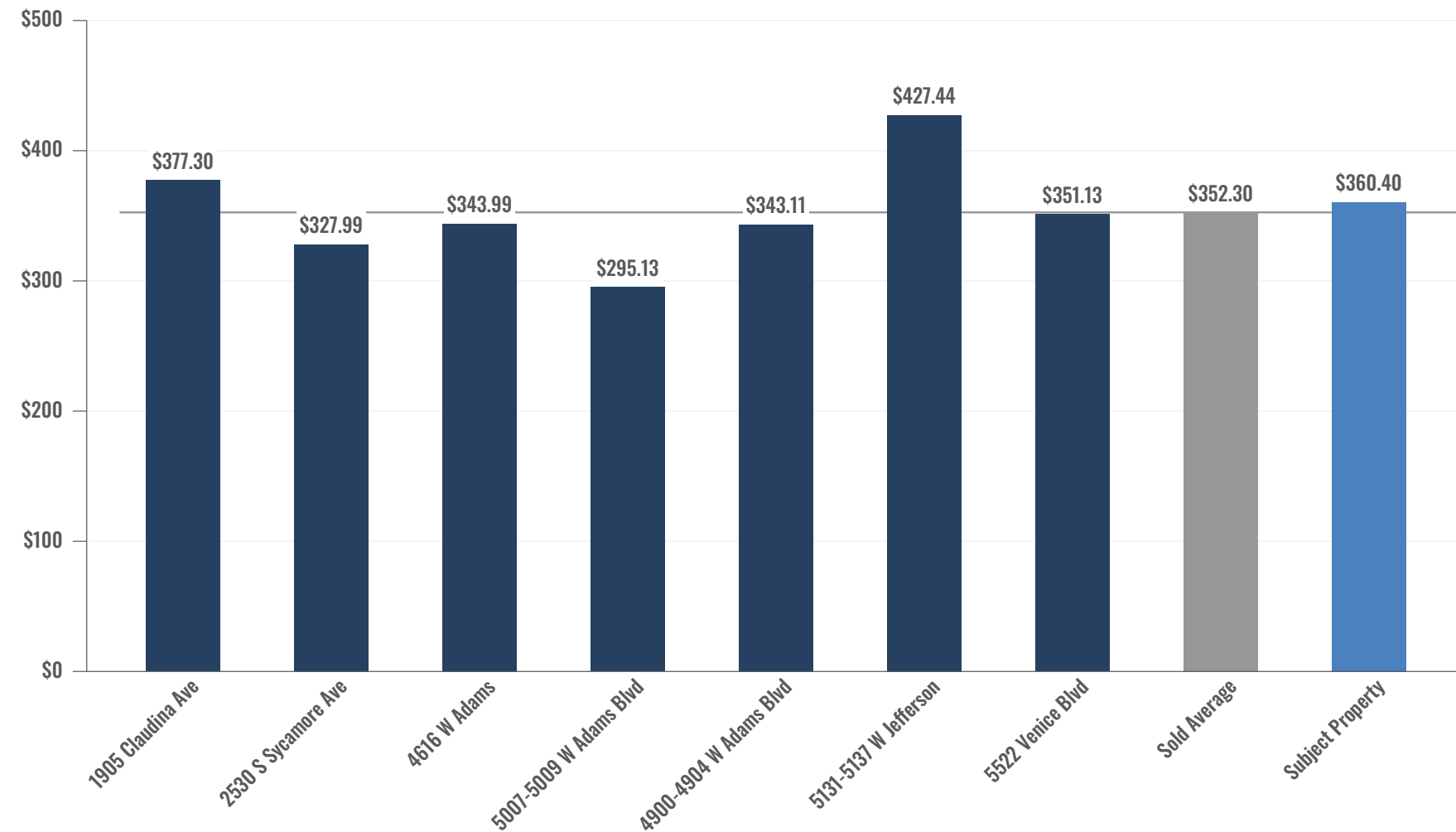


**7**  
**5522 VENICE BLVD**  
 Los Angeles, CA 90019

SALE PRICE	\$2,400,000
BUILDING SF	6,835
PRICE PER SF	\$351.13
LAND AREA SF	9,207
PRICE PER LAND SF	\$260.68
SALE DATE	6/18/2025

4771 W ADAMS BLVD  
**Sales Comparables**

**BUILDING PRICE PER SF**



4771 W ADAMS BLVD  
**Sales Comparables**

#	ADDRESS	SALE PRICE	BUILDING SF	PRICE/SF	LAND SF	LAND PRICE/SF	SALE DATE
1	1905 Claudina Ave Los Angeles, CA 90016	\$1,985,000	5,261	\$377.30	4,739	\$418.87	\$421.26
2	2530 S Sycamore Ave Los Angeles, CA 90016	\$1,125,000	3,430	\$327.99	4,792	\$234.79	3/3/2026
3	4616 W Adams Blvd, Los Angeles, CA 90016	\$4,015,433	11,673	\$343.99	18,731	\$214.38	2/13/2026
4	5007-5009 W Adams Blvd Los Angeles, CA 90016	\$860,000	2,914	\$295.13	2,500	\$344.00	10/20/2025
5	4900-4904 W Adams Blvd Los Angeles, CA 90016	\$1,170,000	3,410	\$343.11	3,485	\$335.74	9/2/2025
6	5131-5137 W Jefferson Blvd Los Angeles, CA 90016	\$4,000,000	9,358	\$427.44	12,197	\$327.95	7/7/2025
7	5522 Venice Blvd Los Angeles, CA 90016	\$2,400,000	6,835	\$351.13	9,207	\$260.68	6/18/2025
<b>AVERAGE</b>				<b>\$352.30</b>			
★	4771 W Adams Blvd Los Angeles, CA 90016	\$1,700,000	4,717	\$360.40	4,558	\$372.97	

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# MARKET OVERVIEW

4771 W ADAMS BLVD  
LOS ANGELES, CA 90016



**West Adams is a historic neighborhood located in the western region of South Los Angeles, California. Situated just south of the I-10 freeway, West Adams is bordered by Crenshaw Boulevard to the west, Jefferson Boulevard to the north, Exposition Boulevard to the south, and Normandie Avenue to the east. This central location provides convenient access to various parts of Los Angeles, including Downtown LA, Culver City, and the beach cities to the west.**

The residential character of West Adams is diverse, offering a blend of single-family homes, apartment buildings, and condominiums. Tree-lined streets and spacious lots characterize much of the neighborhood, providing a suburban atmosphere within the urban landscape of Los Angeles. Residents range from young professionals and families to artists and creatives attracted to the area's vibrant culture and sense of community.

Nearby recreational destinations include Exposition Park, which encompasses the California Science Center, Natural History Museum, and the California African American Museum, providing opportunities for education, exploration, and leisure.

In recent years, West Adams has experienced revitalization efforts aimed at fostering economic growth and community development. The influx of investment has led to the restoration of historic properties, the establishment of new businesses, and the enhancement of public spaces. This revitalization has helped bolster property values and attract a diverse array of residents and entrepreneurs to the area.

West Adams benefits from its central location and proximity to major transportation arteries, including the I-10 freeway and several Metro Expo Line stations. These transportation options offer convenient access to other parts of Los Angeles, facilitating commuting and exploration. Additionally, the neighborhood is served by several bus routes, providing further connectivity within the city.

West Adams stands as a vibrant and culturally rich neighborhood in Los Angeles, celebrated for its historic architecture, diverse community, and thriving arts scene. With its prime location, economic revitalization, and abundance of amenities, West Adams continues to attract residents and visitors alike, offering a blend of urban convenience and suburban tranquility amidst the bustling metropolis of Los Angeles.



USC



NATURAL HISTORY MUSEUM



BMO STADIUM



DOWNTOWN LOS ANGELES

CLOSE PROXIMITY



LA MEMORIAL COLISEUM



KENNETH HAHN RECREATION



CULVER CITY

4771

W ADAMS BLVD  
LOS ANGELES, CA 90016

Cento

Collins Fish Market

Ode a la Rose Florist

Honey Bee's  
House of Breakfast

Runway  
Women's  
Clothing

Taqueria Los Anaya

RLA Cafe

Johnny's Pastrami

W ADAMS BLVD (28,969 VPD)

All Power Thrift

BAG  
Clothing Store

Violet Noir

Sheers Barber Shop

West Market

LA Prime Caffe 2

Tokyo Aquarium

Sweet E's Bake Shop

L.A. Birria Pizza

Phillips Bar-B-Que

Master Burger

Blue Star Fitness

# Burgeoning W Adams Blvd

# WEST ADAMS DEVELOPMENT

West Adams has become one of Los Angeles' most compelling urban infill corridors, supported by historic architecture, cultural identity, new mixed-use development, and proximity to major employment and lifestyle hubs. The area sits near Culver City, Mid-City, Jefferson Park, Baldwin Hills, Crenshaw, and the broader Westside, giving it access to multiple demand drivers.

The corridor continues to evolve from a historically neighborhood-serving commercial district into a more dynamic mixed-use environment with new apartments, restaurants, retail, creative uses, and cultural investment. This momentum supports the long-term appeal of properties with Adams Blvd frontage.

Recent public and private investment has accelerated this transformation. Metro infrastructure improvements tied to the nearby E Line and the Crenshaw/LAX corridor have improved regional connectivity, while adaptive reuse projects and new residential construction are introducing additional density along key commercial stretches. Developers and local investors have increasingly targeted West Adams because it offers relative affordability compared to adjacent Westside neighborhoods, while still providing direct access to Downtown Los Angeles, Culver City, and major entertainment and technology employment centers. As a result, the area has seen growing interest from hospitality operators, food and beverage concepts, creative office users, and boutique retail tenants seeking authentic neighborhood-oriented locations.

At the same time, West Adams continues to retain many of the characteristics that make the neighborhood distinct within Los Angeles. The corridor benefits from a strong architectural identity, a diverse residential base, and a deep cultural history that differentiates it from more heavily redeveloped submarkets. Ongoing streetscape improvements, preservation efforts, and small business activity have contributed to a more walkable and activated environment while helping maintain the neighborhood's character. This combination of historic authenticity and measured redevelopment has positioned West Adams as one of the city's more closely watched growth corridors for long-term mixed-use and commercial investment.



# NOTABLE DEVELOPMENTS

## 1. The Read - 5217 W Adams Blvd

**Location:** 5217 W Adams Blvd

**Description:** CIM Group recently completed **The Read**, a six-story apartment community at **5217 W Adams Blvd** featuring **75 residential units** and approximately **9,000 SF of ground-floor retail**. This project adds new residents, modern retail frontage, and additional pedestrian activity to the Adams Blvd corridor. Source: CIM Group, February 2026.

## 2. 5451 W Adams Blvd

**Location:** 5451 W Adams Blvd - Proposed Mixed-Use Project

**Description:** CIM Group has also proposed a new six-story mixed-use development at **5451 W Adams Blvd** featuring approximately **142 apartments** and more than **8,000 SF of ground-floor retail**. This planned project further reinforces the corridor's transition toward higher-density mixed-use development. Source: Urbanize LA / LA YIMBY, September 2025.

## 3. Maydan Market – 4301 W Jefferson Blvd

**Location:** 6767 Sunset Boulevard

**Description:** Maydan Market opened in West Adams as a major food and hospitality destination, featuring a large culinary marketplace with multiple vendors and restaurant concepts. This supports the broader narrative that the area is becoming a stronger food, beverage, and cultural destination. Source: Eater LA, 2025.

## 4. West Adams Property & Business Improvement District

**Description:** The West Adams Property & Business Improvement District supports the corridor through district-level services, maintenance, branding, and improvement efforts. The BID encompasses properties along Adams Blvd between Hauser Blvd and La Brea Ave, directly reinforcing the commercial identity of the area. Source: City of Los Angeles / West Adams BID.

## 5. Destination Crenshaw

**Location:** 1200 N. Cahuenga Boulevard

**Description:** Nearby Destination Crenshaw is a major cultural corridor and public-realm investment along Crenshaw Blvd. The project is described as a **1.3-mile open-air museum and cultural corridor** celebrating Black Los Angeles through art, design, and community. This adds long-term cultural and placemaking value to the surrounding trade area. Source: Destination Crenshaw.



## WEST ADAMS

# One of LA's Oldest Neighborhoods Continues to Evolve

West Adams, one of the oldest neighborhoods in Los Angeles, is witnessing a remarkable resurgence. Originally developed in the late 1800s by railroad magnate Henry Huntington, West Adams transformed from a pueblo into a thriving metropolis during the land boom of 1887 through 1915. The area, once lined with grand homes and the choice residence for city leaders and Hollywood stars such as Lawrence Doheny, Isadore Dockweiler, and Fatty Arbuckle, became known for its diverse architectural styles including Victorian, Queen Anne, and Craftsman.

Throughout the early 1900s, West Adams was overshadowed by the glamour of Hollywood and Beverly Hills, but the neighborhood has been rediscovering its prominence. The resurgence began in the early 1980s when new residents started to restore the historic homes and rejuvenate its streets, working alongside long-time residents. This renewal has continued to accelerate in recent years due to a convergence of factors including significant commercial investments, office conversions, and new retail and mixed-use projects.

West Adams has also evolved into a vibrant cultural hub, particularly for Black artists and creators since the 1940s. The area, once known as Sugar Hill, now bursts with creativity and innovation, housing artists like Mara Brock Akil and chefs like Keith Corbin of Alta Adams, who are redefining the West Coast culinary narrative while maintaining its soulful roots.

The neighborhood's growth is further propelled by its improved connectivity, with the expansion of the Metro Expo Line which

completed its route between Downtown Los Angeles and Santa Monica in 2016. This development has led to increased density bonuses for multifamily developers who include affordable housing options, supported by the city's Transit Oriented Communities program. Moreover, most of West Adams is designated as a federally recognized Opportunity Zone, offering tax incentives to spur development in this historically rich area.

Today, West Adams is a bustling locale with new businesses such as The Alsace Hotel and trendy coffee shops like Highly Likely, revitalizing the area while preserving its historical charm. This blend of rich history, cultural significance, and modern development makes West Adams a compelling destination in Los Angeles, marking its return to prominence in the city's landscape.



## Trending Spots

**Alsace LA Hotel:** A stylish 48-room boutique hotel that offers a serene oasis amidst the neighborhood's bustling activity, featuring upscale design and proximity to local dining options like Tartine.

**Peace Awareness Labyrinth & Meditation Garden:** An unexpected urban retreat where visitors can walk the labyrinth or relax by the fountain amidst the gardens, offering a peaceful break from city life.

**Ray Charles Foundation Memorial Library:** A tribute to the legendary musician, this memorial library showcases Ray Charles' gold records and iconic outfits, situated in his former recording studio.

**Free Bike Tour:** Led by a local realtor and community enthusiast, this monthly bike tour offers insights into West Adams' rich history along with a glimpse of current real estate opportunities.

**Band of Vices Gallery:** An art and culture hub dedicated to showcasing works from marginalized creative communities, providing a space for thought-provoking exhibitions and cultural events.

**MIZLALA:** The original location of this Mediterranean grill which serves a blend of Moroccan/Israeli cuisine, renowned for dishes like spit-roasted chicken, kebabs, and their signature crispy broccoli.

**Delicious Pizza by Delicious Vinyl:** More than just a pizza spot, this venue is a community hub linked to the hip-hop history of Los Angeles, offering a taste of local culture along with excellent food.

**Kneeland Co.:** A unique boutique offering exquisite handmade goods collected from around the world, curated by textile expert Joanna Williams, ideal for discovering rare and one-of-a-kind items.

**The Global Trunk:** A store committed to sustainable, fair trade, and responsible consumerism, featuring home goods and textiles crafted by global artisan communities.

**Alta Adams & Adams Wine Shop:** A hotspot for food lovers, Alta Adams serves soulful cuisine with a Californian twist, paired with a curated selection of wines from diverse producers, ensuring a lively and inclusive dining experience.

ALSACE LA HOTEL



PEACE AWARENESS LABYRINTH & MEDITATION GARDEN



BANDS OF VICES GALLERY






DELICIOUS PIZZA



# WEST ADAMS

## DEMOGRAPHICS BY RADIUS

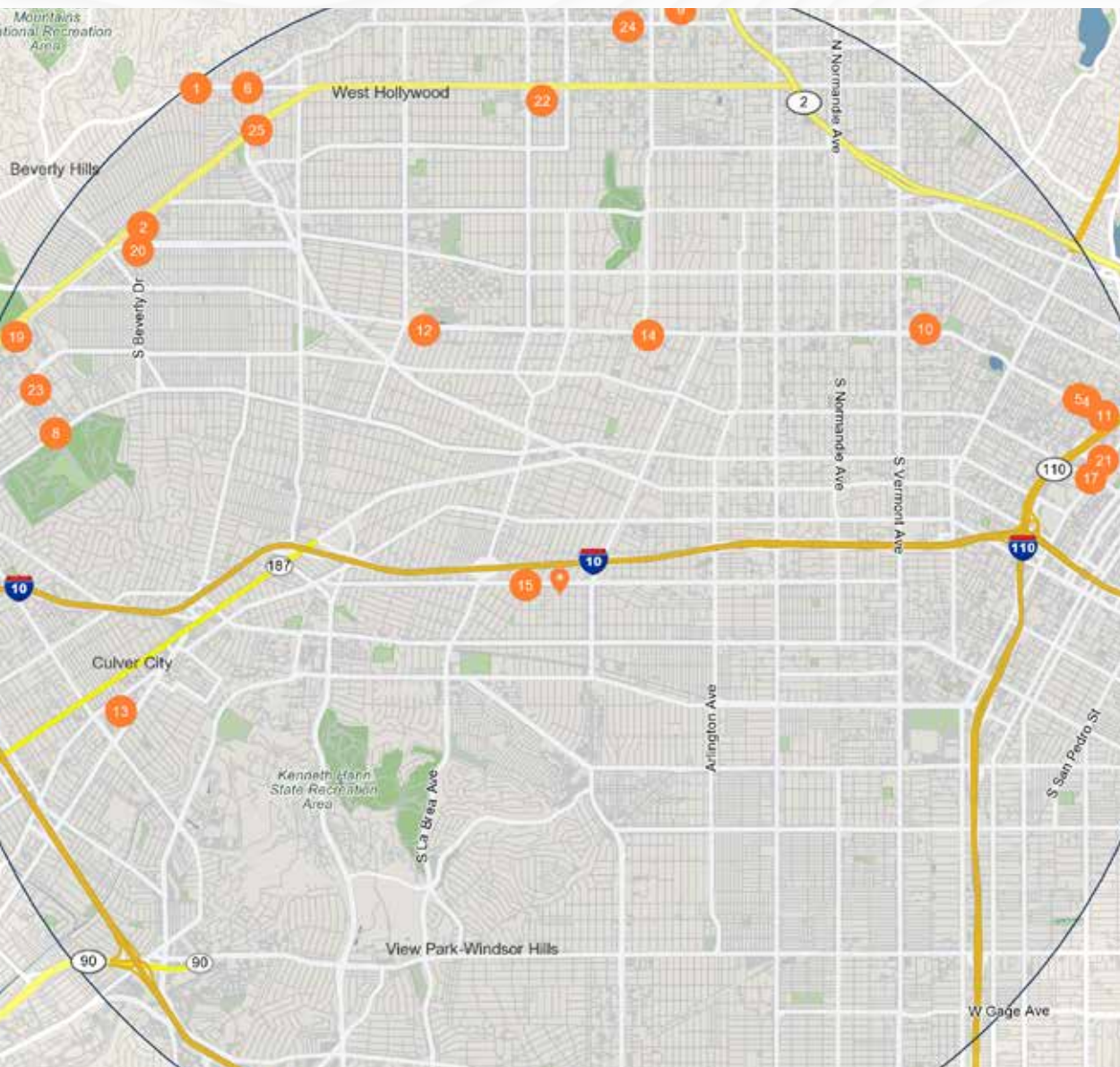
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,952	417,299	1,282,258
 Households	16,094	154,536	496,357
 Average Household Income	\$80,085	\$94,632	\$95,639
 Median Household Income	\$51,564	\$59,693	\$59,329

# DEMOGRAPHIC BREAKDOWN

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	48,755	423,401	1,308,463
<b>2022 Estimate</b>			
Total Population	47,952	417,299	1,282,258
<b>2010 Census</b>			
Total Population	47,068	407,218	1,231,767
<b>2000 Census</b>			
Total Population	45,870	406,426	1,234,883
<b>Daytime Population</b>			
2022 Estimate	27,563	371,903	1,377,414
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Households	16,443	157,622	511,366
<b>2022 Estimate</b>			
Total Households	16,094	154,536	496,357
Average (Mean) Household Size	2.9	2.6	2.5
<b>2010 Census</b>			
Total Households	15,441	148,629	466,930
<b>2000 Census</b>			
Total Households	15,292	147,199	458,783
<b>Occupied Units</b>			
2027 Projection	17,937	170,911	559,014
2022 Estimate	17,525	167,166	540,326
<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$150,000 or More	10.5%	15.1%	15.2%
\$100,000-\$149,999	14.9%	14.3%	14.1%
\$75,000-\$99,999	10.0%	10.9%	11.4%
\$50,000-\$74,999	15.7%	16.0%	15.3%
\$35,000-\$49,999	13.8%	11.8%	11.5%
Under \$35,000	35.0%	31.8%	32.5%
Average Household Income	\$80,085	\$94,632	\$95,639
Median Household Income	\$51,564	\$59,693	\$59,329
Per Capita Income	\$27,227	\$35,311	\$37,442

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$113,819	\$121,386	\$120,973
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$21,824	\$23,179	\$23,136
Transportation	\$8,935	\$9,649	\$9,754
Food	\$7,474	\$7,757	\$7,648
Personal Insurance and Pensions	\$6,132	\$6,695	\$6,648
Healthcare	\$4,084	\$4,253	\$4,125
Entertainment	\$2,468	\$2,816	\$2,912
Cash Contributions	\$1,959	\$2,056	\$1,983
Gifts	\$1,306	\$1,485	\$1,560
Apparel	\$1,196	\$1,221	\$1,227
Education	\$705	\$771	\$766
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2022 Estimate Total Population	47,952	417,299	1,282,258
Under 20	25.9%	22.8%	21.8%
20 to 34 Years	23.7%	25.1%	26.9%
35 to 39 Years	7.1%	7.7%	8.3%
40 to 49 Years	13.3%	13.4%	13.5%
50 to 64 Years	18.6%	18.0%	17.0%
Age 65+	11.5%	13.0%	12.5%
Median Age	35.3	36.3	35.8
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	32,348	293,770	913,118
Elementary (0-8)	18.1%	14.0%	14.9%
Some High School (9-11)	10.6%	9.1%	8.7%
High School Graduate (12)	22.6%	19.4%	17.9%
Some College (13-15)	22.2%	18.1%	16.8%
Associate Degree Only	5.3%	5.8%	5.6%
Bachelor's Degree Only	14.5%	22.1%	23.9%
Graduate Degree	6.7%	11.5%	12.0%

# MAJOR EMPLOYERS



## MAJOR EMPLOYERS EMPLOYEES

Yf Art Holdings Gp LLC	10,600
Live Nation Worldwide Inc	8,800
Security Indust Specialists Inc	5,246
Samaritan Imaging Center	5,005
The Orthopedic Institute of	5,004
Ticketmaster Entertainment LLC	4,390
Mufg Union Bank Foundation	4,200
Twentieth Cntury Fox	4,000
Viacom Networks-Mtv Networks	3,645
Service Employees Intl Un	3,343
Employment Dev Cal Dept	3,000
Stockbridge/Sbe Holdings LLC-SBE	3,000
Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
Mercury Insurance Services LLC	2,978
Wand Topco Inc	2,713
Sbeeg Holdings LLC	2,693
Mpg Inc-Metaldyne	2,117
Career Group Inc-Fourthfloor Fashion Talent	2,100
Project Skyline Intermediate H	2,020
John Hancock Life Insur Co USA-John Hancock	2,000
Rsg Group USA Inc-Golds Gym	2,000
Fox Inc-Home Entertainment Div	2,000
Broadreach Capltn Partners LLC	1,974
Los Angles Cnty Mtro Trnsp Aut	1,971



**METRO K-LINE**



**1.30 MILE**  
TO EXPO/CRENSHAW  
K-LINE STATION



**4771 W ADAMS BLVD**  
LOS ANGELES, CA 90016



Marcus & Millichap

FLOYDGROUP

**4771 W ADAMS BLVD**  
LOS ANGELES, CA 90016