

OFFERING MEMORANDUM

# 5278-5284 W ADAMS BLVD



WEST ADAMS, CA 90016



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*Exclusively  
Listed by*

JAY MARTINEZ  
Senior Vice President  
424.653.1841  
jay.martinez@kidder.com  
LIC N° 01367663

DARIN SPILLMAN  
Senior Vice President  
310.592.8269  
darin.spillman@kidder.com  
LIC N° 01366902

KIDDER.COM



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# EXECUTIVE SUMMARY

# *AUTO REPAIR/ AUTO BODY* OFFERING IN THE HEART OF WEST ADAMS

*This is an Owner User opportunity to acquire a multi-building auto body shop on the Southeast Cochran Avenue and Adams Blvd, just East of Fairfax Avenue in a prime West Adams pocket.*

The three buildings are currently vacant on two different parcels. The parcel to the East {5278} has a concrete building of approximately 3,245 square feet with a permitted spray booth and there is also an abandoned two-story wood-frame/stucco office building with three tuck under carports which is approximately 875 square feet of second story square footage.

The corner parcel {5284} is also a concrete block building that was constructed in 1976 and is approximately 1,400 square feet. There is a steel pole sign 6 X12 sign opportunity as well.



ADDRESS	5278-5284 W Adams Blvd, West Adams, CA 90016
PRICE	Undisclosed
BUILDING SF	±5,520
LAND SF	±12,818
ZONING	C2-1VL-CPIO



## PROPERTY HIGHLIGHTS

2 Parcels - 3 Free standing Structures

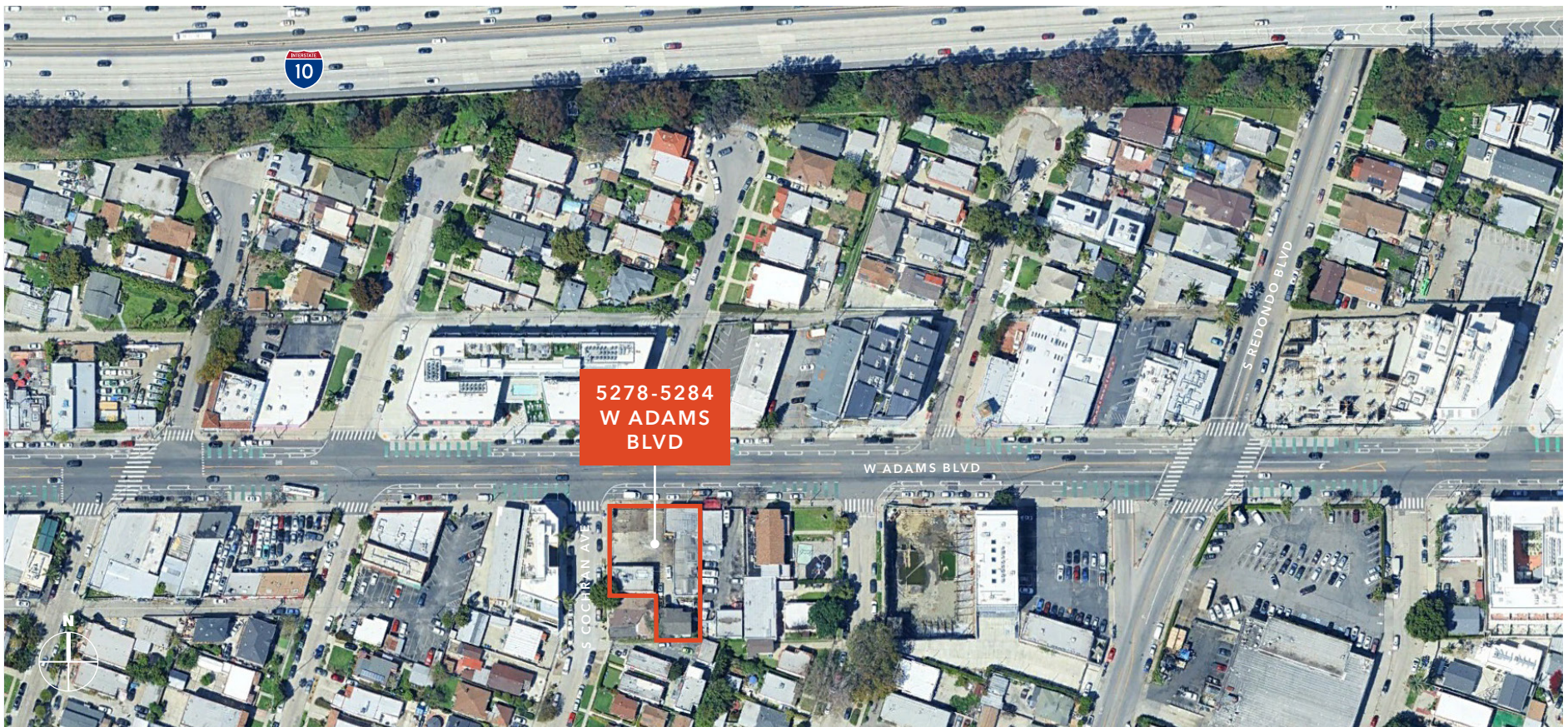
Prime West Adams Location - Currently Vacant

Permitted Spray Booth

Future Development Potential - Favorable C2 Zoning

Signage Opportunity / Multi-Tenant Commercial

Multiple Curb Cuts - Excellent Ingress/Egress





# PROPERTY OVERVIEW



# PROPERTY INFORMATION

## PROPERTY OVERVIEW

PRICE	Undisclosed
BUILDING SF	±5,520
LAND SF	±12,818
BUILDING TYPE	Retail - Auto Repair
APNS	5043-005-013, 5043-005-014
YEAR BUILT / RENO	1941 / 1958
ZONING	C2-1VL-CPIO

**±5,520**  
BUILDING SF

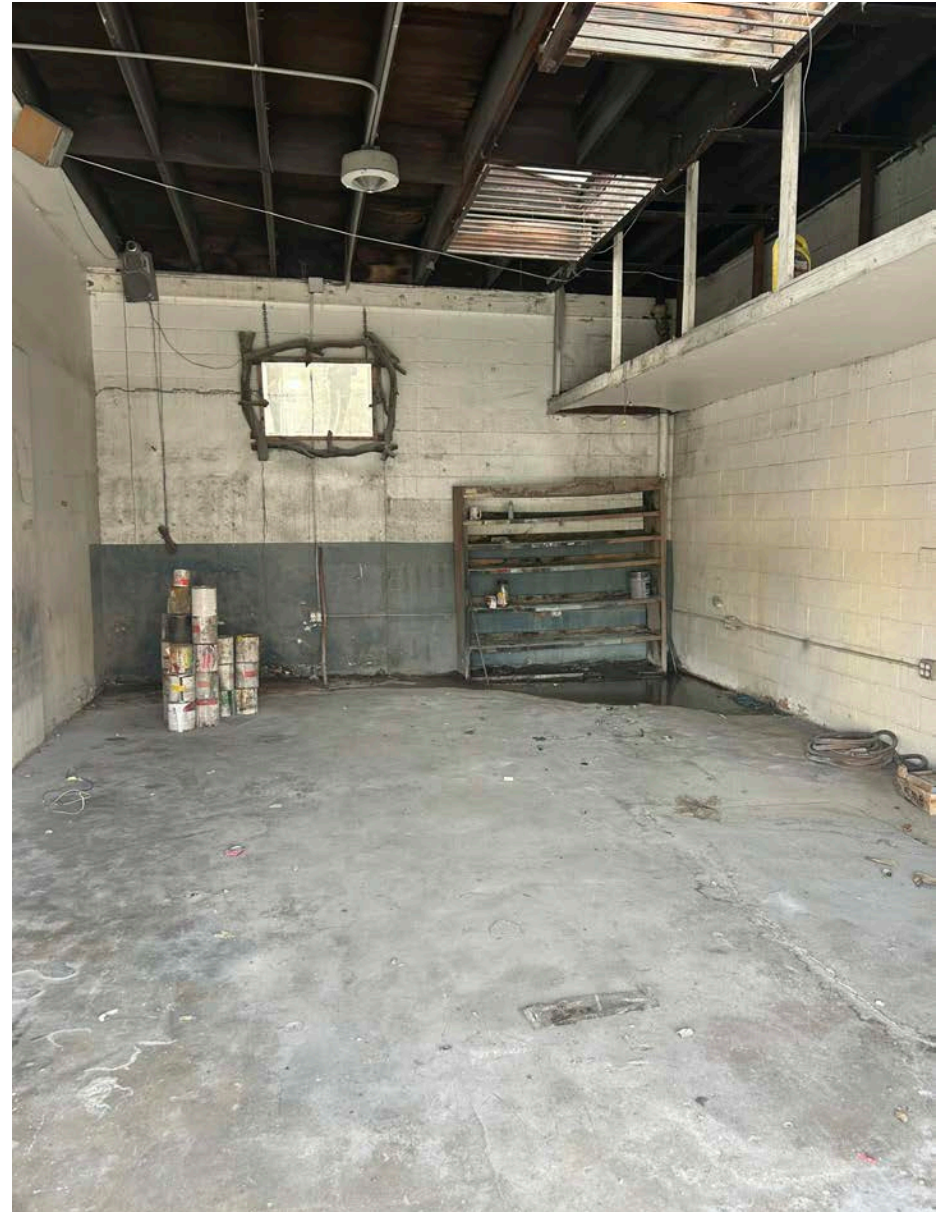
**±12,818**  
LAND SF

**2**  
PARCELS



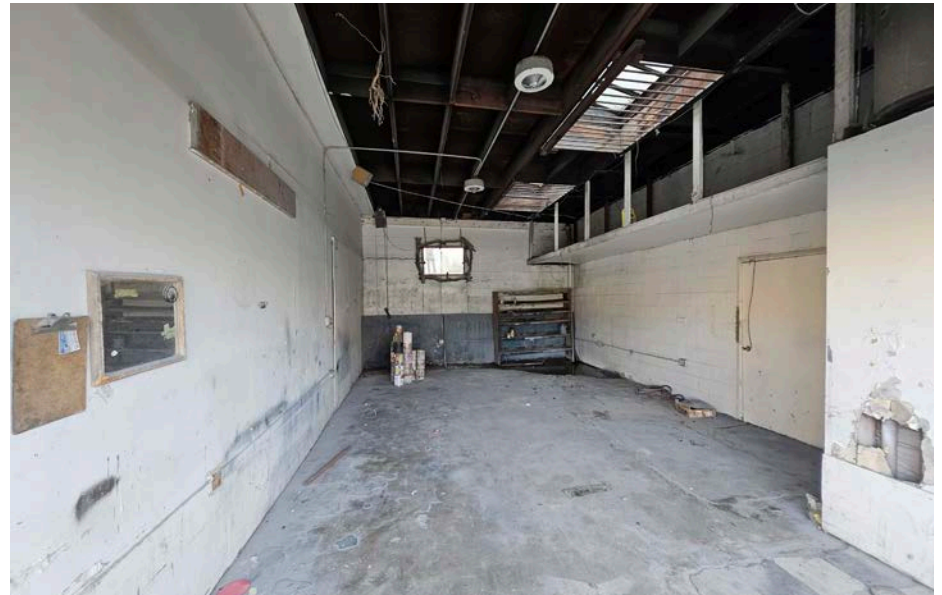
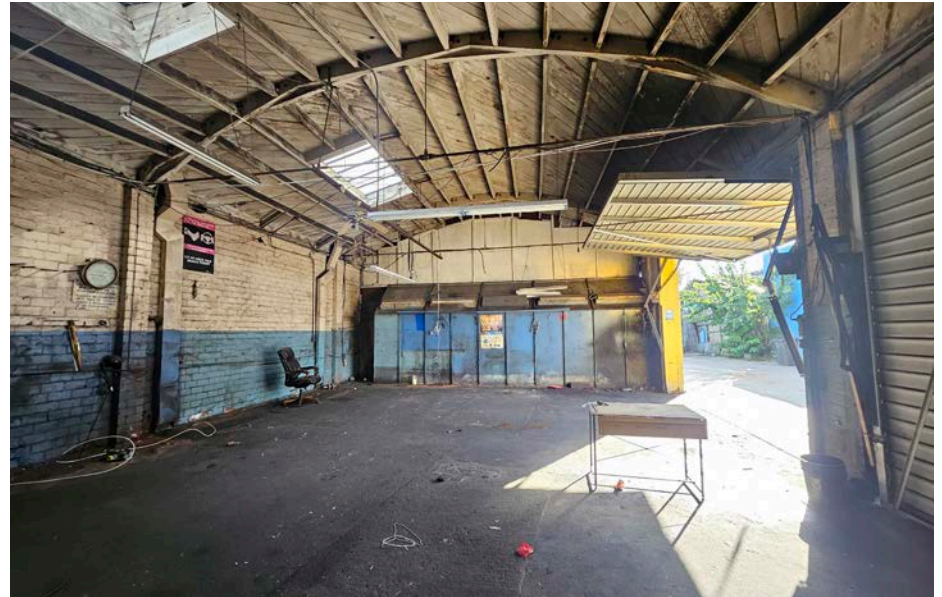


## PROPERTY OVERVIEW

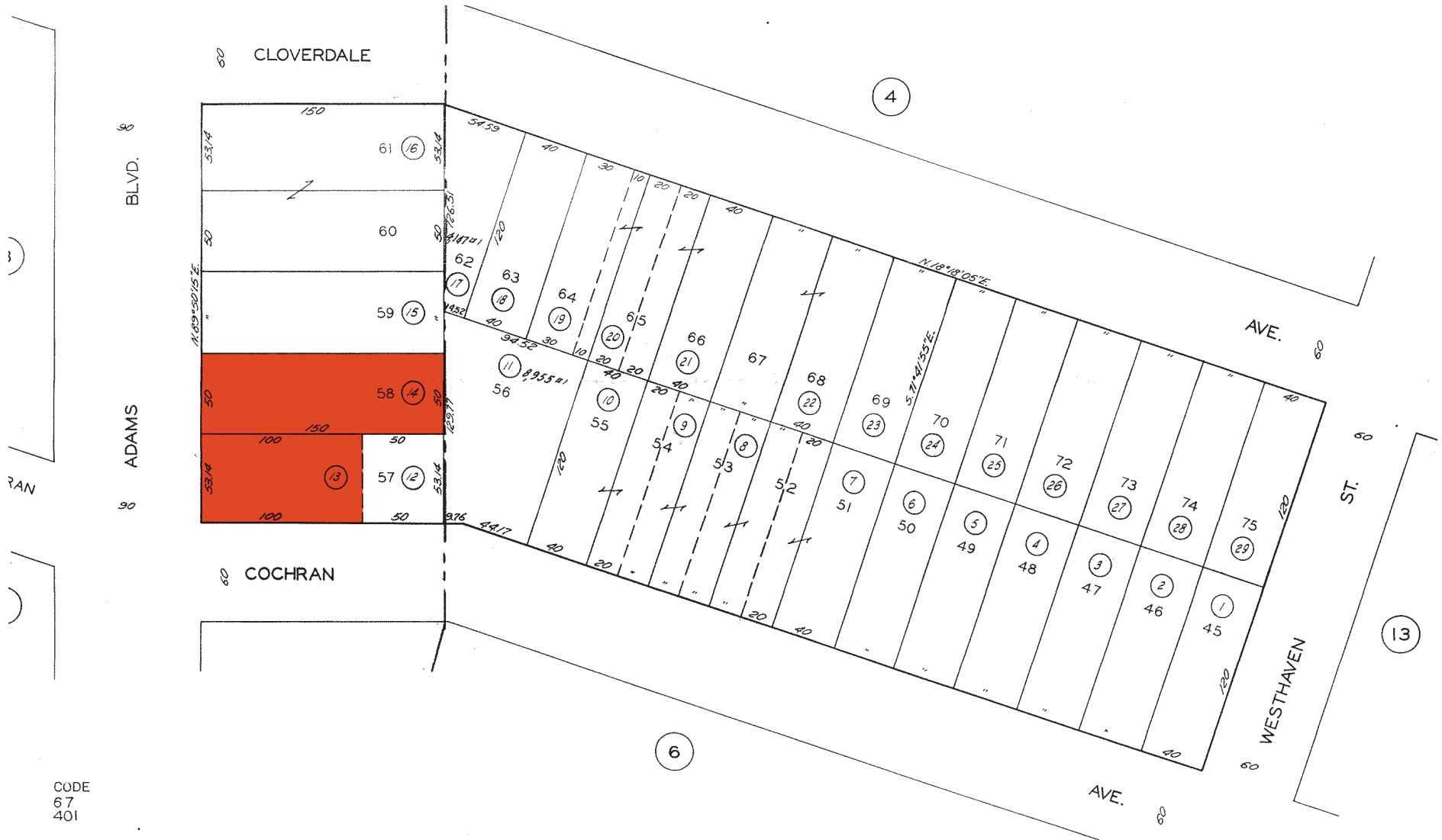




## PROPERTY OVERVIEW

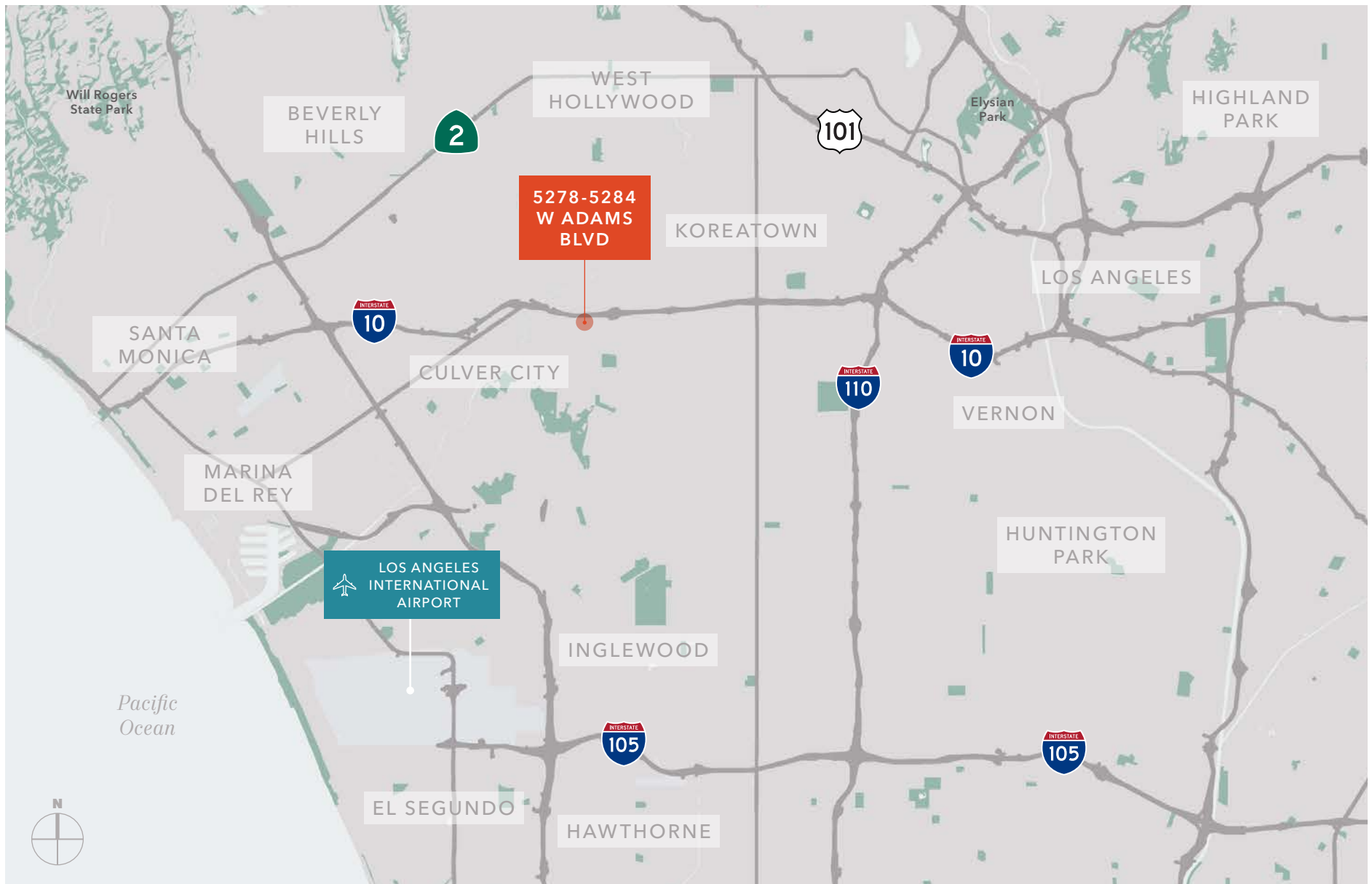


# PLAT MAP





## PROPERTY OVERVIEW





## PROPERTY OVERVIEW







# LOCATION OVERVIEW

# *WEST ADAMS* IS A HISTORIC NEIGHBORHOOD

The area is known for its large number of historic buildings, structures and notable houses and mansions throughout Los Angeles. It is a youthful, densely populated area with a high percentage of African American and Latino residents.

West Adams is one of the oldest neighborhoods in the city of Los Angeles, with most of its buildings erected between 1880 and 1925, including the William Andrews Clark Memorial Library. West Adams was developed by railroad magnate Henry E. Huntington and wealthy industrialist Hulett C. Merritt of Pasadena. It was once the wealthiest district in the city, with its Victorian mansions and sturdy Craftsman bungalows, and a home to Downtown businessmen and professors and academicians at USC. Several historic areas of West Adams, namely, Harvard Heights, Lafayette Square, Pico-Union, and West Adams Terrace, were designated as Historic Preservation Overlay Zones by the city of Los Angeles, in recognition of their outstanding architectural heritage. Menlo Avenue-West Twenty-ninth Street Historic District, North University Park Historic District, Twentieth Street Historic District, Van Buren Place Historic District and St. James Park Historic District, all with houses of architectural significance, are located in West Adams.

Whereas Historic West Adams is a close-in suburb dating from the 1880s, the bulk of the “new” West Adams neighborhood was developed in the 1920s, on a wide swath of land between two major east-west streetcar routes: the Los Angeles Railway West Adams Boulevard line and the Pacific Electric Santa Monica Air Line (the Expo Line’s predecessor).



## WEST ADAMS OVERVIEW

Many of the neighborhoods, including West Adams, are experiencing a renaissance of AVE sorts with their historic houses being restored to their previous elegance. The area is undergoing severe gentrification, with young professionals, restaurants, new businesses moving into the area. Many professionals are being attracted to the area, due to the proximity of job hubs in Silicon Beach, Culver City, and El Segundo.

In total, more than 70 sites in West Adams have received recognition as a Los Angeles Historic-Cultural Monument, a California Historical Landmark, or listing on the National Register of Historic Places.

West Adams has hit a recent growth spurt. The market has slowly attracted homebuyers migrating from more established markets in search of affordable price tags, but in the last 12 months, several new developments projects have sprung up. Now the market is on its way to become a city hotspot with retail, hotels, creative office and apartments.





## NOTABLE SITES

### UNIVERSITY OF SOUTHERN CALIFORNIA

The University of Southern California (USC) is located directly East of West Adams/Jefferson Park. USC is a private research university that was founded in 1880. The university is home to 21,000 undergraduate students and over 28,000 graduate students. Due to its size USC is one of the largest private employers in the Los Angeles area, with an estimated annual impact of \$8 billion for the state of California.

### NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY

Los Angeles is home to the largest natural and historical museums in the Western United States. The museum's collections include nearly 35 million specimens and artifacts which cover 4.5 billion years of history. The museum hosts regular special exhibits most recently it has included mummies and pterosaurs. Apart from their normal exhibits, the museum hosts many community events and educational opportunities for schools in the area.

### BALDWIN HILLS SCENIC OVERLOOK

This California State Park is located just southwest of Downtown Culver City and is also known as the Culver City Stairs. The outdoor staircase is designed into the trails that lead up to a view of the Los Angeles Area. There is also a road for drivers and bicyclists up to the park's visitor center. The scenic overlook is part of a larger Park to Playa Trail that connects this area to the beach.

### PEACE AWARENESS LABYRINTH GARDENS

This "spiritual oasis in the city" where you can reflect in nature, without leaving Los Angeles. Built in 2001 and modeled after the Chartres Labyrinth in France the site includes a labyrinth, meditation gardens, and Guasti Villa. The Guasti Villa is an Italian Renaissance mansion that was built in the early 1900's and is designated as a Los Angeles Cultural Heritage Monument.

### HAROLD & BELLES

Opened in 1969, this family owned restaurant has been serving authentic New Orleans cuisine in the Los Angeles community for over 50 years. The restaurant is most known for their gumbo, po'boys, crab cakes, and is one of the few restaurants in LA that offers a crawfish boil when in the right season. Harold and Belles also has its own food truck and their own packaged creole seasoning. This Jefferson Park staple recently completed construction on a new private dining and banquet room for large events.

### ALSACE LA

This boutique hotel had opened in the fall of 2021, offering another option for tourists to stay within West Adams. The 48-room hotel offers a courtyard, heated pool, a fitness studio, and bike rentals.



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Senior Vice President

424.653.1841

[jay.martinez@kidder.com](mailto:jay.martinez@kidder.com)

LIC N°01367663

**DARIN SPILLMAN**

Senior Vice President

310.592.8269

[darin.spillman@kidder.com](mailto:darin.spillman@kidder.com)

LIC N° 01366902

KIDDER.COM

