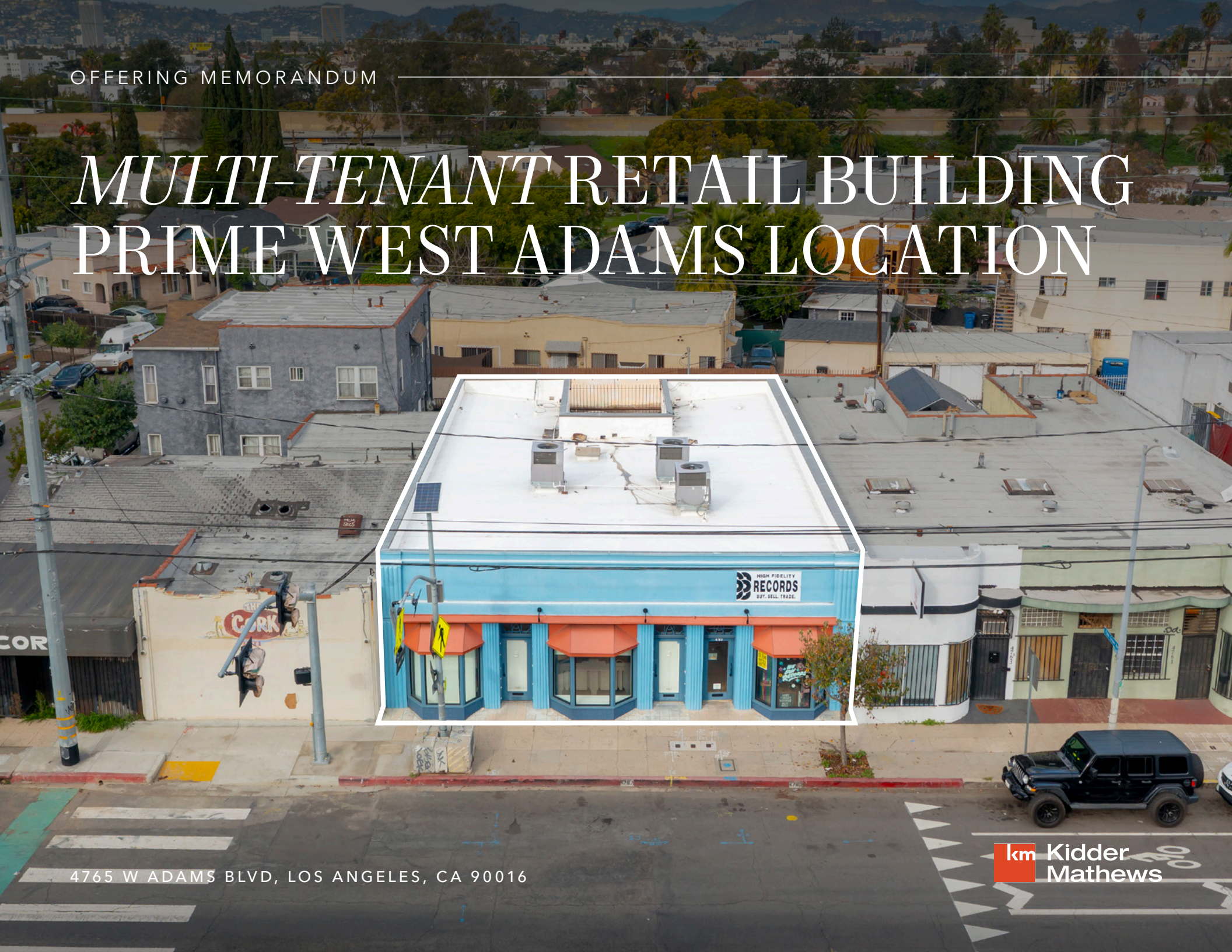


OFFERING MEMORANDUM

# *MULTI-TENANT* RETAIL BUILDING PRIME WEST ADAMS LOCATION



4765 W ADAMS BLVD, LOS ANGELES, CA 90016

km Kidder  
Mathews

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COMPARABLES

*Exclusively  
listed by*

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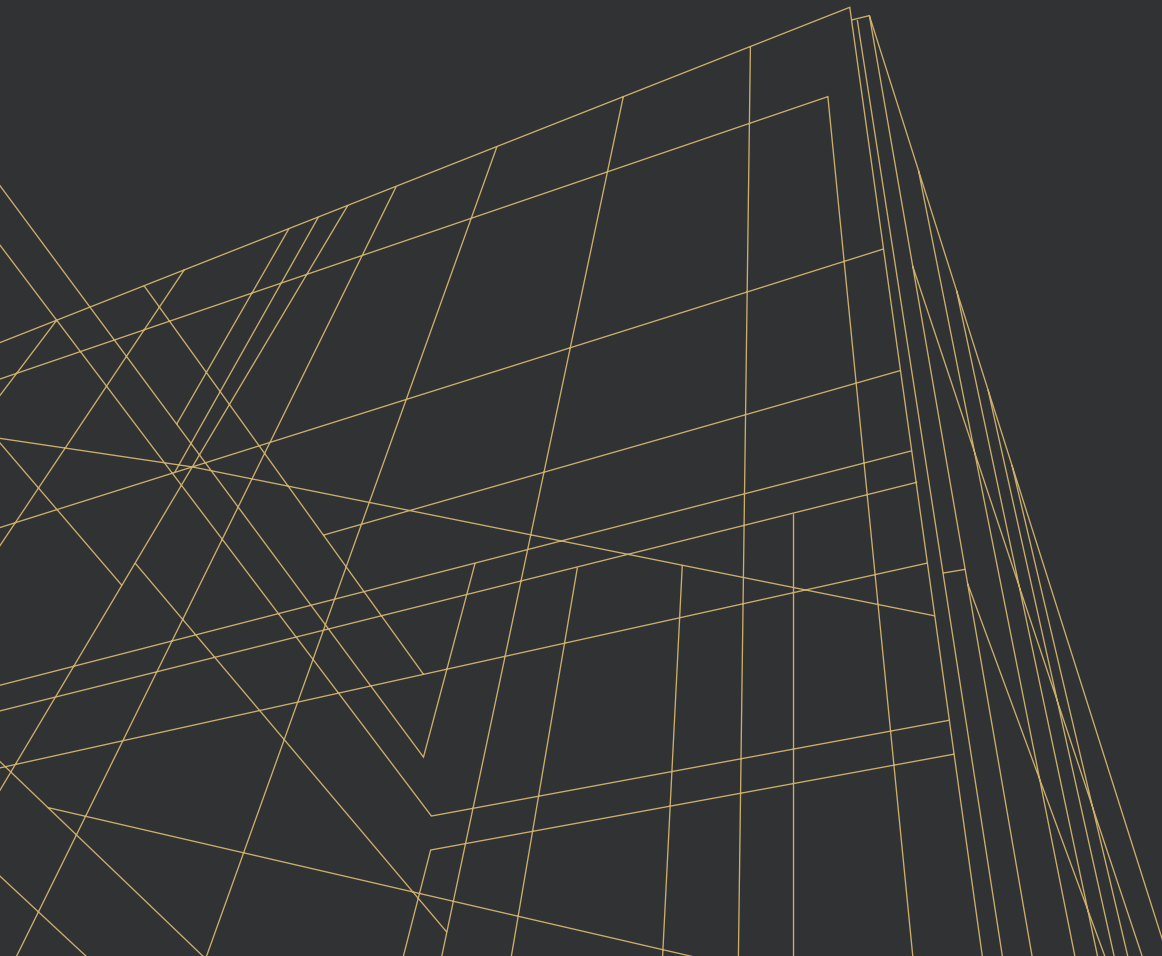
**KIDDER.COM**

**km Kidder  
Mathews**

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# EXECUTIVE SUMMARY

# *MULTI-TENANT* RETAIL BUILDING ALONG *TRENDIEST* CORRIDOR IN LA

We are pleased to present 4765 W Adams Blvd, a rare opportunity for an owner-user or investor to acquire a multi-tenant commercial building along one of the most desirable and trendiest corridors in Los Angeles.

Located just steps away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any owner-user will fall in love with the neighborhood.

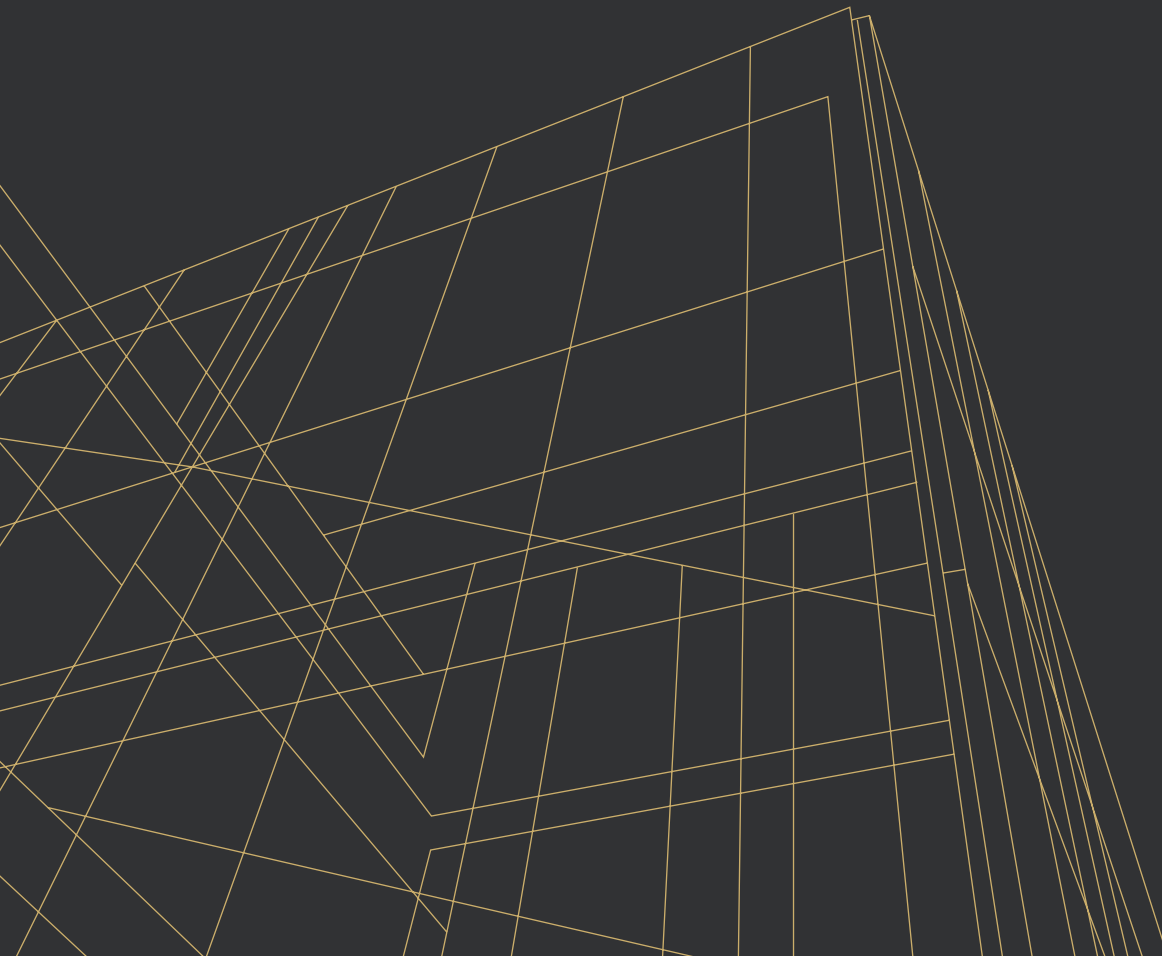
The property consists of a 2,926 square foot single story building that was built in 1938 with two commercial storefront units, occupied by Paisaboy's and High Fidelity Records, situated on a 4,559 square foot LAC2 zoned lot with 5 uncovered parking spaces in the rear accessible by alley.

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

Contact Casey Lins at 714.333.6768 or at Casey.Lins@kidder.com for additional information.



Address	4765 W Adams Blvd, Los Angeles, CA 90016
APN	5057-003-002
Building Size	2,926 SF
Lot Size	4,559 SF
Parking	5 uncovered spaces
Current Use	Commercial
Zoning	LAC2
<b>List Price</b>	<b>\$1,749,000</b>



# PROPERTY OVERVIEW

PROPERTY OVERVIEW

CENTURY CITY

BEVERLY GROVE



COLLINS FISH MARKET



DARLING CLEANERS



4765 W ADAMS BLVD

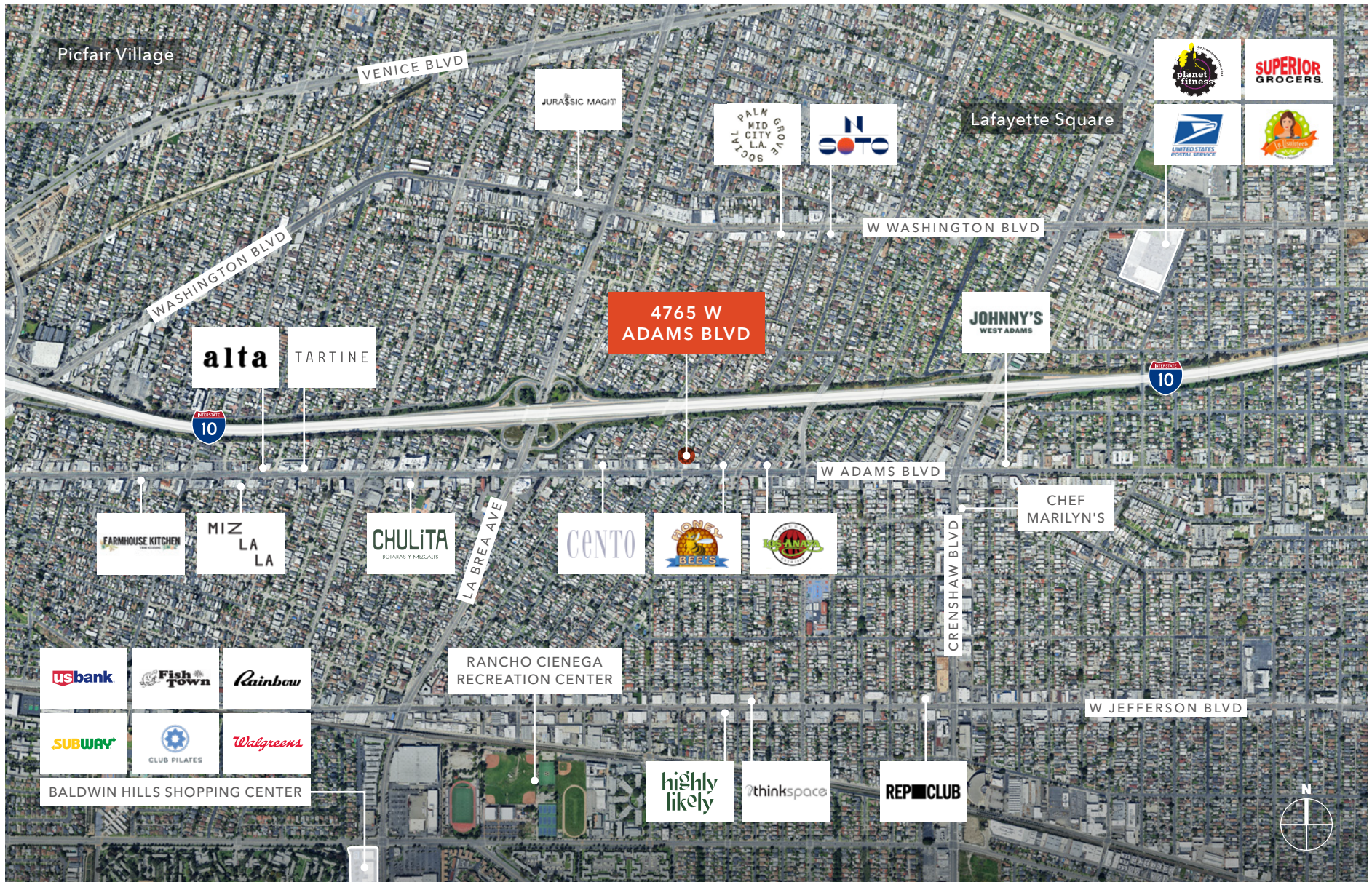
ALL POWER BOOKS

CALIBER

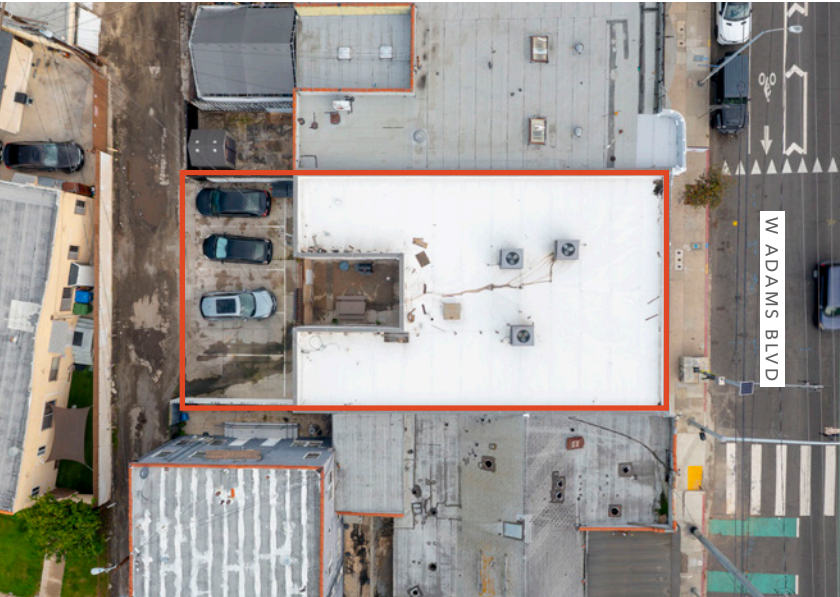
S PALM GROVE AVE

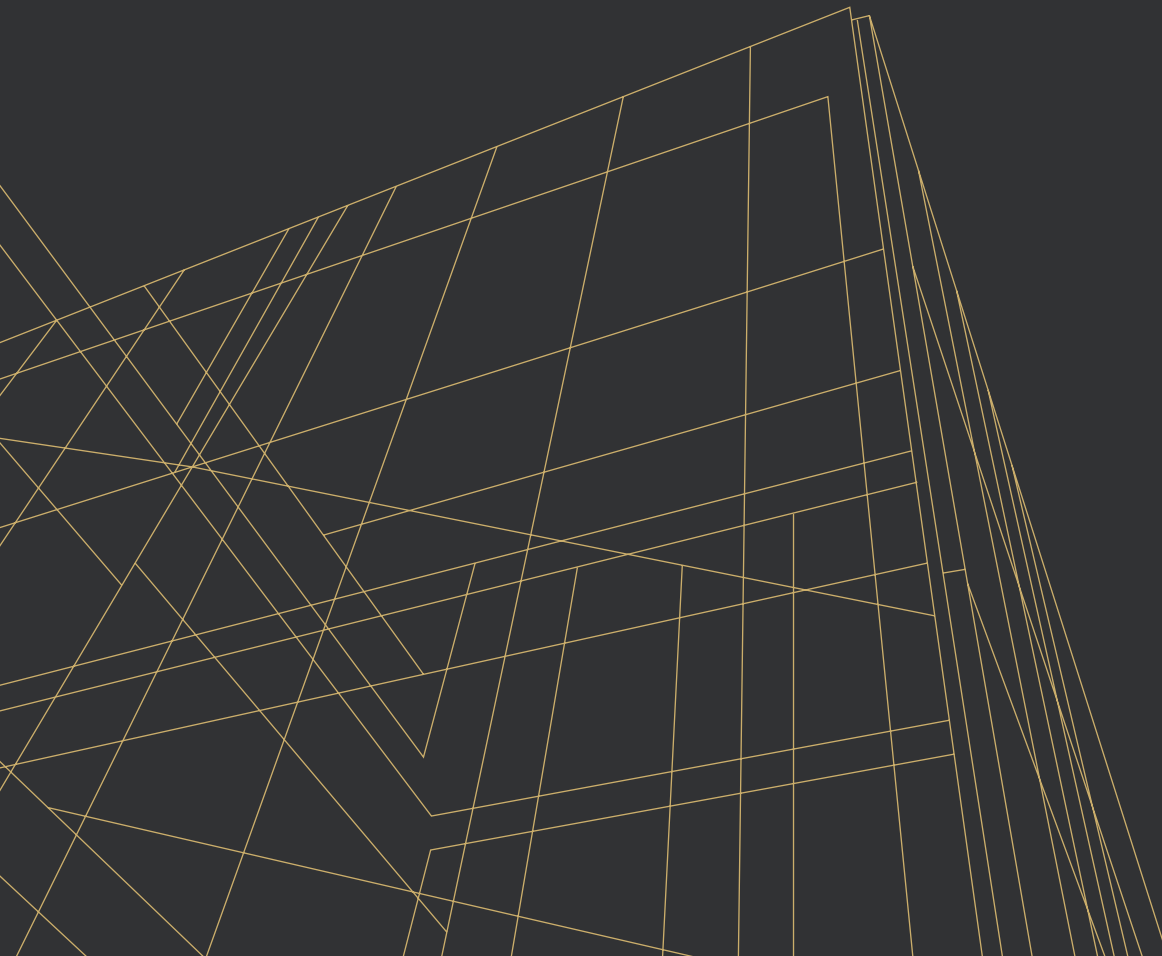
W ADAMS BLVD

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW





# FINANCIALS

*Section 03*

# INVESTMENT SUMMARY

List Price	\$1,749,000
Current CAP	1.33%
Market CAP	4.95%
Year Built	1938
Lot Size	4,559 SF
Building Size	2,926 SF
Price/SF	\$598

**\$1.749M**

LIST  
PRICE

**5**

PARKING  
SPACES

**\$598**

PRICE  
PER SF

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$57,584		\$122,892	
Less: Vacancy	(\$1,728)	3%	(\$3,687)	3%
Gross Operating Income	\$55,856		\$119,205	
Less: Expenses	(\$32,641)	58.4%	(\$32,641)	
<b>Net Operating Income</b>	<b>\$23,216</b>		<b>\$86,565</b>	

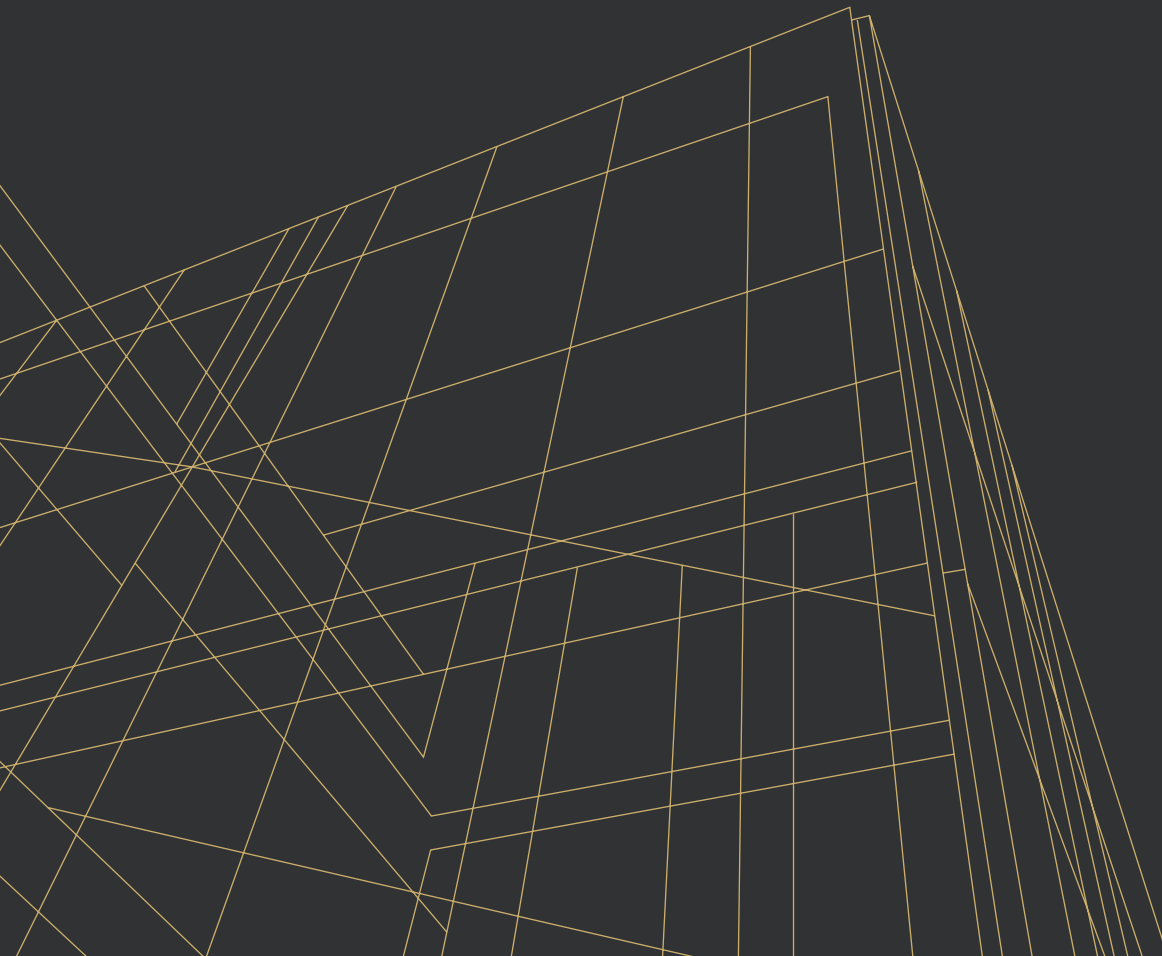
## ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.25%)	\$21,863	\$21,863
Insurance - Estimate @ \$3	\$8,778	\$8,778
Maintenance/Repairs - Estimate (\$1,000/Unit)	\$2,000	\$2,000
<b>Estimated Total Expenses</b>	<b>\$32,641</b>	<b>\$32,641</b>
<b>Per Net SF</b>	<b>\$11.16</b>	<b>\$11.16</b>
<b>Expenses Per Unit</b>	<b>\$16,320</b>	<b>\$16,320</b>

## SCHEDULED INCOME

Tenant	Current Rent/SF	Square Feet	Current Rents	Market Rents
			Monthly Rent/Unit	Monthly Rent/Unit
Paisaboy's	\$2.22	1,801	\$4,000	\$6,304
High Fidelity Records	\$0.71	1,125	\$799	\$3,938
<b>Monthly Scheduled Gross Income</b>			<b>\$4,799</b>	<b>\$10,241</b>
<b>Annual Scheduled Gross Income</b>			<b>\$57,584</b>	<b>\$122,892</b>

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# COMPARABLES

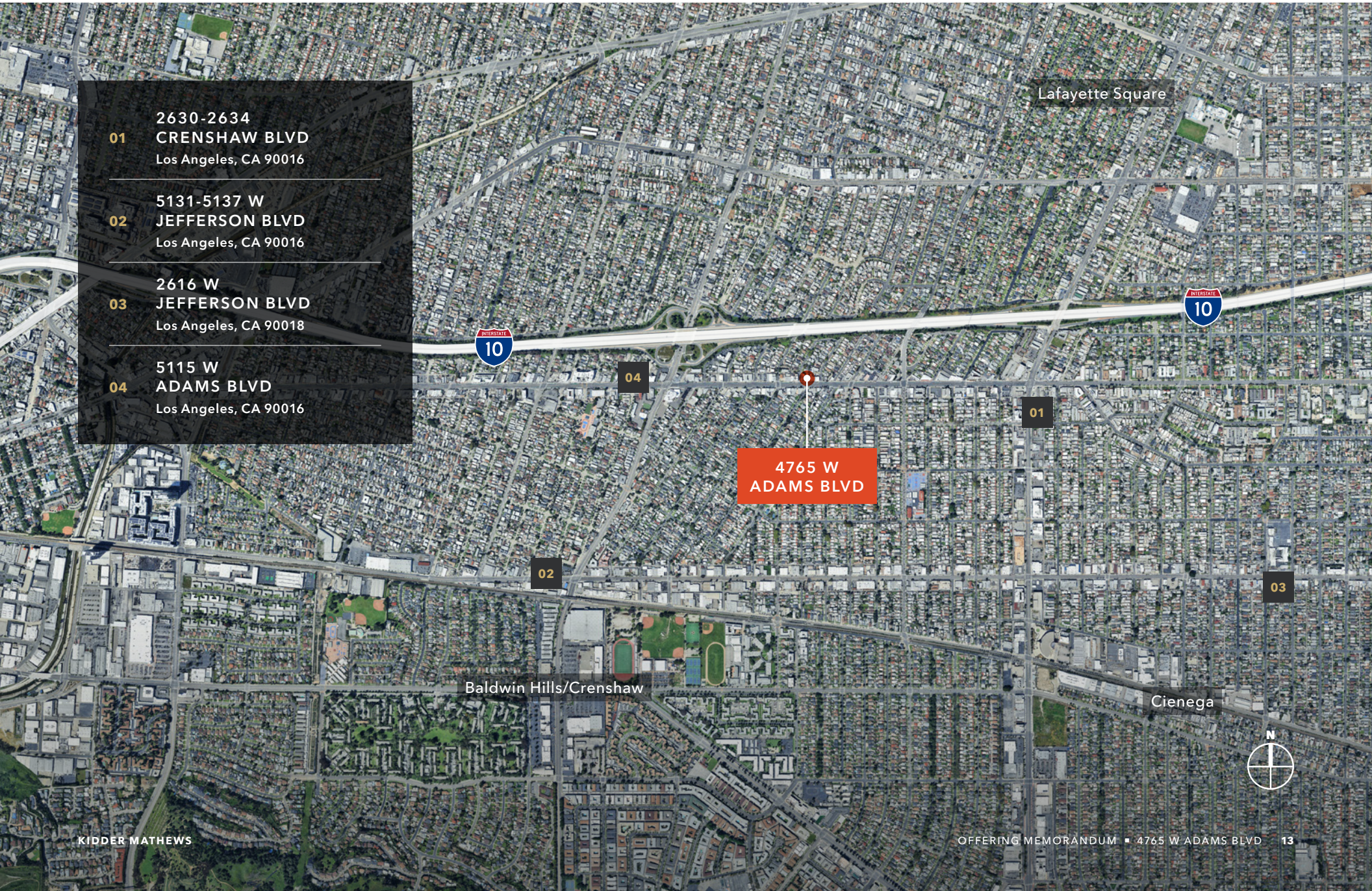
*Section 04*

# SALES COMPARABLES

	Property Name	Zoning	Year Built	Bldg SF	Lot SF	Bldg Price/SF	Lot Price/SF	Sale Price	Sold Date	Notes
	4765 W ADAMS BLVD Los Angeles, CA 90016	LAC2	1938	2,926	4,559	\$598	\$384	\$1,749,000	SOON	(5) On-site parking. Midblock + alley access.
01	2630-2634 Crenshaw Blvd Los Angeles, CA 90016	LAC2	1948	3,492	14,800	\$599	\$141	\$2,090,000	9/24/2025	Multi-tenant retail. (3) Tenants. Ample on-site parking. Midblock + alley access.
02	5131-5137 W Jefferson Blvd Los Angeles, CA 90016	LACM	1951	9,358	12,197	\$427	\$328	\$4,000,000	7/7/2025	Multi-tenant commercial. (6) On-site parking. Corner lot. Delivered vacant - sold to owner-user. Sold by Casey Lins.
03	2616 W Jefferson Blvd Los Angeles, CA 90018	LAC2	1929	2,814	5,227	\$729	\$392	\$2,050,000	3/26/2025	Single-tenant commercial. (10) On-site parking. Midblock + alley access.
04	5115 W Adams Blvd Los Angeles, CA 90016	LAC2	1936	4,299	5,459	\$477	\$376	\$2,050,000	3/6/2025	Single-tenant commercial. (6) On-site parking. Delivered vacant - sold to owner-user. Midblock. Sold by Casey Lins.
<b>Average</b>						<b>\$558</b>	<b>\$309</b>			



# COMPARABLES



01

2630-2634  
CRENSHAW BLVD  
Los Angeles, CA 90016

02

5131-5137 W  
JEFFERSON BLVD  
Los Angeles, CA 90016

03

2616 W  
JEFFERSON BLVD  
Los Angeles, CA 90018

04

5115 W  
ADAMS BLVD  
Los Angeles, CA 90016

4765 W  
ADAMS BLVD

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