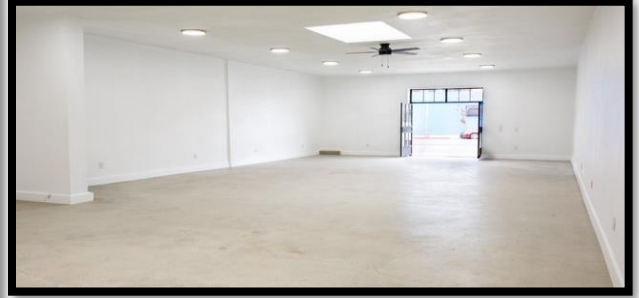


# COMMERCIAL FLEX / RETAIL SPACE FOR LEASE

5149 W. Adams Boulevard, Los Angeles, CA 90016 (First Floor)



## AVAILABILITY:

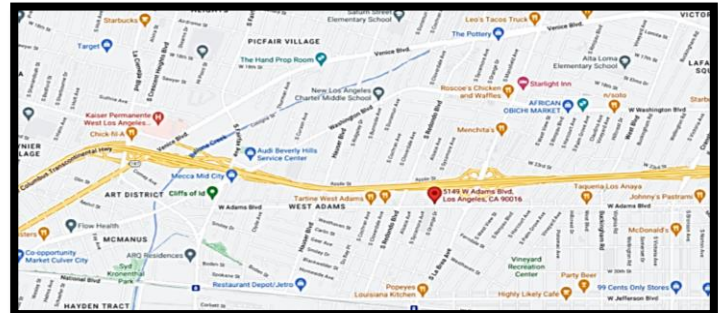
Size: ±1,240 SF  
 Lease Rate: ~~\$3.15~~ **\$2.95** PSF MG\*  
 Lease Term: 3-5 Years  
 Possession: Immediate  
 Adjustment: 4% annual increase  
 Zoning: LAC2  
 Height: ±11 feet

\*MG (modified gross): Tenant shall pay for own utilities & trash service

## PROPERTY FEATURES:

- **PRICE REDUCED**
- Excellent Flex/Commercial Space for Various Uses
- Located on Main Street / Immediate 10 Fwy Access
- Good Exposure and Signage on Adams Boulevard
- Great For Retail /Showroom/Storage/Flex uses
- Recently the Space has been extensively renovated
- Heavily Travelled Area / Good Public Transportation
- Very walkable in high density residential area

DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	47,021	342,526	1,138,552
Average Household Income (\$)	80,740	103,670	96,283
Number of Employees (daytime)	7,530	155,744	615,830
Traffic Volume (2025)	64,589 cars per day (at S. La Brea & Santa Monica 10 Freeway)		



\*Source: CoStar Demographics



FOR FURTHER INFORMATION  
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