

# ±18,924 SF Retail Center For Sale

3 Parcels | Parking Lot



**5054-005-020**

18,924 SF Lot

29,417 SF Lot

Zoning:  
C2-1VL-0-HPOZ-CPIO  
State Enterprise Zone

**5054-005-019**

8,703 SF Lot

Zoning: RD2- 1-OHPOZ  
State Enterprise Zone

**5054-005-021**

8,350 SF Lot

Zoning: RD2- 1-OHPOZ  
State Enterprise Zone

CONFIDENTIAL OFFERING MEMORANDUM

1660 W Adams Blvd, Los Angeles CA 90007

PALM SPRINGS OFFICE

431 Palm Canyon Ste 206,  
Palm Springs CA 92262

PALM DESERT OFFICE

74399 HWY-11 Suite D  
Palm Desert CA 92260



# DISCLAIMER

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## LEARN MORE

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

## CONTACT US



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DRE: 01914157

# PROPERTY OVERVIEW

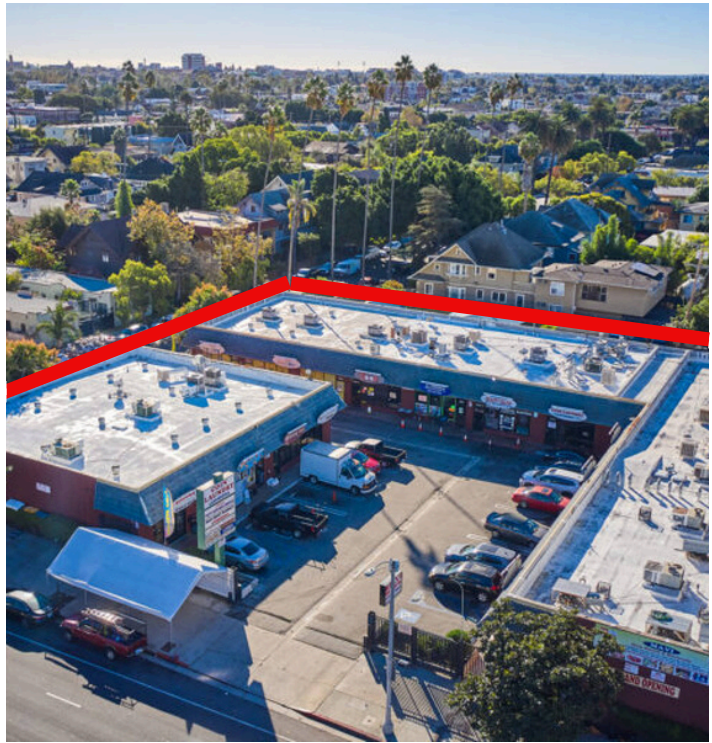
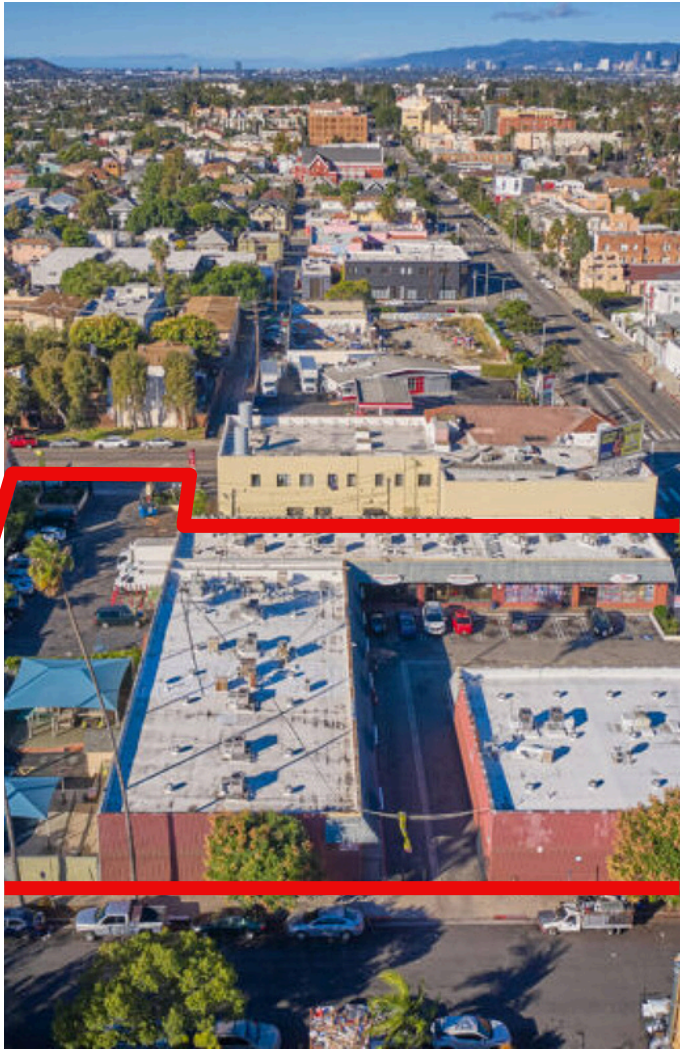
**THE FIRM**  
BROKERAGE

1660 W Adams Blvd,  
Los Angeles CA 90007

## EXECUTIVE SUMMARY

Exceptional retail investment opportunity in the vibrant city of Los Angeles! This ±18,924 SF retail center, situated on a substantial ±46,817 SF lot across three parcels, features ±169 feet of prime frontage along W. Adams Blvd, spanning nearly an entire block. Located just 1.5 miles from the prestigious University of Southern California, the property provides unparalleled visibility and convenience with four points of ingress/egress.

This retail center is zoned C2 & RD2 - C2-1VL-O-HPOZ-CPIO & RD2-1-O-HPOZ | State Enterprise Zone | Tier 1 TOC. Highlights include prime location with high traffic exposure, diverse income streams from multiple tenants, and strong potential for appreciation and value growth in a dynamic Los Angeles neighborhood. Listed at \$8,500,000.



## PROPERTY DETAILS

Asking: \$8,500,000  
Sale Type: Investment  
APN: 5054-005-019, 5054-005-020,  
5054-005-021  
Year Built/ Renovated: 1982  
Property Type: Retail  
Property Subtype: Storefront  
Number of Buildings: 2  
Building Size: 18,924 SF  
Lot Size: 46,470 (all 3 combined)  
Parking: 44 Spaces  
(2.33 Spaces per 1,000 SF Leased)  
Zoning Code:  
C2 & RD2 - C2-IVL-O-HPOZ-CPIO &  
RD2-1-O-HPOZ | State Enterprise  
Zone | Tier 1 TOC

FOR SALE  
**\$8,500,000**

## CONTACT



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# INVESTMENT HIGHLIGHTS



## **MULTI-TENANT PROPERTY**

fully leased, multi-tenant building, which ensures a steady revenue stream and diverse activity. This fully occupied space offers a proven, stable investment with strong tenant demand.



## **HIGH VISIBILITY AND HIGH TRAFFIC AREA**

±169 feet of frontage along W. Adams Blvd- Encompassing nearly 1 entire block of signage opportunity. Within walking distance of local retail stores, shopping plazas, restaurants, bars, LAX, and 1.5 miles from USC campus.



## **AMPLE PARKING**

Benefit from 44 dedicated parking spaces with this retail building, offering ample convenience and ease for both customers and tenants. The generous parking capacity enhances visibility and accessibility, driving more traffic to your business.



## **CLOSE PROXIMITY TO MAJOR RETAILERS:**

Prime location near top retailers like Starbucks, Ralphs, Jack in the Box, CorePower Yoga, and US Bank. This high-traffic area ensures maximum visibility and accessibility for your business, surrounded by well-known brands that drive continuous foot traffic.





**GALLERY**





# RENT ROLL & PROFORMA

## 1660 Adam's Blvd, Los Angeles CA 90007

Suite	Tenant	SF	Lease End	Current Monthly Base Rent	Base Rent S/F	Proforma monthly base rent	Base Rent Per S/F	Option
1660 Adams	Tenant 1	1,382	6/30/2026	\$2,650	\$1.92	3,801	\$2.75	None
1660 1/2 Adams	Tenant 2	1,727 SF	6/30/2026	\$2,650	\$1.53	4,749	\$2.75	None
1662 Adams	Tenant 3	993 SF	12/29/2025	\$2,000	\$2.01	2,979	\$3.00	None
1662 1/2 Adams	Tenant 4	924 SF	10/31/2025	\$2,000	\$2.16	2,772	\$3.00	None
1664 - 1666 Adams	Tenant 5	3,138 SF	09/30/2028	\$5,200	\$1.66	6,276	\$2.00	1(Five)@ FMV
1666 1/2 Adams	Tenant 6	1,048 SF	05/31/2028	\$2,000	\$1.91	3,144	\$3.00	1(Five)@ FMV
1668 Adams	Tenant 7	1,048 SF	6/30/2026	\$1,700	\$1.62	3,144	\$3.00	None
1668 1/2 Adams	Tenant 8	1,048 SF	MM	\$1,600	\$1.53	3,144	\$3.00	None
1670 -1674 Adams	Tenant 9	4,893 SF	12/31/2032	\$7,500	\$1.53	9,786	\$2.00	1(Five)@ FMV
1674 1/2 -1676 Adams	Tenant 10	2,083 SF	12/31/2023	\$4,600	\$2.21	5,728	\$2.75	1(Five)@ FMV
<b>TOTAL:</b>		<b>\$18,284 SF</b>		<b>\$31,900</b>		<b>45,523 SF</b>		

# FINANCIAL ANALYSIS

**Monthly Income From Retail:**

\$31,900.00

\$45,523.00

**TOTAL MONTHLY INCOME:**

\$31,900.00

\$45,523.00

**SCHEDULED GROSS INCOME:**

\$382,200.00

\$546,276.00

**Vacancy Rate:**

\$0.00

5%

\$27,313.80

**GROSS OPERATING INCOME:**

\$382,200.00

\$518,962.20

**ANNUALIZED OPERATING EXPENSES:**

**Direct Assessments:**

\$3,180.00

\$3,180.00

**Property Insurance:**

\$14,700.00

\$14,700.00

**LADWP:**

\$9,000.00

\$9,000.00

**Trash**

\$11,952.00

\$11,952.00

**Security**

\$51,000.00

\$51,000.00

**Management (5% of SGI)**

\$19,140.00

\$27,313.80

**TOTAL ANNUAL EXPENSES (EST):**

\$108,972.00

\$117,145.80

**NET OPERATING INCOME:**

\$273,228.00

\$401,816.40

**CAPITALIZATION RATE:**

4.96%

7.3%

**Price Per SF Building @5.5M:**

\$290.64

**Price Per SF Land @ 8.5M:**

\$181.56



# LOS ANGELES MARKET



Los Angeles, with a population exceeding 4 million residents, is a sprawling and vibrant metropolis renowned for its cultural and economic diversity. The city is a melting pot of various ethnicities and income levels, creating a rich and multifaceted demographic landscape. Economically, Los Angeles is a powerhouse with key industries including entertainment, technology, tourism, and international trade driving its growth.

The entertainment industry, centered in Hollywood, remains a global leader, while tech innovations and international commerce further bolster the city's economic strength. High consumer spending, fueled by a sizable and affluent population, combined with millions of tourists visiting each year, contributes to a thriving retail environment.

Additionally, Los Angeles's strategic geographic location and its blend of luxury, lifestyle, and entertainment options make it an attractive hub for both residents and businesses. The real estate market in LA benefits from high demand and significant appreciation, enhancing the appeal of investing in retail shopping centers within this dynamic and diverse city.



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NO. 1 IN COMMERCIAL OPPORTUNITIES

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