

Seller Motivated

5727 W Adams Blvd, Los Angeles, CA 90016

Presented By:
Scheid Realty



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Property Details

Price: \$2,600,000

- Prime West Adams freestanding creative industrial/flex building on corner lot
- 16-ft ceilings and 100% HVAC with 17 tons of equipment throughout the property
- Professionally soundproofed interior, ideal for film, music, content production, manufacturing, delivery, or collectible storage
- Secure gated alley access with ground-level loading area and parking for 4 vehicles
- Central location in close proximity to Culver City’s Arts District, Helms Bakery District, and Hayden Tract
- Conveniently located near the I-10 Freeway and Metro E Line (Expo), providing easy access to Downtown LA, Santa Monica, and Beverly Hills

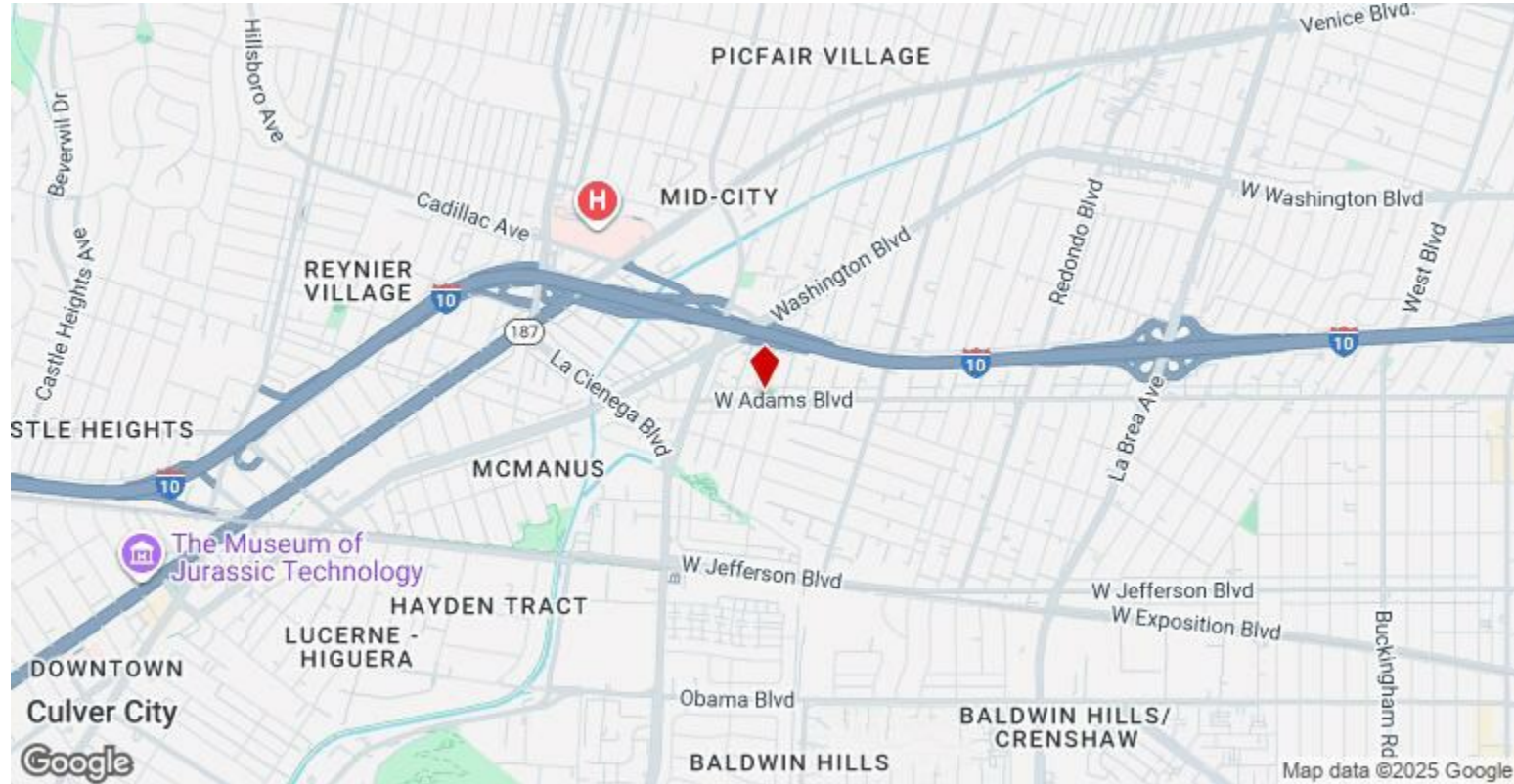
View the full listing here: <https://www.loopnet.com/Listing/5727-W-Adams-Blvd-Los-Angeles-CA/35305561/>

Price:	\$2,600,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	5.68%
Lot Size:	0.11 AC
Gross Building Area:	4,925 SF
Rentable Building Area	4,925 SF
:	
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1968
Tenancy:	Single
Parking Ratio:	0.81/1,000 SF
Clear Ceiling Height:	16 FT

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Location



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Property Photos



5727 W Adams 1



5727 W Adams 3

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Property Photos



5727 W Adams 4



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Property Photos



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Property Photos



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Property Photos



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Prime West Adams Freestanding Industrial/Flex Building. Ideally positioned just east of Culver City's thriving Arts District, this freestanding corner-lot property offers exceptional visibility, accessibility, and creative appeal in the heart of Historic West Adams — one of Los Angeles' fastest-growing creative and cultural districts. The building features 16-foot ceilings and 100% HVAC coverage powered by 17 tons of high-efficiency equipment, creating a comfortable, fully climate-controlled environment. With its professionally soundproofed interior, modern open layout, and secure gated alley access, this space provides the versatility and function that owner-users and creative businesses demand. Formerly the studio of renowned chef Wolfgang Puck for over a decade, the property was later utilized for vinyl record manufacturing, underscoring its deep creative heritage and exceptional acoustic qualities. The interior has been meticulously designed for flexibility — making it ideal for film or video production, live music, podcasting, manufacturing, delivery, or secure storage of goods and collectibles. The West Adams–Culver City corridor has quickly become one of Los Angeles' most desirable creative and entertainment industry hubs, attracting film and television production studios, post-production companies, recording artists, and design firms seeking versatile, modern space near the city's core. This thriving submarket continues to expand as media, tech, and entertainment tenants relocate from Hollywood and Culver City to take advantage of its accessibility, creative energy, and adaptive reuse properties. The neighborhood is also recognized for its vibrant culinary scene, featuring some of LA's top-rated restaurants and cafés, including Alta Adams, Mizlala, Cento Pasta Bar, Highly Likely Café, Johnny's Pastrami, and Tartine Bakery, along with countless nearby eateries in the Culver City Arts District and Helms Bakery District. Tenants and visitors benefit from convenient access to the I-10 Freeway and the Metro E Line (Expo), offering seamless connectivity to Downtown Los Angeles, Santa Monica, and Beverly Hills. The property's central location places it within minutes of Culver City's Arts District, Helms Bakery District, Hayden Tract, Whole Foods Market, and other creative landmarks. This is a rare opportunity to own or lease a remodeled, soundproofed creative industrial building in one of Los Angeles' most dynamic submarkets — combining creative authenticity, modern infrastructure, and long-term investment potential. Flexible options available, including lease purchase and lease with option to buy.



Brandon Shooshani

bshoosh123@gmail.com

(310) 867-1445

Scheid Realty

9454 Wilshire Blvd

Beverly Hills, CA 90212