

FOR LEASE

WITH POSSIBLY AVAILABLE PURCHASE OPTION
ALSO AVAILABLE FOR SALE

5142-5148 W JEFFERSON BLVD

LOS ANGELES

Corner Freestanding Renovated ±11,500 SF Double Bow-Truss Industrial/
Commercial Building in Hot Culver City-Adjacent Jefferson Corridor



WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S Sepulveda Boulevard, Los Angeles, CA 90025

310.478.7700 | Company DRE #01096973 | www.westmac.com

FOR LEASE

 **POSSIBLY AVAILABLE
PURCHASE OPTION**

Property Information



Address 5142-5148 W Jefferson Boulevard
Los Angeles, CA 90016
(West of La Brea Avenue)

Available Space Approximately 11,500 usable square feet on a
16,639 square foot parcel

Rental Rate Contact Broker for Pricing

Parking Approximately 5,000 SF newly paved, gated
on-site parking behind the building + additional
±4,265 square feet of parking available at nearby
5230 W Jefferson Blvd

Zoning LA CM-2D-CPIO (buyer to verify)

Property Description

- » Free-standing self-contained industrial/commercial property
- » Corner location permits high visibility double exterior signage and business promotion
- » Property has undergone extensive architectural renovations
- » Beautiful sandblasted 12-22 foot high bow-truss ceilings with sky-lights
- » Four [4] available ground level rear loading doors/ large windows
- » Sealed concrete floors, new roof and HVAC throughout
- » Street and rear access
- » Possible uses include: commercial/manufacturing; entertainment/media; creative office; retail; cafe/restaurant; art gallery; other CM uses
- » Divisible/rentable as up to 4 separate units (see divisible plan)

Building Location



- » Adjacent to brand new Cumulus District Development with 1,200 apartments and 100,000 square feet of destination retail.
- » Two [2] blocks west of La Brea North/South corridor and La Brea Expo line Metro Station (elongated and transfer-free via new Regional Connector).
 - *Easy Metro Line access via Jefferson Blvd, SM Freeway, and Metro to L.A. Westside and DTLA.
- » In 2025 LAX/Crenshaw Metro line will take passengers directly to and from LAX terminals via LAX automated people mover and LAX Metro transit center (see Metro map).
 - *Easy access via Metro to and from 2026 World Cup events and 2028 Summer Olympic events.
- » Just a few minutes from a variety of restaurants and amenities including: Highly Likely, Party Beer Company, Delicious Pizza, Mizlala West Adams, Alta, Chef Josette Bistro, Restaurant Depot, and all nearby Culver City restaurants.
- » Prime Culver City adjacent location in Historic West Adams district and hot West Jefferson corridor.
- » Next door to LA Louver Art Gallery building.
- » A few blocks from Michael Hackman's 75,000 square foot building leased to Apple Production.
- » Close proximity to ample amounts of green space and nature, from Rancho Cienega Recreation Center across street to Westside neighborhood park a few blocks away.
- » Other entertainment and tech companies in the area include: Sony, Amazon, TikTok, HBO, Beats Music, Scopely, Kelly Slater Wave Company, Dream Machine, and Steel House.



SONY PICTURES ENTERTAINMENT

SONY PICTURES ANIMATION

CULVER STUDIOS

AMAZON STUDIOS

BIG PICTURE ENTERTAINMENT

BEATS BY DRE

NIKE CO. - EXTENSION

IVY STATION
±500,000 SF OF OFFICE, RETAIL,
RESIDENTIAL, AND HOSPITALITY

APPLE CAMPUS

NEW CREATIVE OFFICE
±500,000 SF OF OFFICE, RETAIL,
RESIDENTIAL, AND HOSPITALITY

BIOPLATE

CUMULUS DEVELOPMENT
1,200 RESIDENTIAL UNITS
±200,000 SF OFFICE AND RETAIL

KELLY SLATER WAVE COMPANY

ZOIC STUDIOS

SCOPELY

WE WORK COWORKING

DREAM MACHINE

OUTFRONT STUDIO

APPLE DEVELOPMENT
±70,000 SF

5142-5148 W Jefferson Boulevard

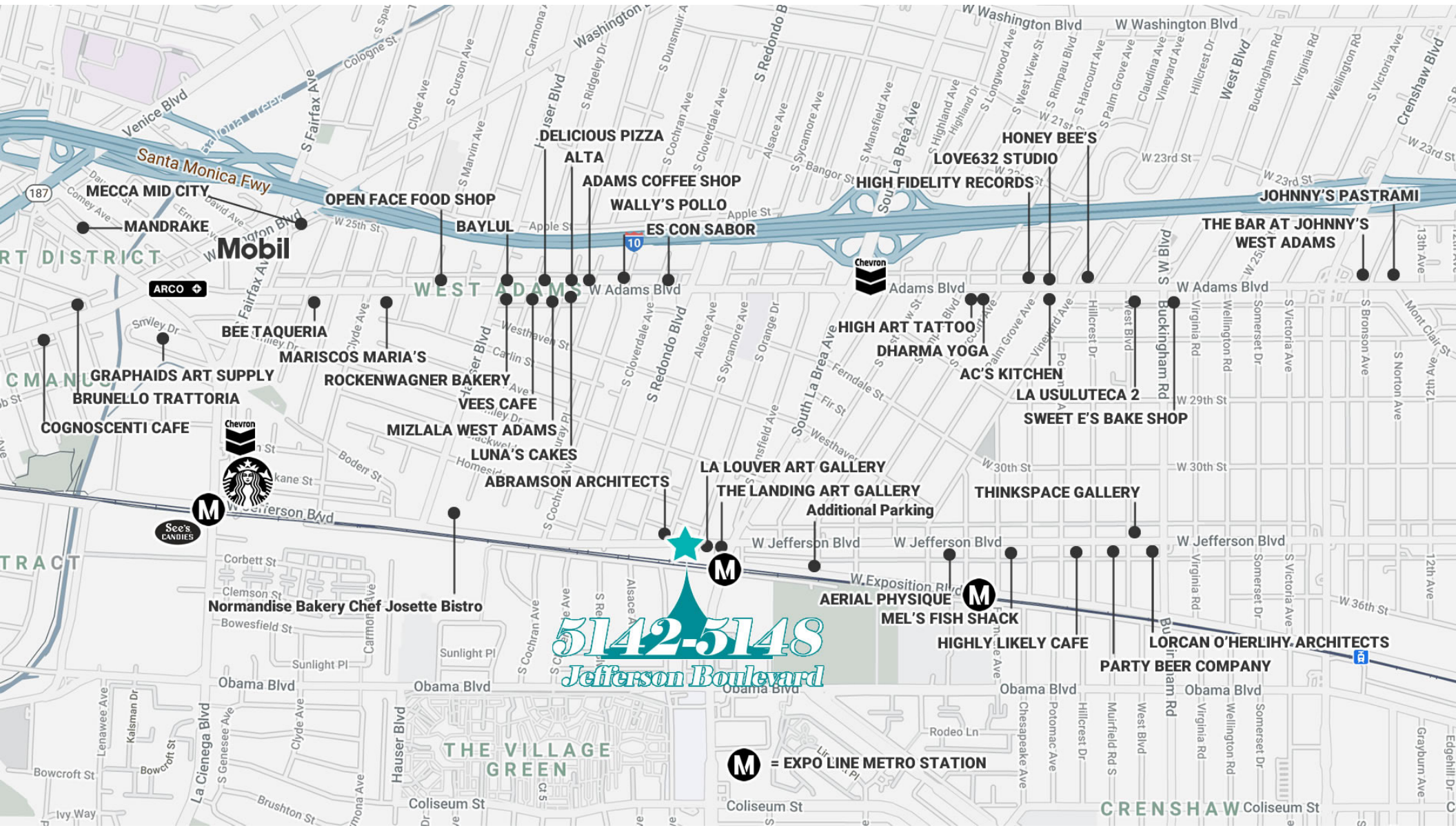
TREVER ABRAMSON ARCHITECTS

LA LOUVER ART GALLERY

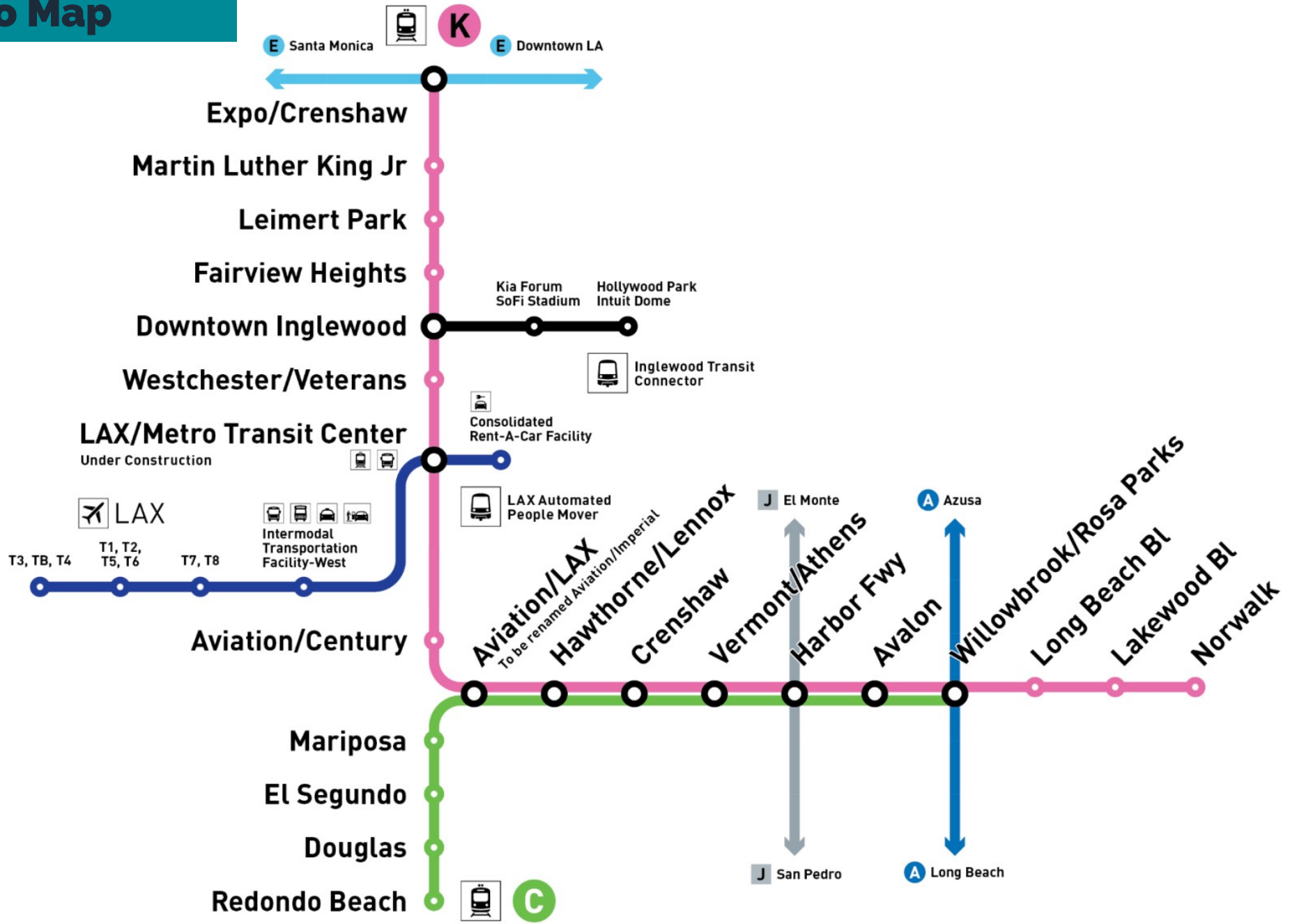
THE LANDING ART GALLERY

Area Tenants

Local Amenities



Metro Map



Metro Map 2

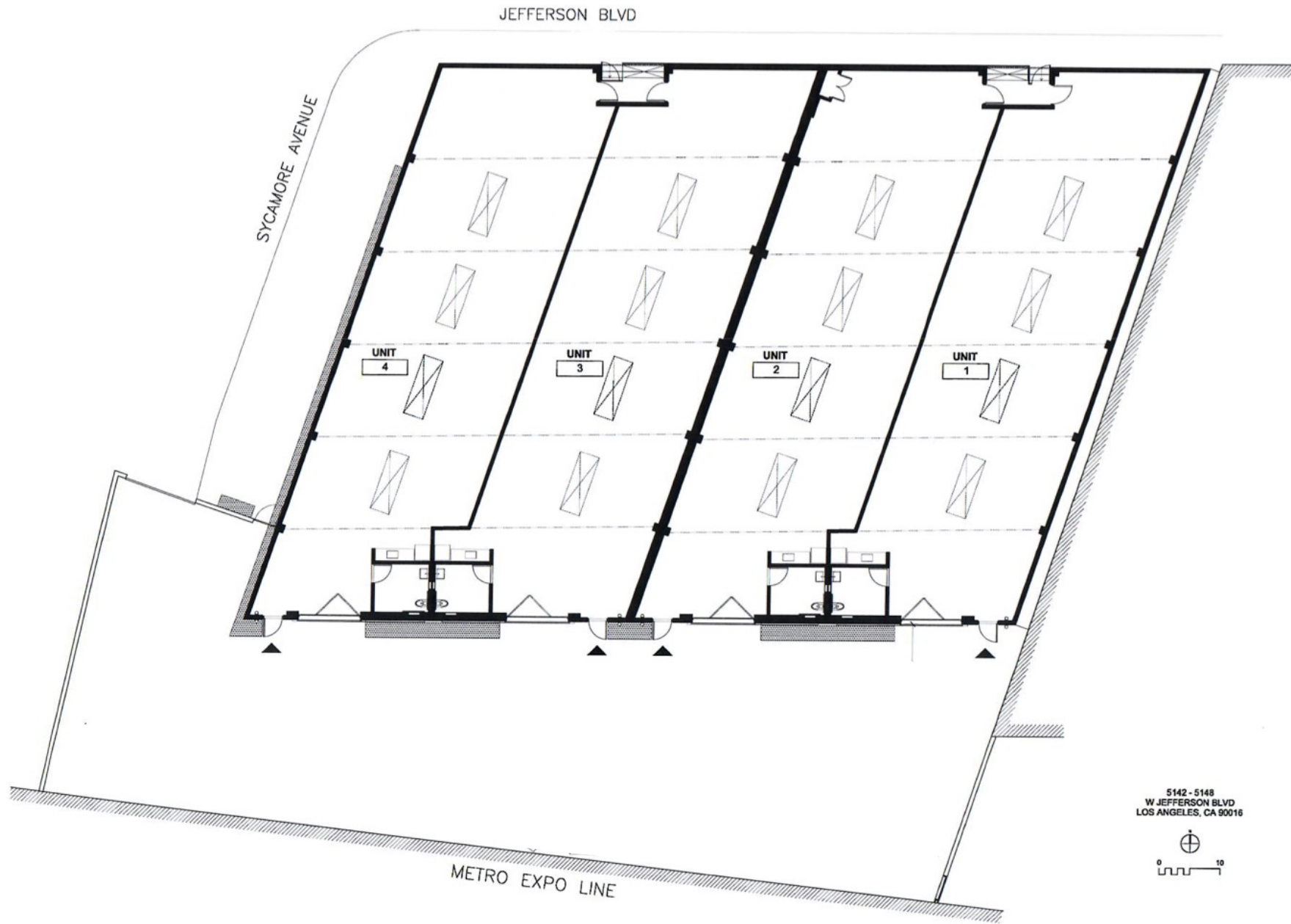






*Rendering Courtesy of LAX Metro

Possible Divisible Plan



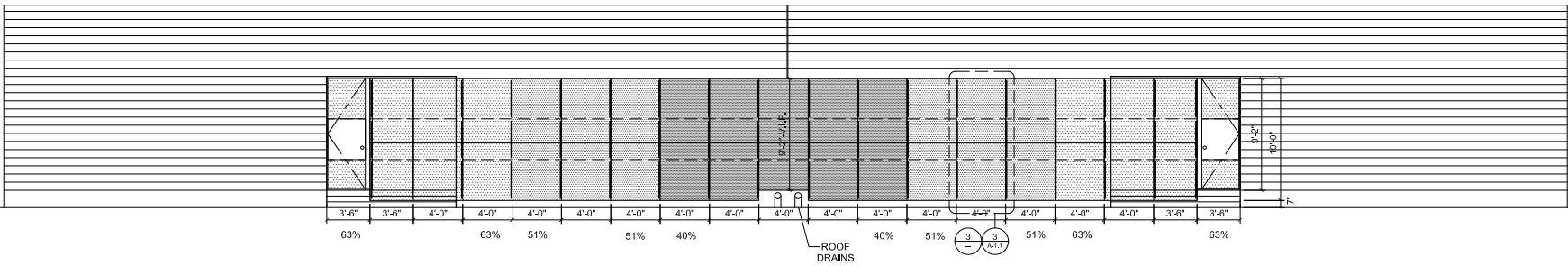
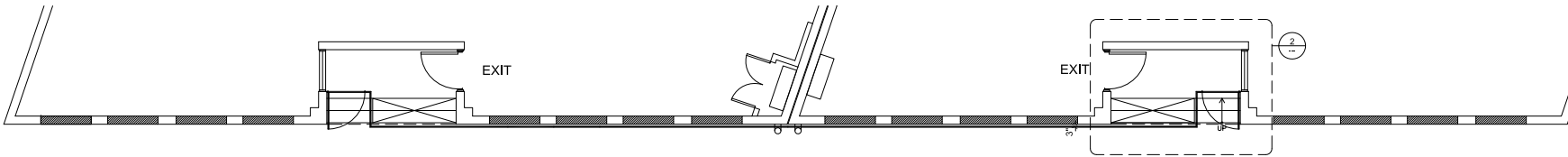
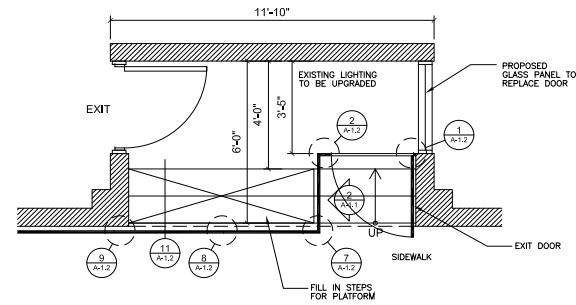
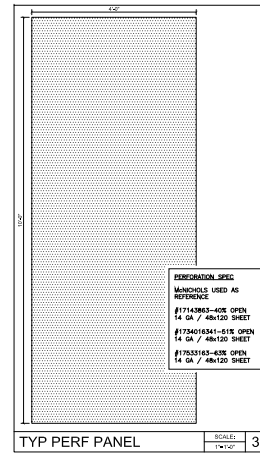
5142 - 5148
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Front Steel Fabricated Architectural Design

BLUE SKY
PROPERTIES

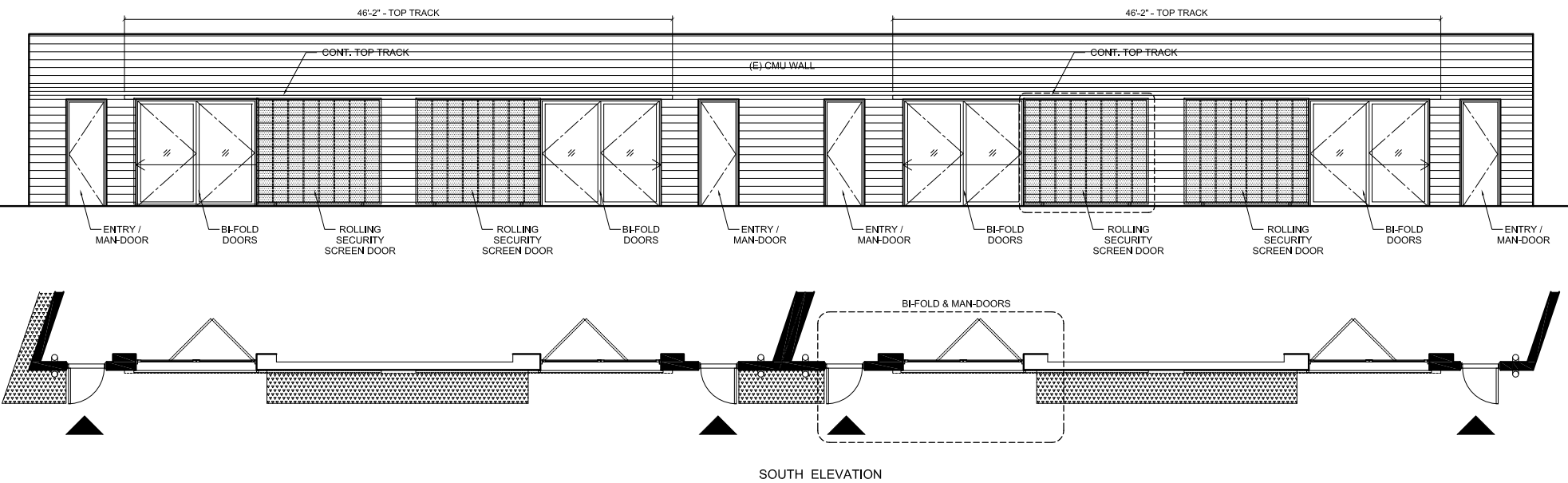
TENANT IMPROVEMENT
51428 W. JEFFERSON BLVD
LOS ANGELES, CA 90016



REVISIONS	
DATE	No DESCRIPTION
	Δ
	Δ
DRAWING TITLE:	
PERFORATED PANEL DETAILS	
DATE:	APRIL 2023
SCALE:	1/4"=1'-0"
SHEET:	

A-1.1

Rear Steel Fabricated Sliding and Pedestrian Door Plan



Property Photographs



Property Photographs



Property Photographs



Art Gallery Pop-Up





EXPO/LA BREA

PROPERTY



±650 Feet

PARKING





Exclusively Listed by:



Gregory J. Batiste

Executive Vice President

DRE #01071488

batiste@westmac.com

310.966.4343

WESTMAC

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