

5075 WEST ADAMS BLVD

LOS ANGELES, CA

Located in a Qualified Opportunity Zone
which may provide businesses with
tax benefits*



6,518 SF CREATIVE OFFICE

*The information contained within is not to be construed as a tax advice;
please consult your tax advisor regarding your specific tax consequences.



UNIQUE OPPORTUNITY

5075 West Adams is a one-story building located in one of Los Angeles's most sought-after neighborhoods, The West Adams District.



PROPERTY FEATURES

- » 6,518 feet of prime frontage along West Adams Blvd.
- » Ideal for creative office, showroom, retail and/or gallery user
- » High visibility from La Brea intersection
- » Dedicated, gated parking lot with 28 stalls*
- » Two blocks walking distance to Alsace hotel
- » Restaurants within walking distance – Alta, Cento, Chulito, Mizlala, Mian, Tartine

AREA DEMOGRAPHICS

2024 (3-Mile Radius)

- » 154,019 Total Employees
- » 21,926 Total Businesses
- » 348,012 Population
- » 137,711 Households
- » 23,081 VPD

Source: Sitewise/CoStar

*subject to change/pending confirmation



SPACIOUS OPEN FLOOR PLAN



HIGH-PROFILE LOCATION PERFECT FOR:

- Technology
- Creative Design
- Financial Services
- Other Business Types



METICULOUSLY-DESIGNED CREATIVE OFFICE SPACE

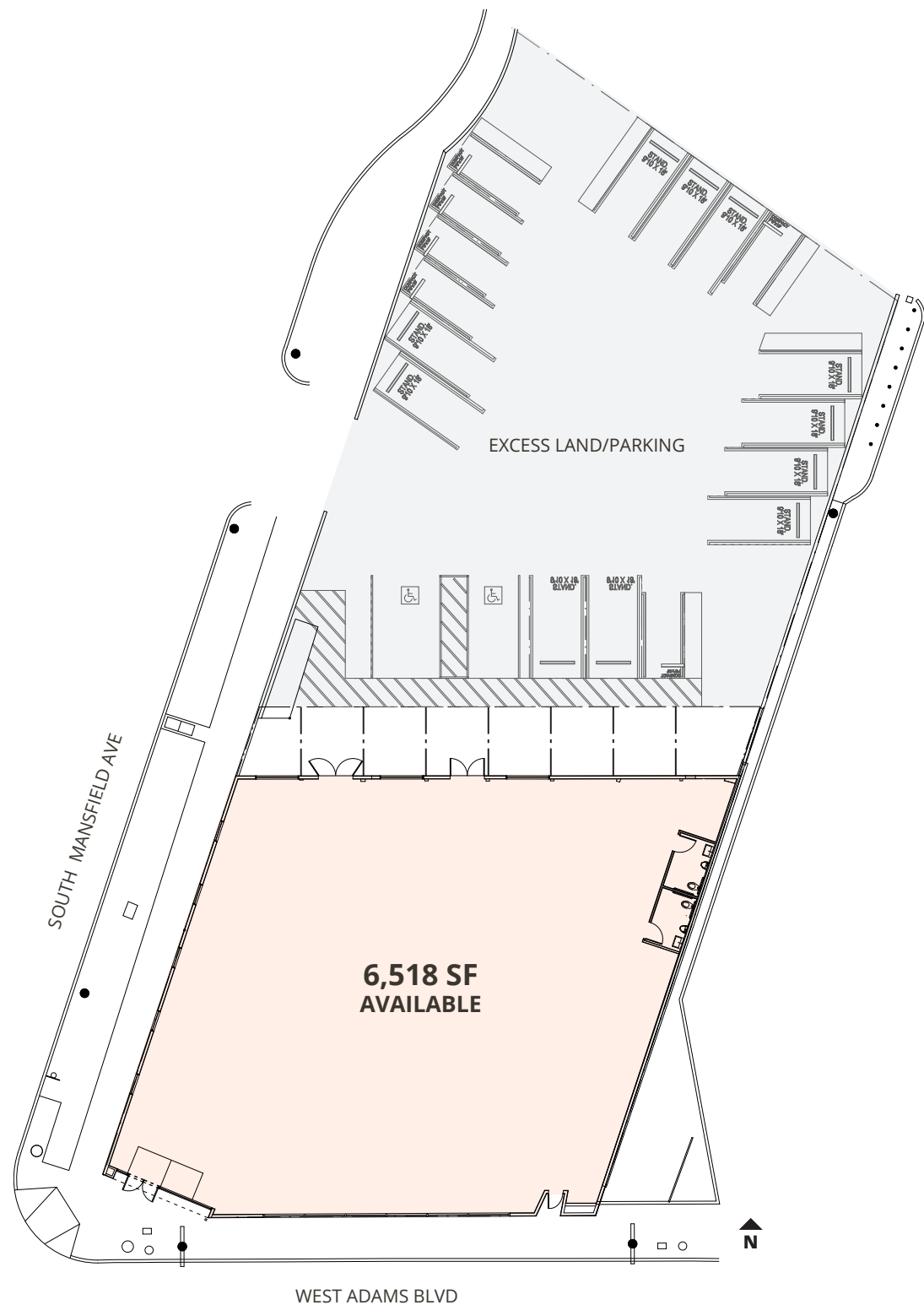


ABOVE PARKING RATIO OF ~4/1,000 SF*



IMMEDIATE ACCESS TO THE 10 FREEWAY VIA LA BREA AVE

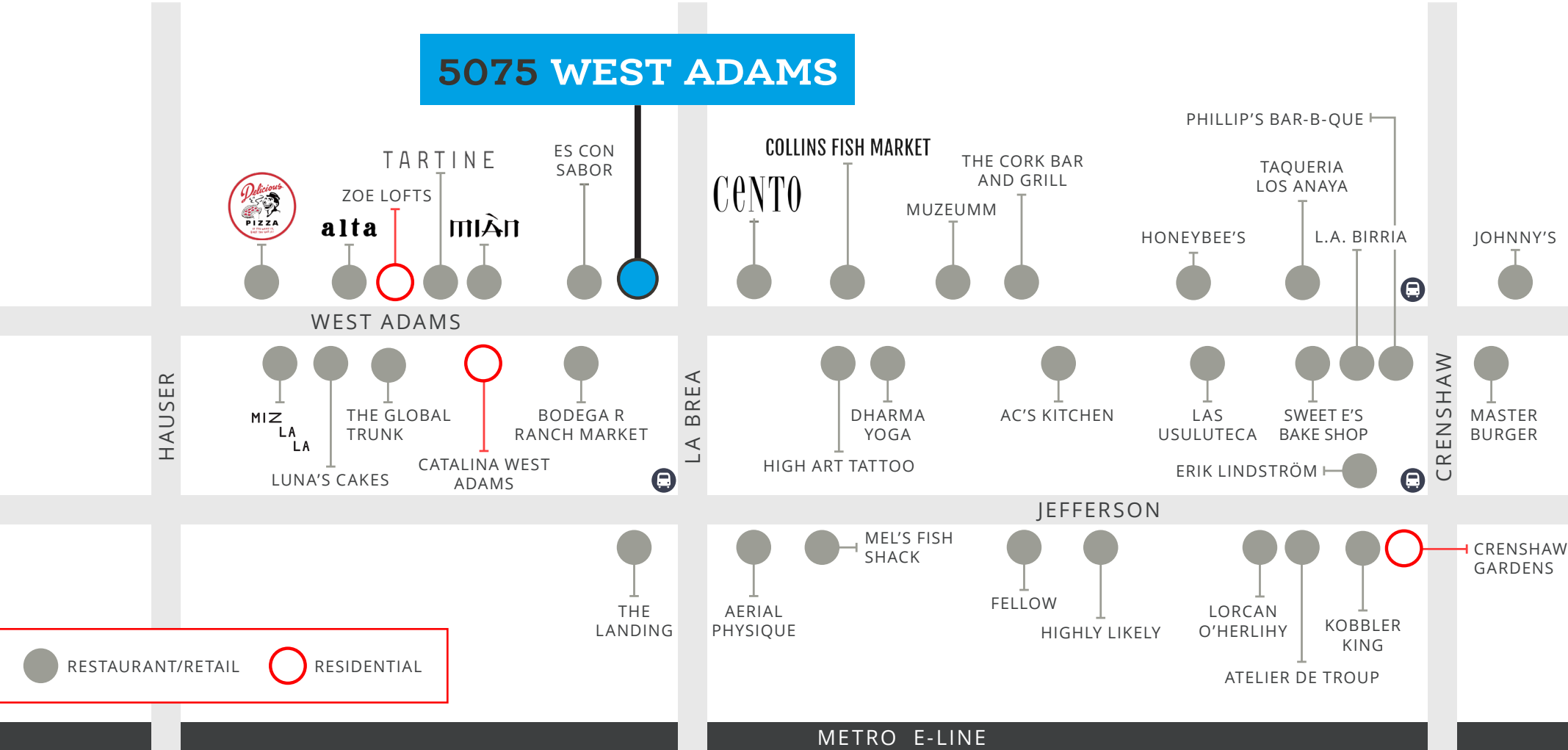
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LOCATION HIGHLIGHTS

- » Walkable access to emerging culinary experiences, on-trend retail brands and cultural attractions.
- » Short driving distance to sensational restaurants like Highly Likely, Bee Taqueria, Open Face, Johnny's, Taqueria Los Anaya and many others.
- » Close proximity to major employment areas such as West LA, Culver City, Beverly Hills, Hollywood and Downtown LA.
- » Adjacent to Metro bus stops 212 and 37
- » Surrounded by popular shopping destinations including Baldwin Hills Crenshaw, Westfield Culver City, The Grove, Platform, Beverly Center and The Marketplace at Hollywood Park.
- » Immediate access to Interstate 10 and California State Route 187
- » Conveniently located six minutes from the Metro E Line (Expo/La Brea)





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