

OFFERING MEMORANDUM

FOR LEASE

5000 W. ADAMS BLVD,
LOS ANGELES, CA 90016

HISTORIC RIVIERA THEATRE | ICONIC CREATIVE COMPOUND

PRESENTED BY

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DRE# 01882885



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Originally built as the **Riviera Theatre in the 1920s**, this storied property once operated as a **Prohibition-era speakeasy** and now stands as a **one-of-a-kind commercial and creative space** in the heart of West Adams, one of Los Angeles' fastest-growing districts. **5000 W. Adams Blvd** masterfully blends **historic character** with **modern functionality**, making it ideal for tenants seeking a distinctive and secure environment for **creative production, automotive collection, showroom, gallery, studio, or light industrial use**.



PROPERTY HIGHLIGHTS

Historic Character & Modern Design

- Former Riviera Theatre featuring original architectural details and soaring 20-foot ceilings
- Approximately ±10,219 SF of highly flexible, open-plan space adaptable for creative office, production, filming, retail, warehouse, event, or high-end gallery use
- Equipped with a 10-foot freight door for convenient loading and logistics
- Excellent option for a car collection, creative studio, or film/production company

High Security & Privacy

- Triple-gated entry offering exceptional privacy and controlled access
- Ample on-site parking with convenient loading capabilities

Prime West Adams Location

- Located in the vibrant and rapidly transforming West Adams corridor, minutes from Downtown L.A., Culver City, Beverly Hills, and major studios
- Easy access to the I-10 and I-405 freeways and nearby Metro rail lines, ensuring seamless connectivity for staff and clients

Additional Features

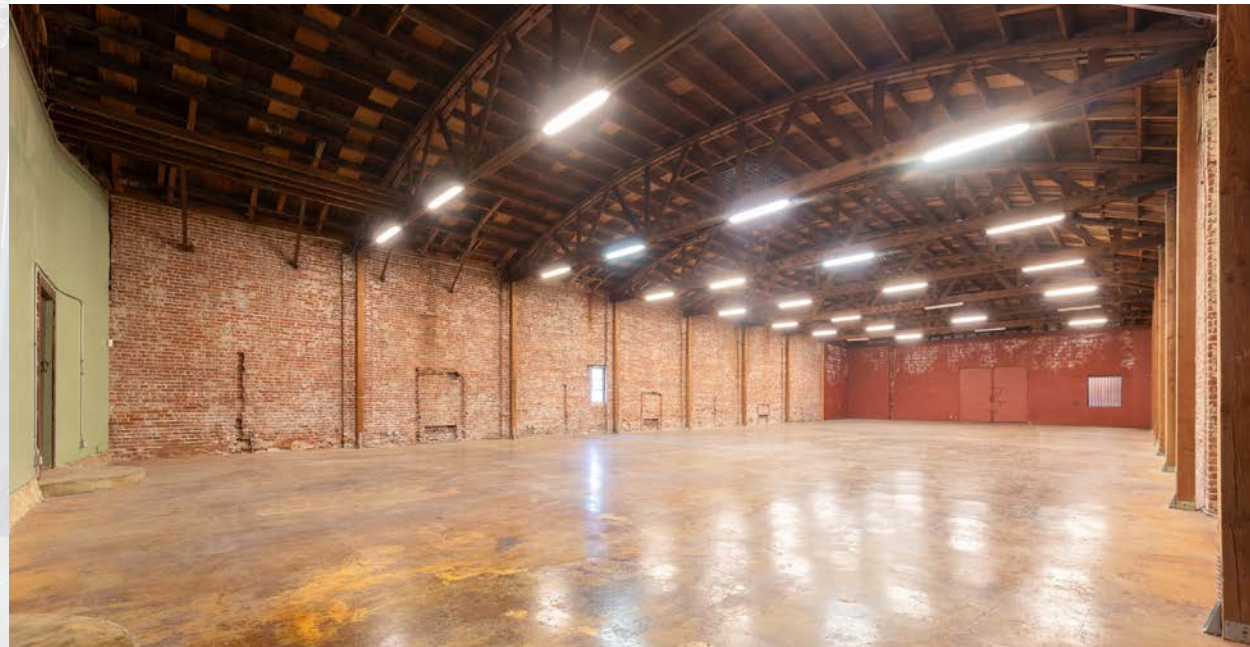
- Excellent street frontage and visibility on West Adams Blvd.
- Surrounded by a thriving community of studios, creative offices, and boutique retail concepts
- Zoned for a variety of commercial uses (verify with city)



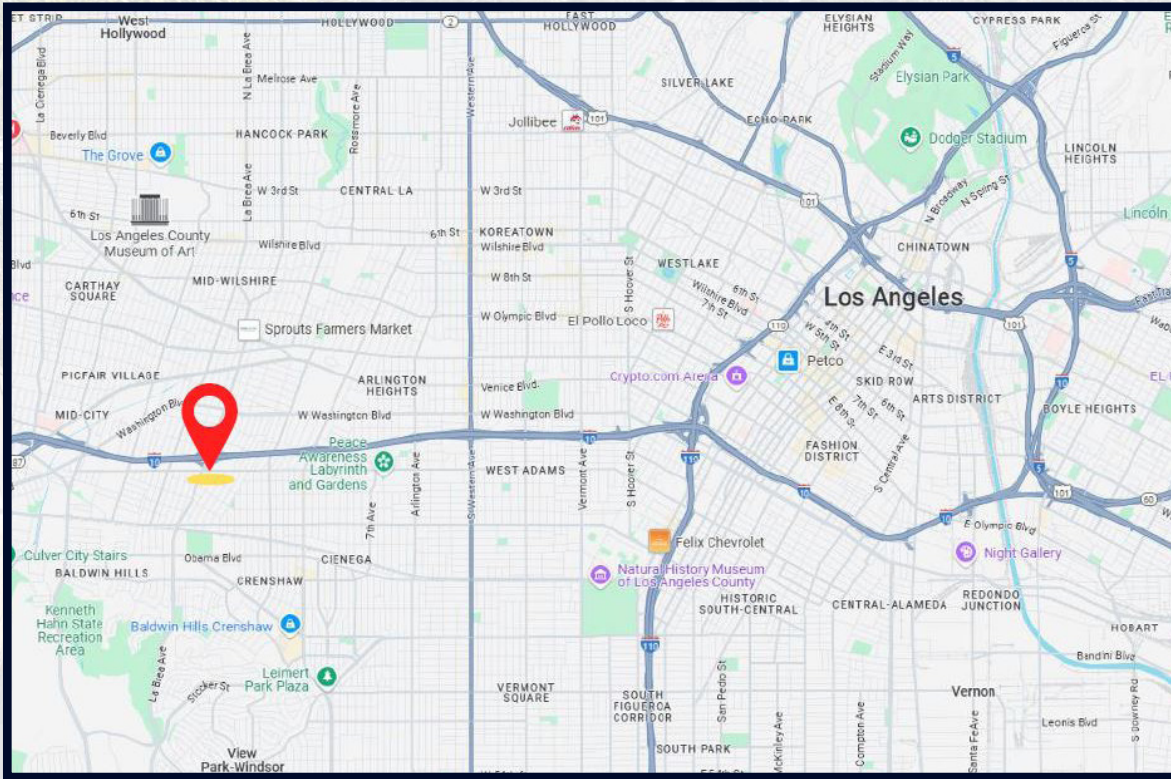
PROPERTY OVERVIEW

Space Information

- Leasable Space: +/- 10,219 SF
- Lease Type: NNN
- Zoning: LAC2
- Property Type: Light Industrial
- APN: 5049-004-003



LOCATION OVERVIEW



Surrounding Amenities

Prime Location in Los Angeles

- CA-10 Freeway 1 Block Away
- Culver City Arts District 1.5 Miles
- LA Convention Center 5.5 Miles
- Beverly Hills 5.2 Miles
- LAX 7.4 Miles
- Crypto Arena 5.6 Miles
- Fox Studios 5.3 Miles
- Sony Studios 3.6 Miles
- LACMA 3.5 Miles

Ideal Business Uses

- Multipurpose Warehouse
- Storage
- Photo Shoots / Filming
- Exhibitions & Corporate Gatherings
- Weddings and Receptions
- Private Events
- Product Launches
- Pop-Ups



PHOTO GALLERY

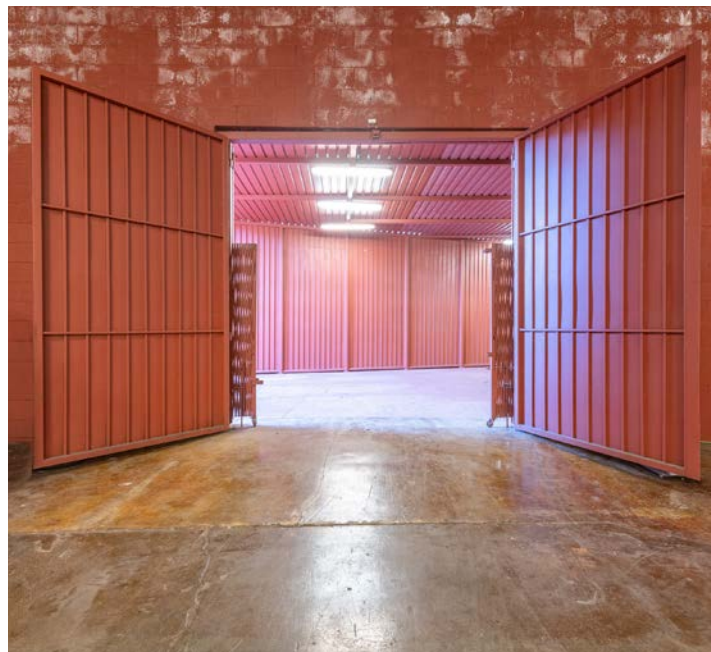


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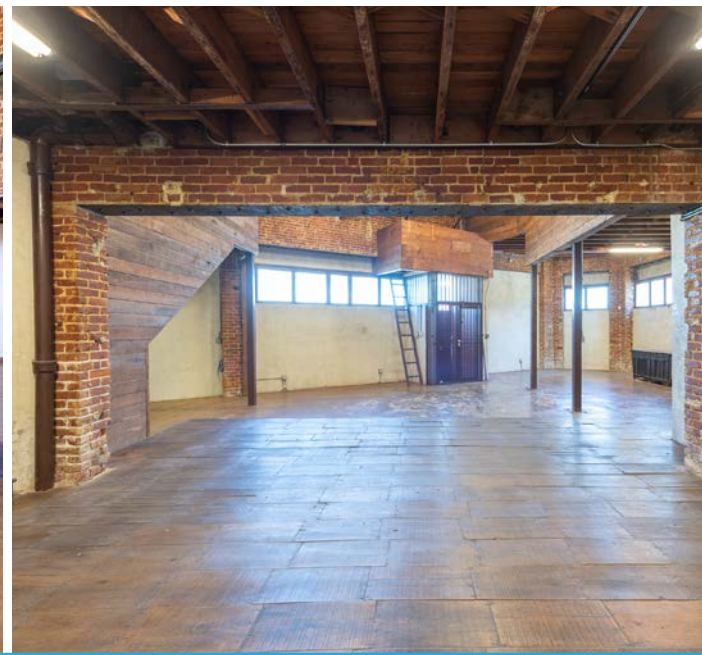
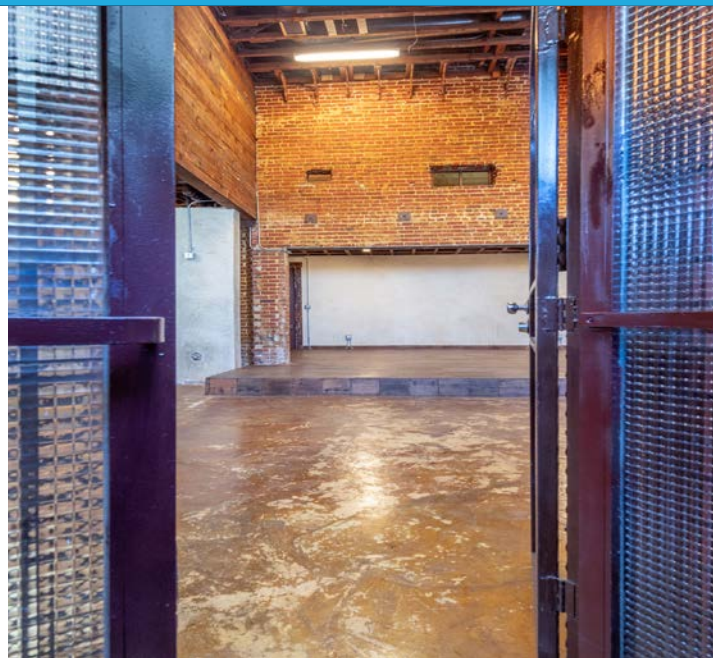
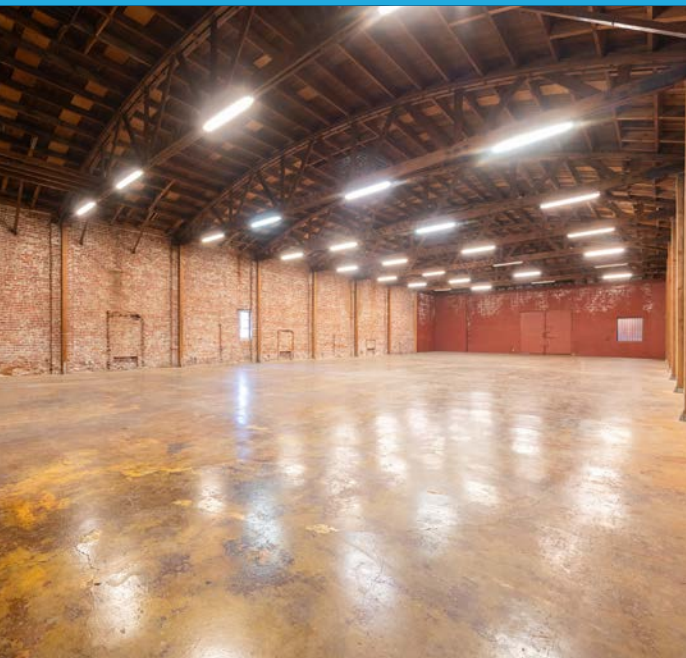
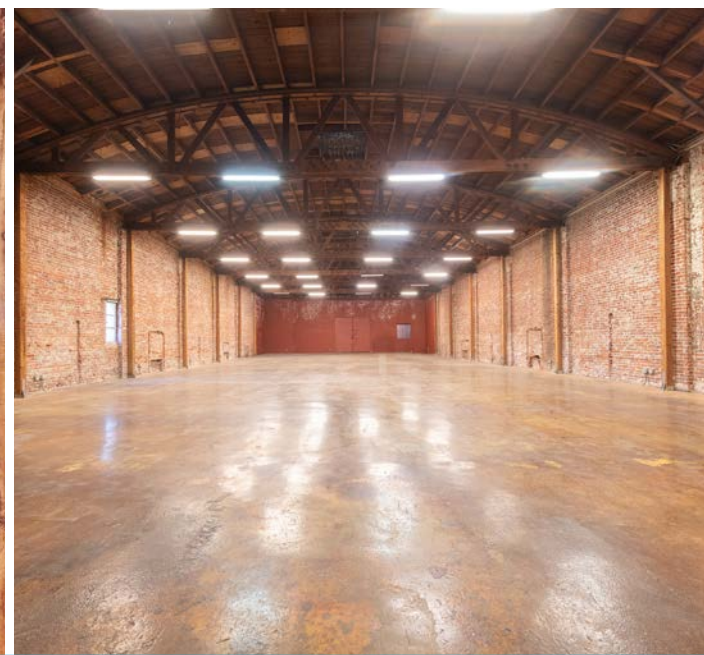
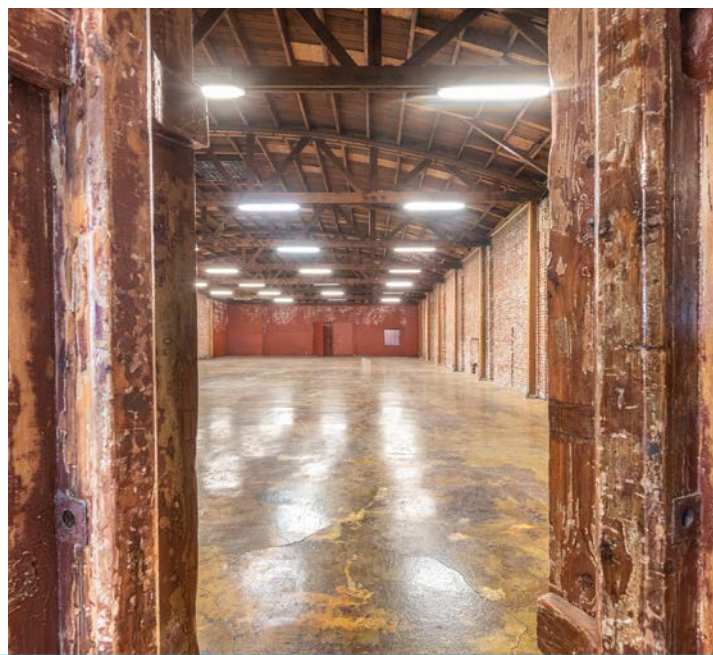
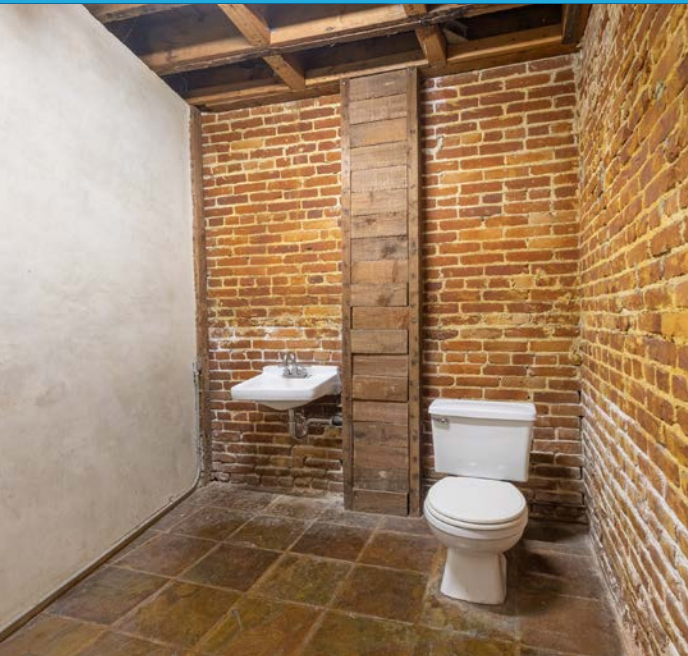
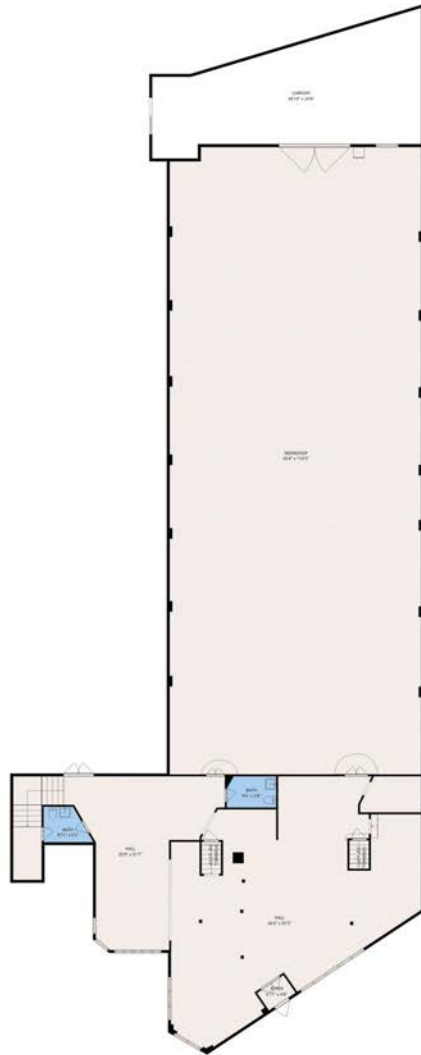


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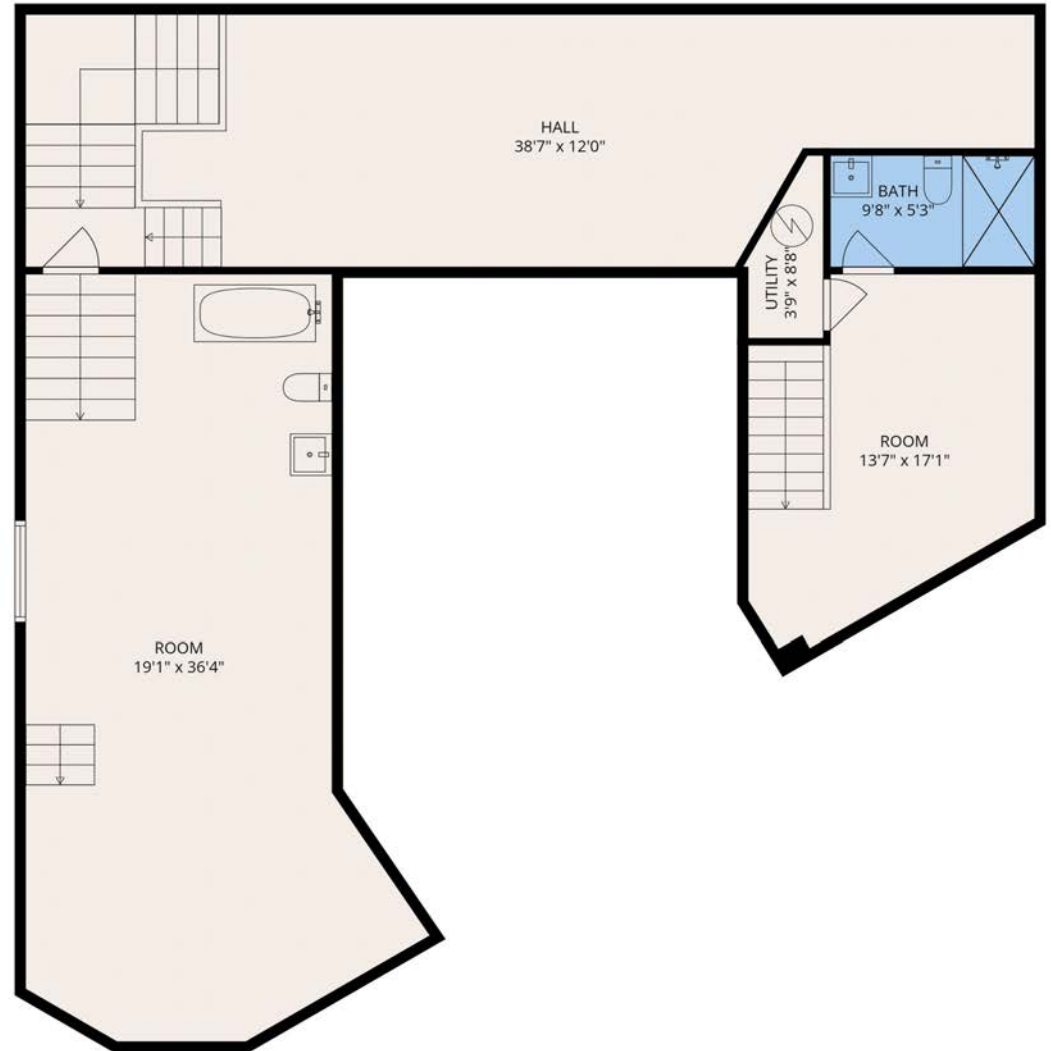


FLOOR PLAN



TOTAL: 10,219 sq. ft.
FLOOR 1: 8,893 sq. ft., FLOOR2: 1,326 sq.ft.

Floor plan, measurements and dimensions are approx and for illustrative purposes only



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5000 W. Adams Blvd presents a rare opportunity to lease an iconic Los Angeles landmark — a space where history, creativity, and modern commerce converge.

CONTACT INFO



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