

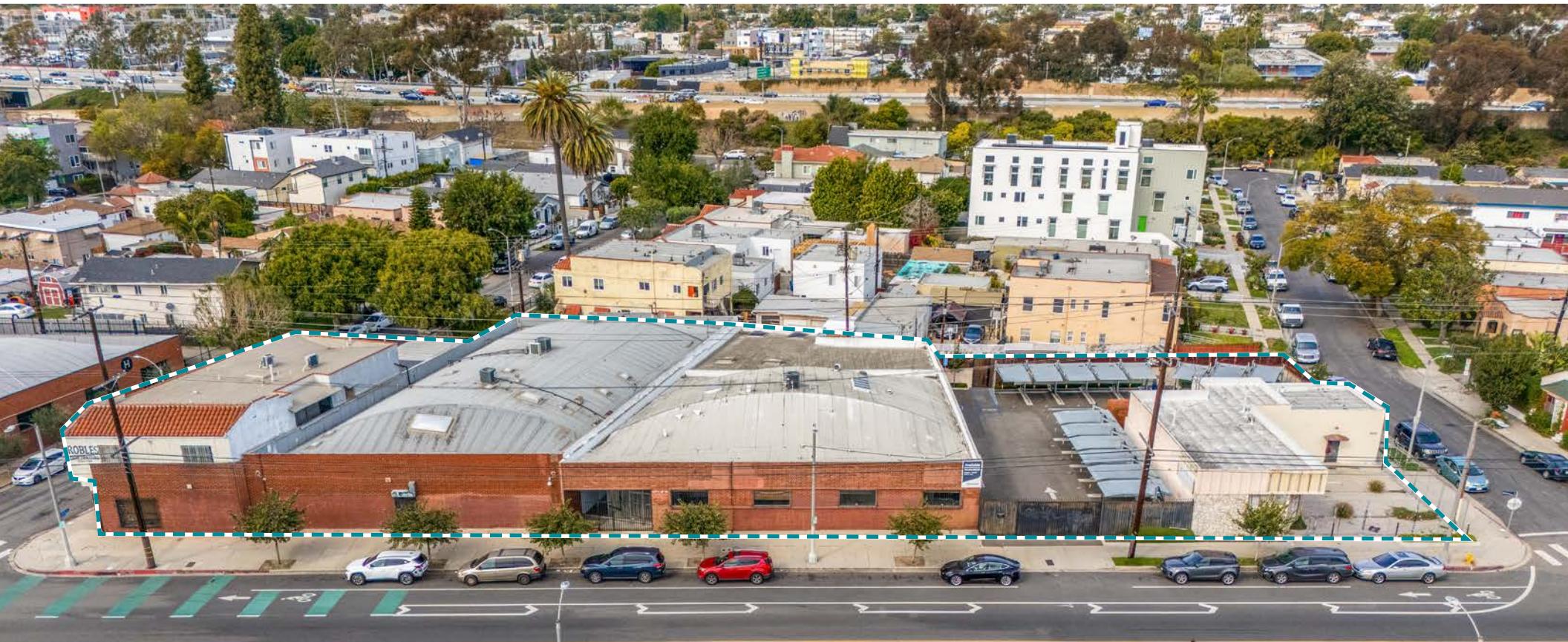
FOR SALE

WESTMAC

Commercial Brokerage Company

5631-5659 W. Adams Boulevard

LOS ANGELES, CA 90016



For more information contact:



Gregory J. Batiste

Executive Vice President
batiste@westmac.com | 310.966.4343
DRE#: 01071488



Brian R. Hart

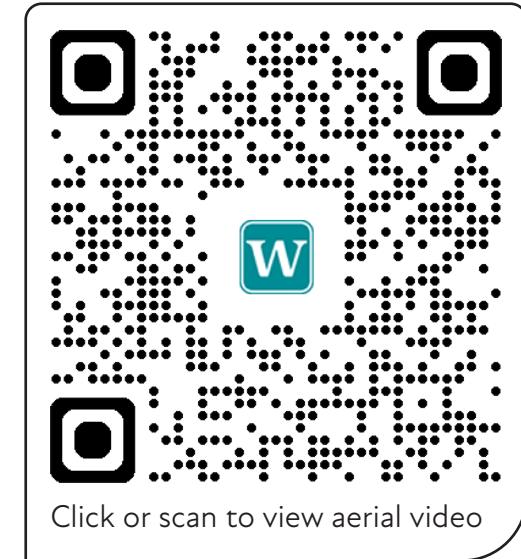
Executive Vice President
hart@westmac.com | 310.966.4359
DRE#: 01429000

WESTMAC Commercial Brokerage Company

1515 Sepulveda Blvd., Los Angeles, CA 90025
www.westmac.com | 310.478.7700
Company DRE #01096973

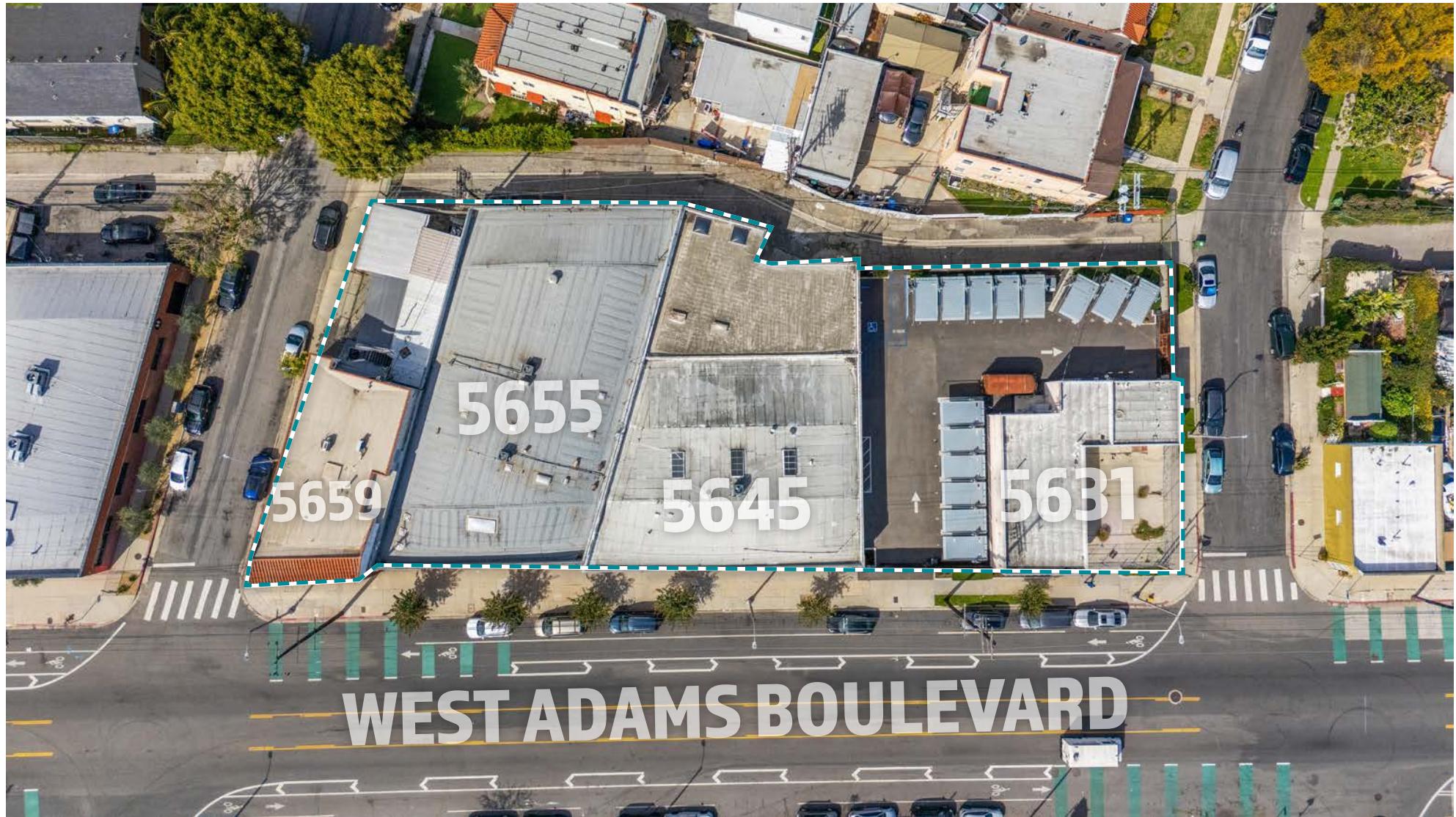
Property Information

LOCATION	5631-5659 West Adams Boulevard, Los Angeles, CA 90016 (<i>Located just East of Fairfax Avenue</i>)
PREMISES	Four [4] buildings totaling approximately 19,496 square feet
LAND	Approximately 28,643 square feet (<i>entire block</i>)
ZONING	LAC2-1VL-CPIO
YEAR BUILT	1948 & 1959
PARKING	Up to thirty [30] parking spaces in fenced lot with electric gates (<i>fourteen [14] parking spaces via car stackers</i>) plus four (4) exterior spaces
SALE PRICE	\$8,500,000 \$10,500,000
BUILDINGS	<p>5631 Adams Blvd (<i>±1,915 Sq. Ft</i>)</p> <ul style="list-style-type: none"> » Former liquor store and apartment » Currently owner occupied <p>5655 Adams Blvd (<i>±7,500 Sq. Ft</i>)</p> <ul style="list-style-type: none"> » Highly improved creative space with warehouse component » HVAC in office area » Bow truss ceilings » Kitchen area » Ground level loading door, off alley » 12' clearance height in warehouse » Skylights throughout space » 400 amps 200 volts 3 phase power » Currently Vacant <p>5645 Adams Blvd (<i>±7,500 Sq. Ft</i>)</p> <ul style="list-style-type: none"> » Office/warehouse with bonus storage mezzanine space » HVAC in office area » Bow truss ceilings » Kitchen area » Two [2] 10'x10' ground level loading doors » 12' clearance height in warehouse » Skylights throughout space » 800 amp 480 volts 3 phase power » Currently Vacant <p>5659 Adams Blvd (<i>±2,581 Sq. Ft</i>)</p> <ul style="list-style-type: none"> » Currently occupied on a month to month basis
COMMENTS	<ul style="list-style-type: none"> » Rare opportunity to purchase an entire city block » Street and alley access » Prime Historic Adams District location: neighbors include architects, art galleries, movie production, tech company designers, restaurants, many amenities and new developments » CALL BROKER TO SHOW



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Aerial Overhead



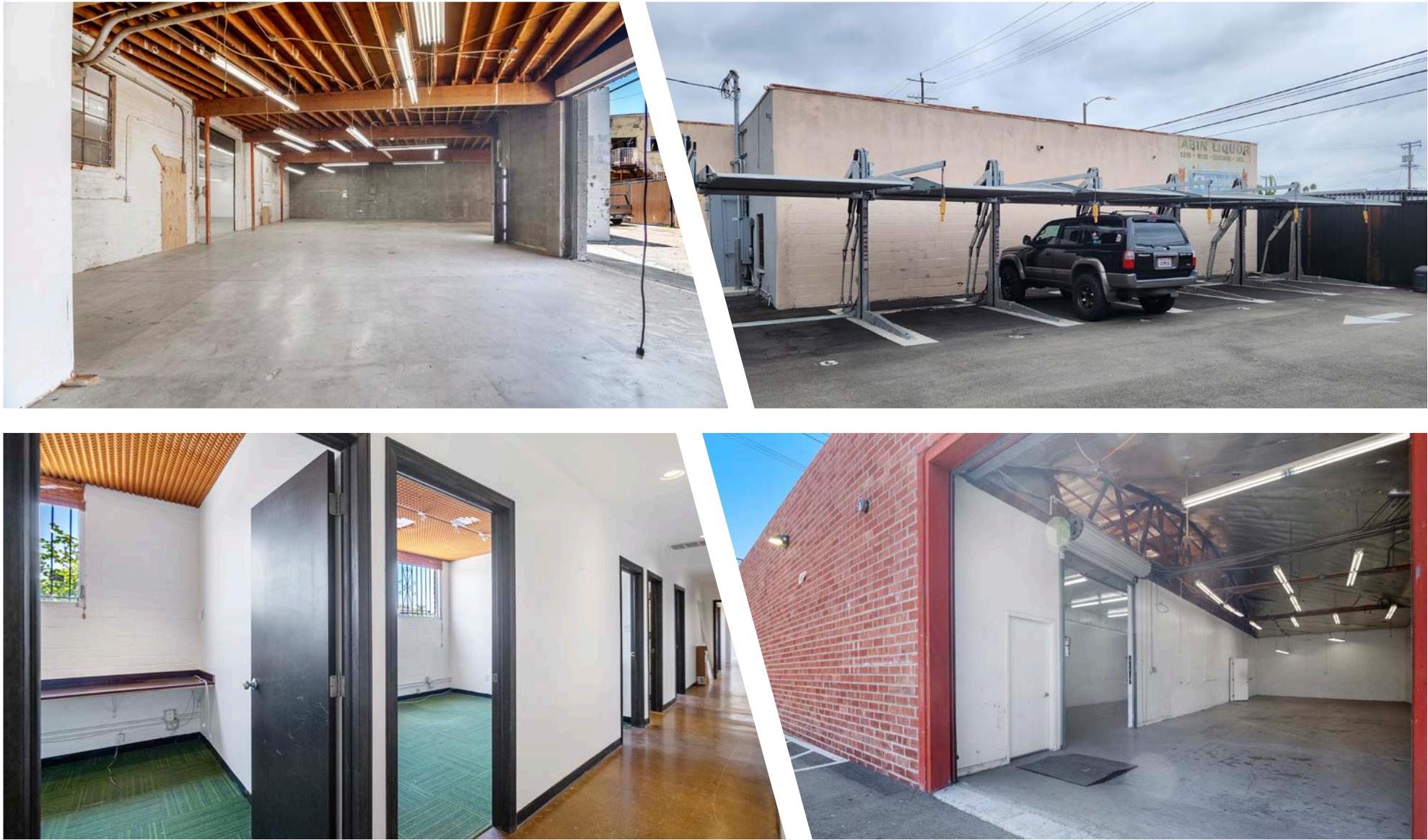
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Property Photos - 5645 W Adams



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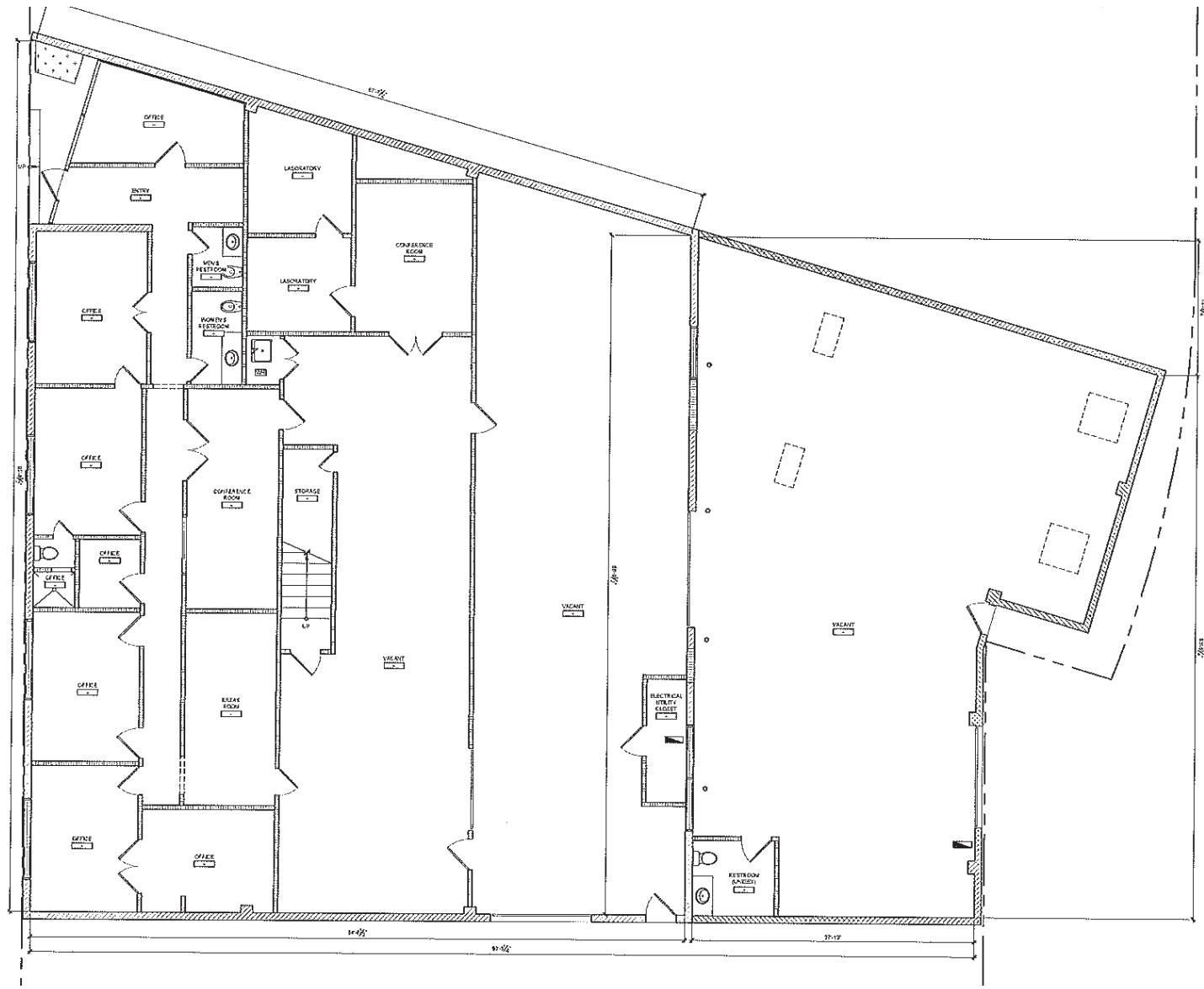
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Floor Plan - 5645 W Adams

WEST ADAMS BOULEVARD



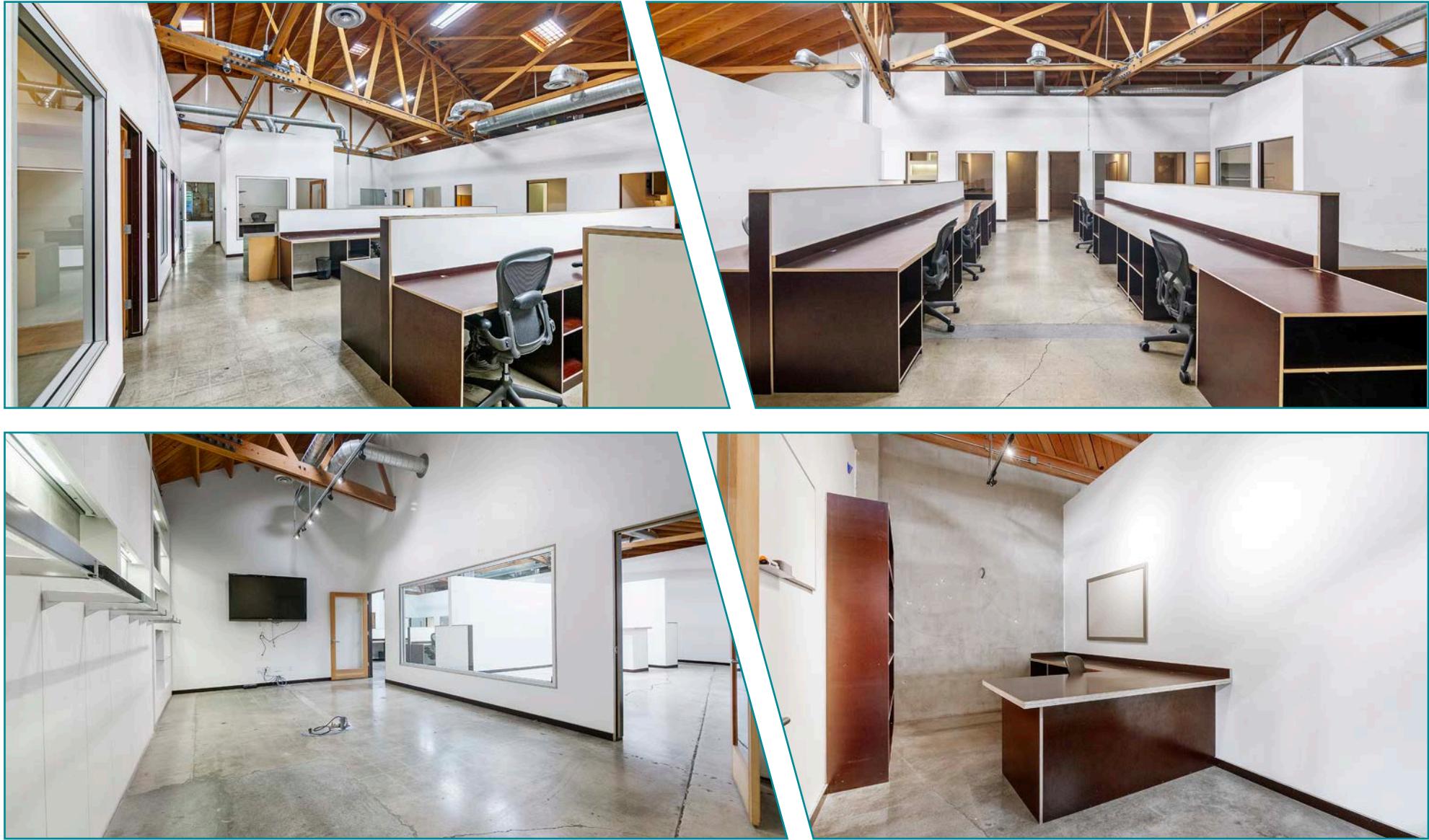
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Property Photos - 5655 W Adams



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Property Photos - 5655 W Adams



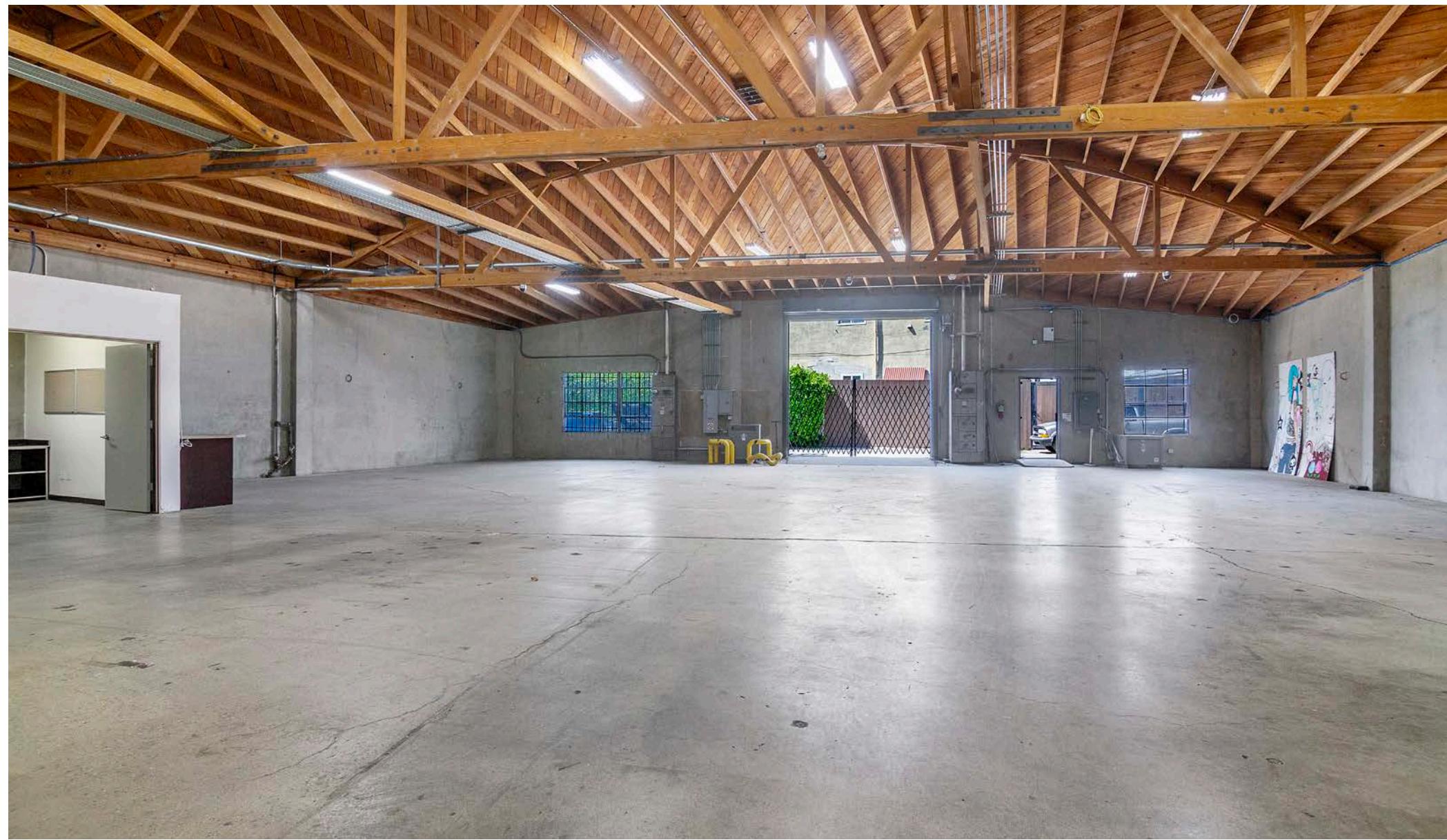
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Warehouse Photos - 5655 W Adams



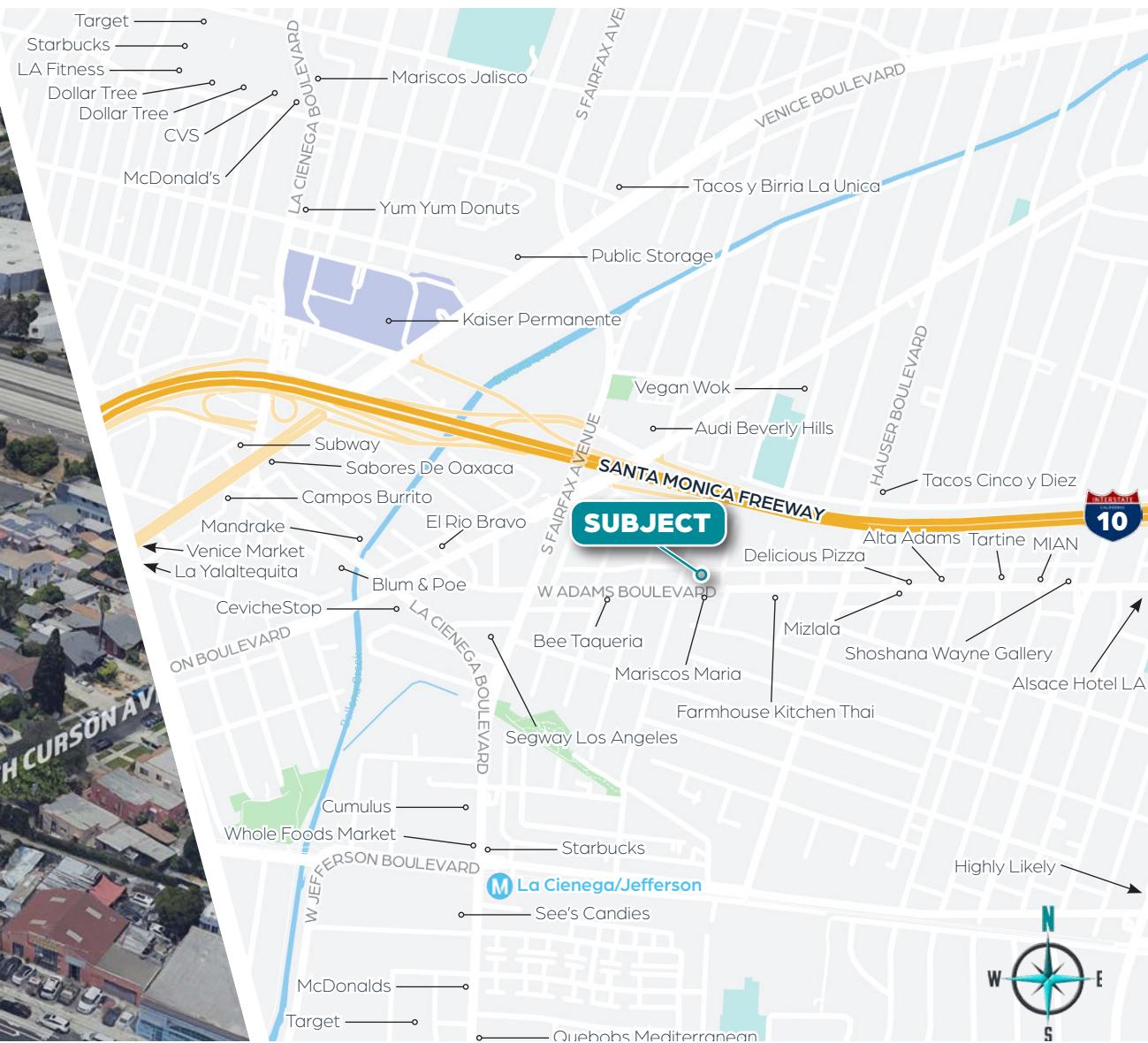
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Map | Aerial



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