

FOR SALE

WESTMAC

Commercial Brokerage Company

5631-5659 W. *Adams Boulevard*

LOS ANGELES, CA 90016



\$2 Million Price Reduction

For more information contact:



Gregory J. Batiste

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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 (Located just East of Fairfax Avenue)

PREMISES Four [4] buildings totaling approximately 19,496 square feet

LAND Approximately 28,643 square feet (entire block)

ZONING LAC2-1VL-CPIO

YEAR BUILT 1948 & 1959

PARKING Up to thirty [30] parking spaces in fenced lot with electric gates (fourteen [14] parking spaces via car stackers) plus four (4) exterior spaces

SALE PRICE **\$8,500,000** ~~\$10,500,000~~

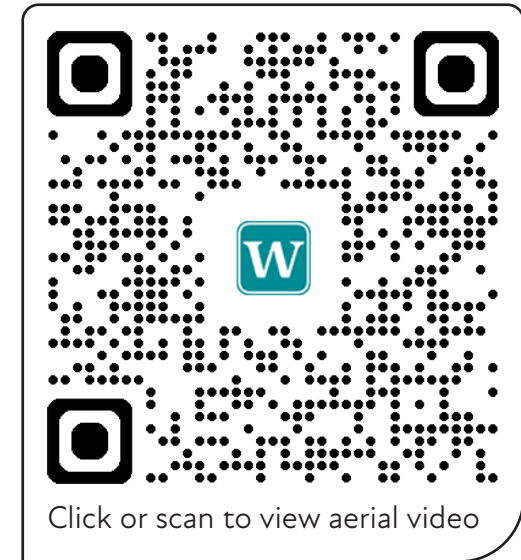
BUILDINGS **5631 Adams Blvd (±1,915 Sq. Ft)**
» Former liquor store and apartment
» Currently owner occupied

5645 Adams Blvd (±7,500 Sq. Ft)
» 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

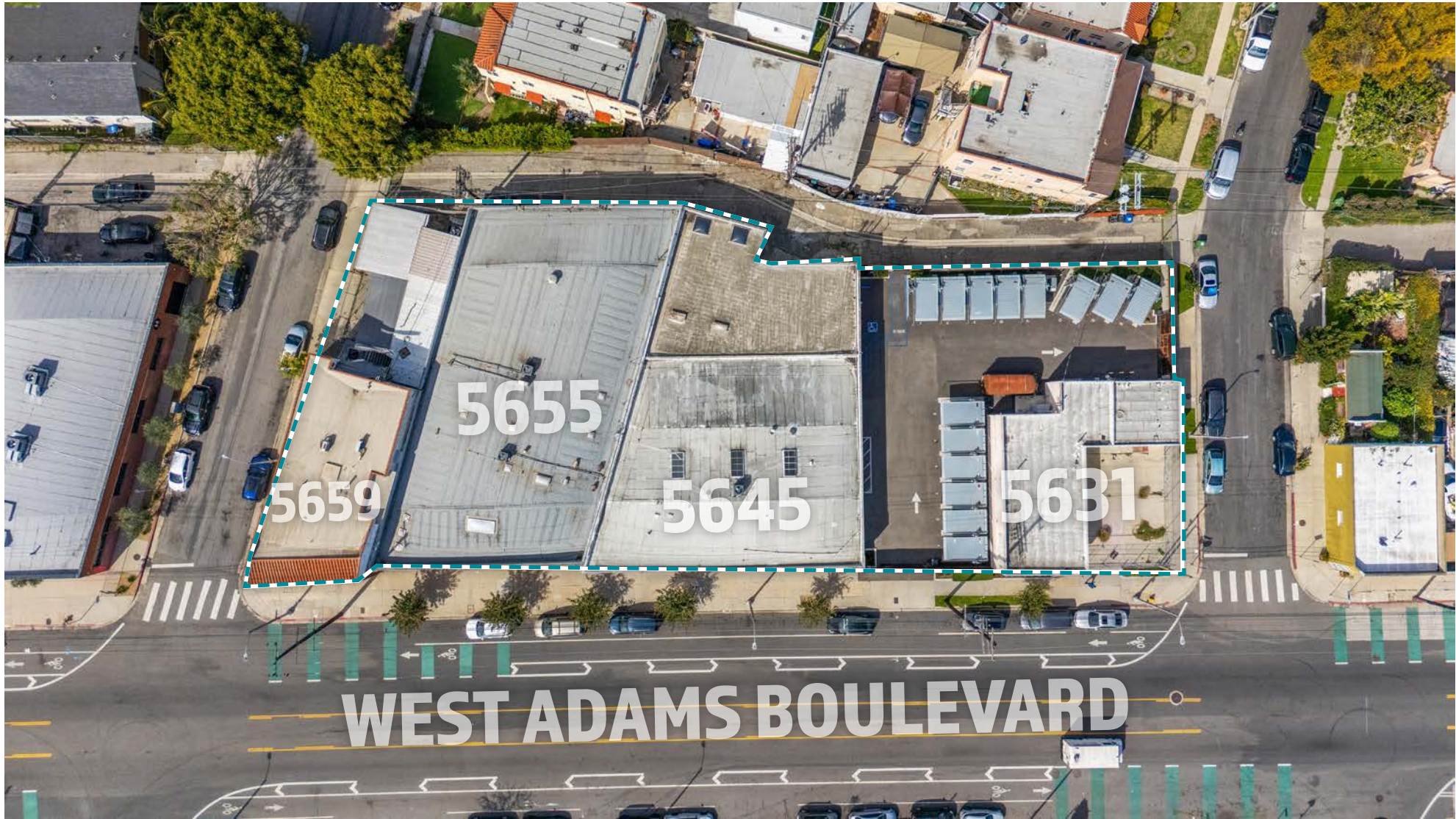
5655 Adams Blvd (±7,500 Sq. Ft)
» Highly improved creative space with warehouse component
» HVAC in office area
» Bow truss ceilings
» Kitchen area (appliances included)
» Ground level loading door, off alley
» 12' clearance height in warehouse
» Skylights throughout space
» 400 amps 200 volts 3 phase power
» Currently Vacant

5659 Adams Blvd (±2,581 Sq. Ft)
» Currently occupied on a month to month basis

COMMENTS
» 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



Aerial Overhead



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Property Photos - 5645 W Adams



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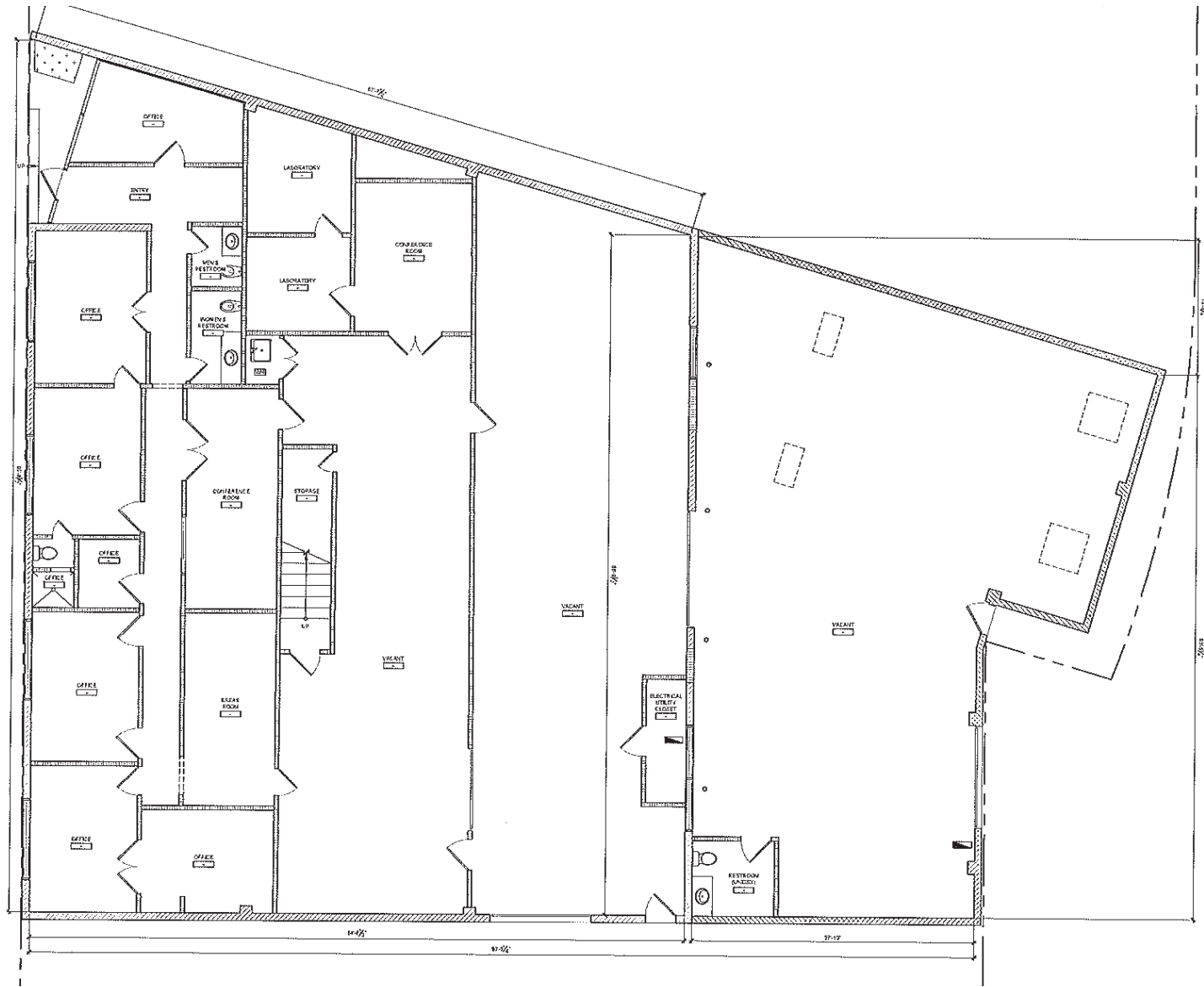
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Floor Plan - 5645 W Adams

WEST ADAMS BOULEVARD



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Property Photos - 5655 W Adams



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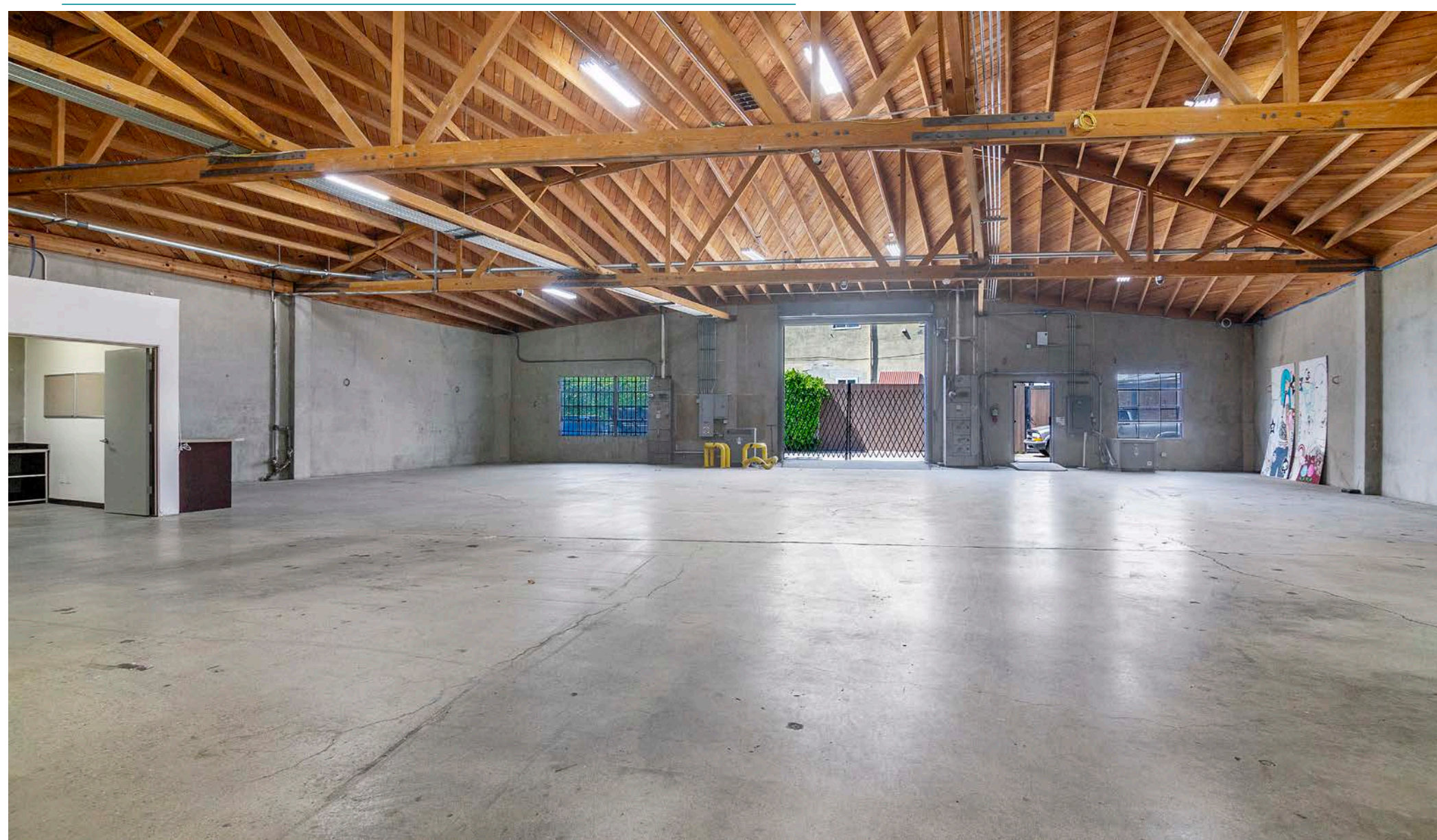
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Warehouse Photos - 5655 W Adams

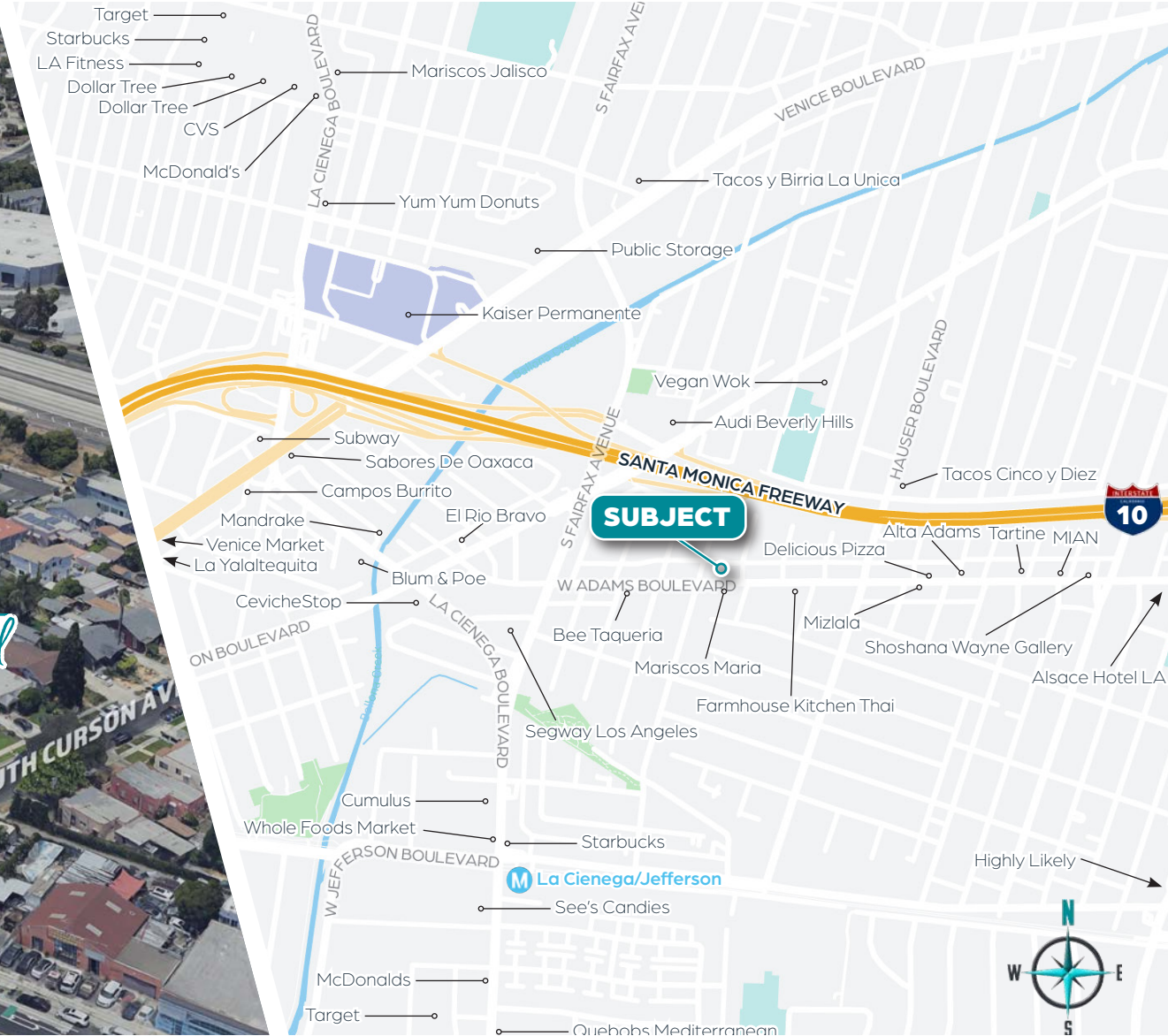


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