

Rare Automotive Use

with Long-Term Redevelopment Potential in Thriving West Adams



5278 - 5284

WEST ADAMS BOULEVARD
Los Angeles CA 90016

CREM
COMMERCIAL



Executive Summary

The CREM Group is pleased to present 5278-5284 W. Adams Boulevard, a rare owner-user and redevelopment opportunity located in the heart of the rapidly evolving West Adams neighborhood of Los Angeles. The Property consists of approximately 5,520 square feet of existing improvements situated across two parcels totaling approximately 12,818 square feet at the intersection of Adams Boulevard and Cochran Avenue.



Currently improved with three freestanding structures, including an existing auto repair and auto body facility with spray booth, the Property offers a unique opportunity for automotive operators seeking to acquire and occupy a functional facility in a highly supply-constrained Los Angeles market. As municipalities continue to restrict new automotive uses and environmental regulations make entitlement of similar facilities increasingly difficult, opportunities to acquire existing automotive properties with established infrastructure have become exceptionally limited.

Beyond its immediate owner-user appeal, the Property is strategically positioned within one of Los Angeles' most dynamic redevelopment corridors. West Adams has undergone significant transformation in recent years, driven by substantial multifamily, mixed-use, hospitality, and retail investment throughout the neighborhood. The area continues to attract new residents, businesses, and capital due to its central location and proximity to many of Los Angeles' largest employment centers.

Situated just one block south of the Santa Monica (I-10) Freeway, the Property provides exceptional regional connectivity to Culver City, West Los Angeles, Mid-Wilshire, Downtown Los Angeles, Beverly Hills, and the broader Westside. Combined with the ongoing revitalization of the surrounding corridor, the Property offers investors, developers, and owner-users the opportunity to capitalize on both the existing functionality of the site and the long-term growth trajectory of the West Adams market.



Property Details

ADDRESS: 5278-5284 WEST ADAMS BOULEVARD
LOS ANGELES CA 90016

TYPE: COMMERCIAL/AUTO BODY

PRICE: \$2,500,000

BUILDING SF: 5,520

BUILDING \$/SF: \$453

LAND SF: 12,818

LAND \$/SF: \$195

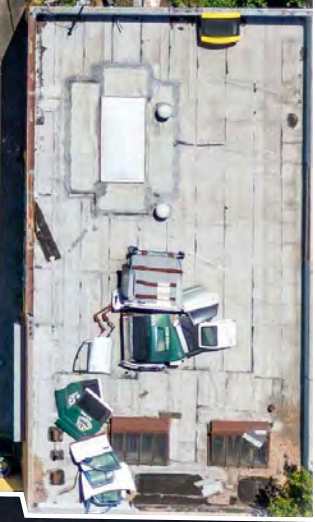
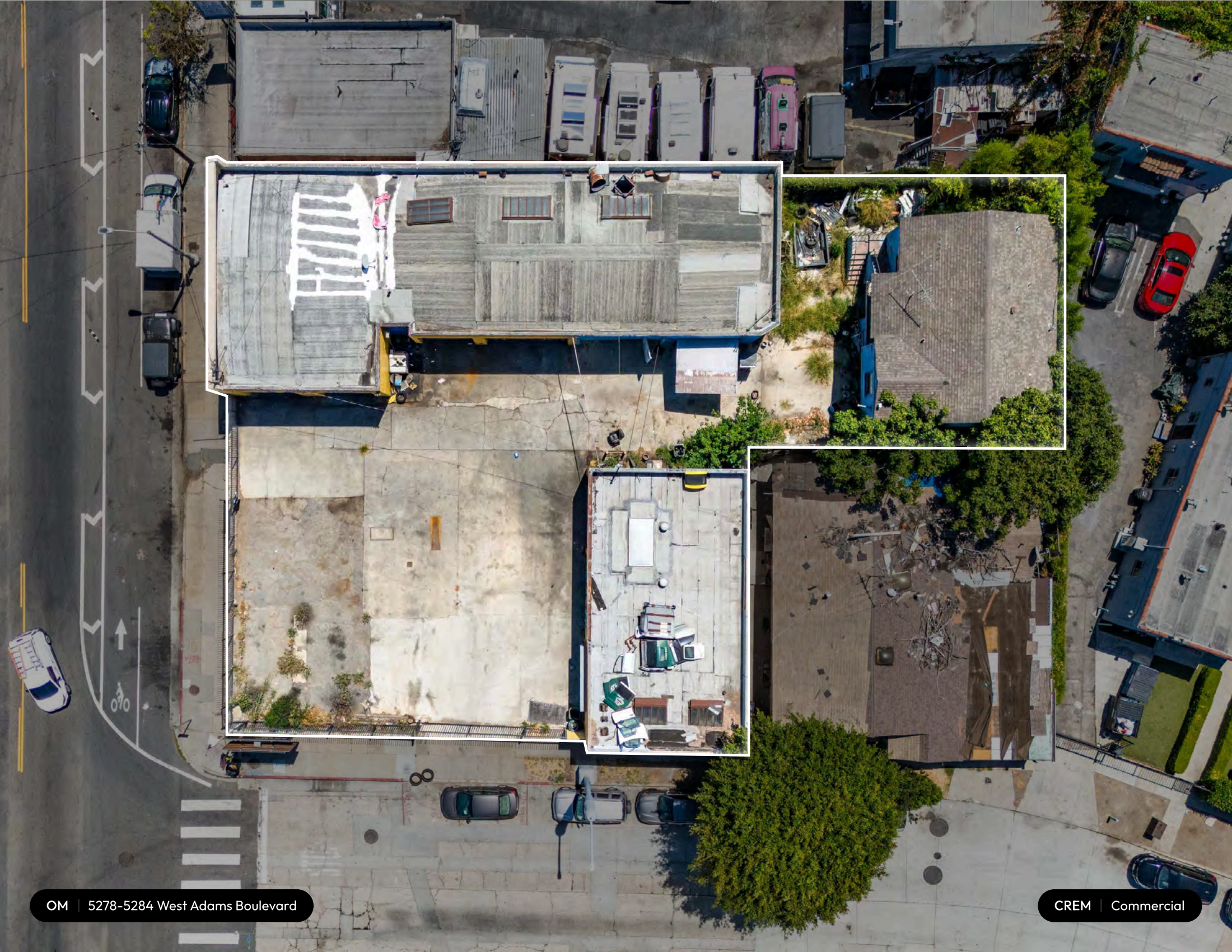
ZONING: C2-1VL-CPIO

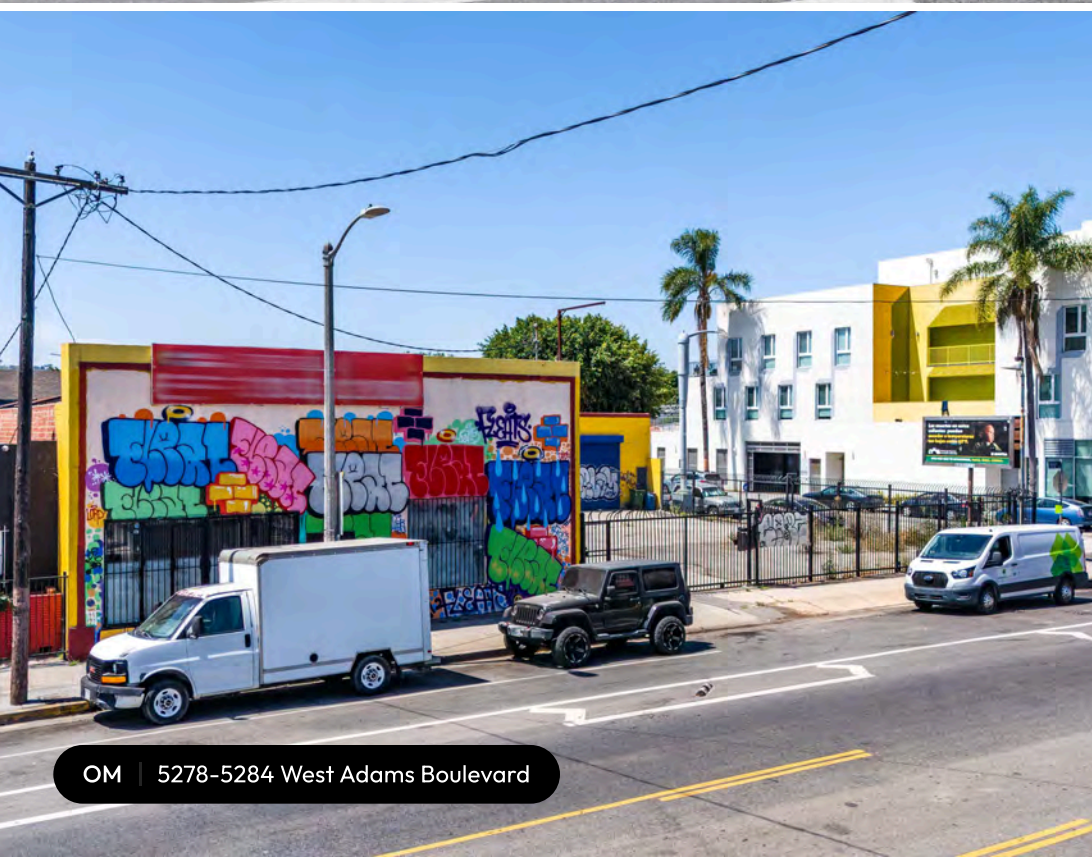
YEAR BUILT: 1941/1958

APN: 5043-005-013, 5043-005-014

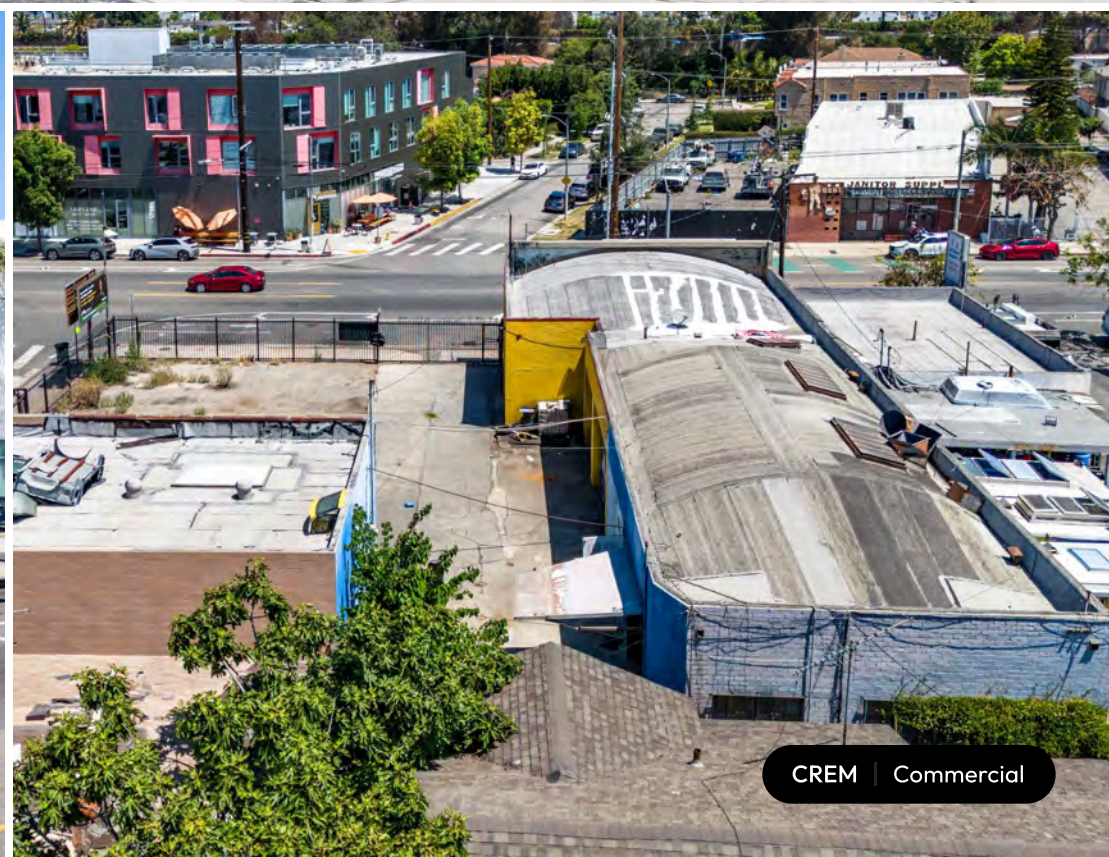
FRONTAGE: 103' ON WEST ADAMS BLVD / 100' ON COCHRAN AVE

OCCUPANCY: VACANT





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Investment Highlights



Rare Auto Body Facility – Existing auto repair and auto body improvements including spray booth, a feature that is increasingly difficult to permit and develop today.



Owner-User or Redevelopment Opportunity – Acquire and occupy a functional automotive facility today while benefiting from the long-term growth of the surrounding area.



Prime West Adams Location – Located within one of Los Angeles' most active redevelopment corridors, surrounded by substantial residential and mixed-use investment.



Strategic Central Location – Conveniently situated between Culver City, West Los Angeles, Mid-Wilshire, and Downtown Los Angeles.



Immediate Freeway Access – Located approximately one block from the I-10 Freeway, providing excellent access throughout the Los Angeles region.



Two Parcels Totalling ±12,818 SF – Rare opportunity to acquire a sizeable corner site in a densely developed infill market.



Three Freestanding Buildings – Approximately 5,520 square feet of improvements offering a variety of occupancy and business-use possibilities.



High-Visibility Corner Site – Prominent location at the intersection of Adams Boulevard and Cochran Avenue with strong street presence and exposure.



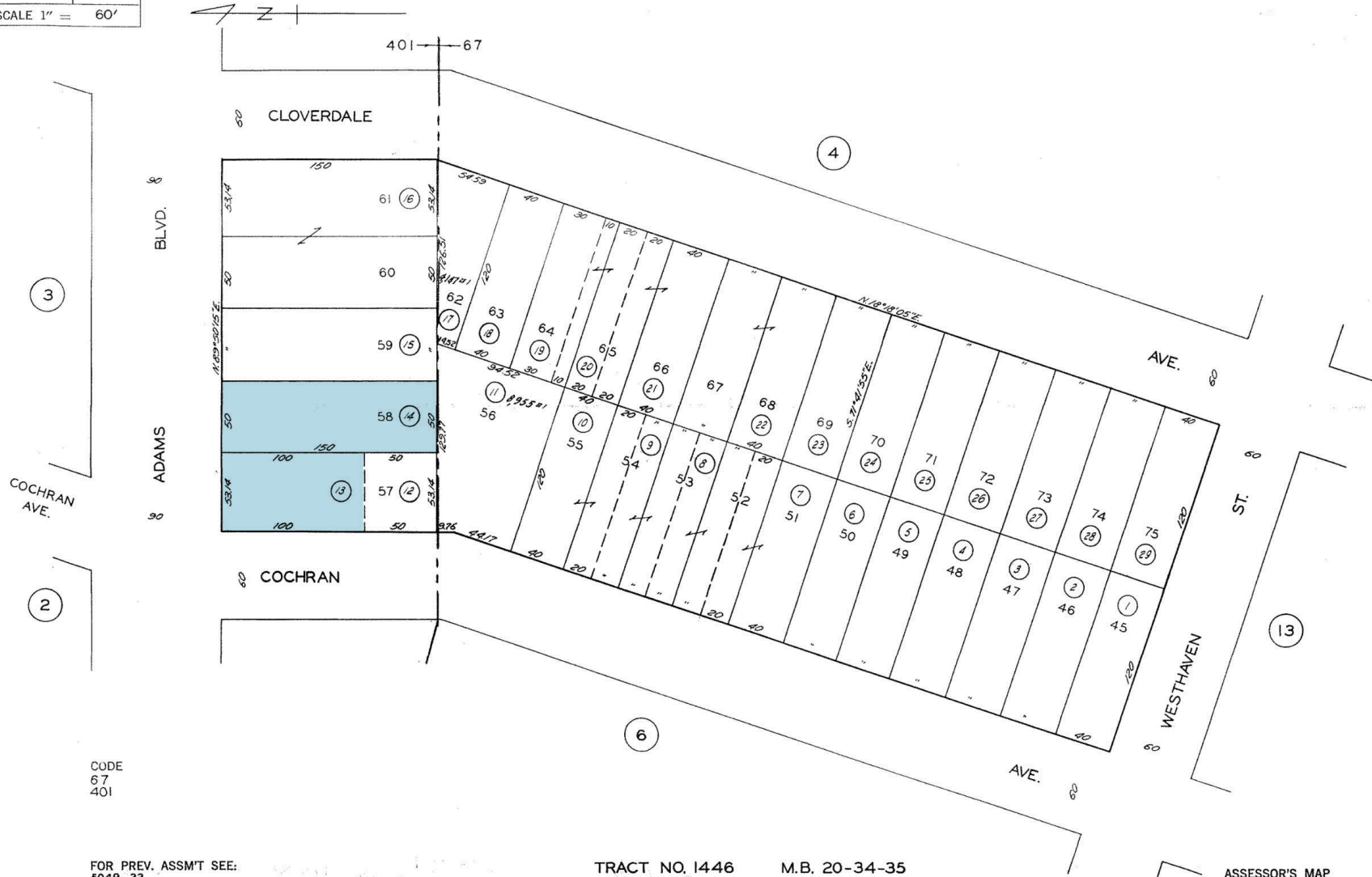
Surrounded by New Development – Numerous recently completed and proposed multifamily, mixed-use, retail, and hospitality projects continue to transform the neighborhood.

Parcel Map

5043 | 5
SCALE 1" = 60'

1997

960729



CODE
67
401

FOR PREV. ASSM'T SEE:
5049-22

TRACT NO. 1446

M.B. 20-34-35

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



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Location Overview

West Adams has emerged as one of Los Angeles' most sought-after infill neighborhoods, attracting substantial investment from developers, retailers, restaurateurs, and creative businesses drawn to its central location and connectivity to the Westside. The neighborhood has experienced significant growth in recent years, highlighted by major projects such as the Cumulus District, a transformative mixed-use development featuring more than 1,200 residential units, a Whole Foods Market, and approximately 100,000 square feet of retail space. Additional multifamily and mixed-use developments continue to reshape the corridor, further enhancing the area's appeal as both a residential and commercial destination.

The neighborhood's evolution has been accompanied by an expanding collection of popular dining, hospitality, and retail destinations. Local favorites including Highly Likely, Mizlala, Cento Pasta Bar, Tartine, Alta Adams, Chulita, and the Alsace Hotel have helped establish West Adams as one of Los Angeles' emerging lifestyle and dining corridors. Ongoing investment throughout the area continues to attract new businesses while reinforcing the neighborhood's growing reputation among residents, visitors, and employers alike.



Strategically located between Culver City, Mid-Wilshire, Downtown Los Angeles, and the greater Westside, West Adams offers exceptional regional connectivity. The neighborhood benefits from immediate access to the I-10 Freeway, proximity to Metro's E Line, and convenient access to many of Southern California's largest employment centers, including Culver City's media and technology hub, Downtown Los Angeles, USC, Beverly Hills, and Santa Monica. As new development, population growth, and investment activity continue to accelerate throughout the area, West Adams remains one of Los Angeles' most dynamic and rapidly evolving urban neighborhoods.



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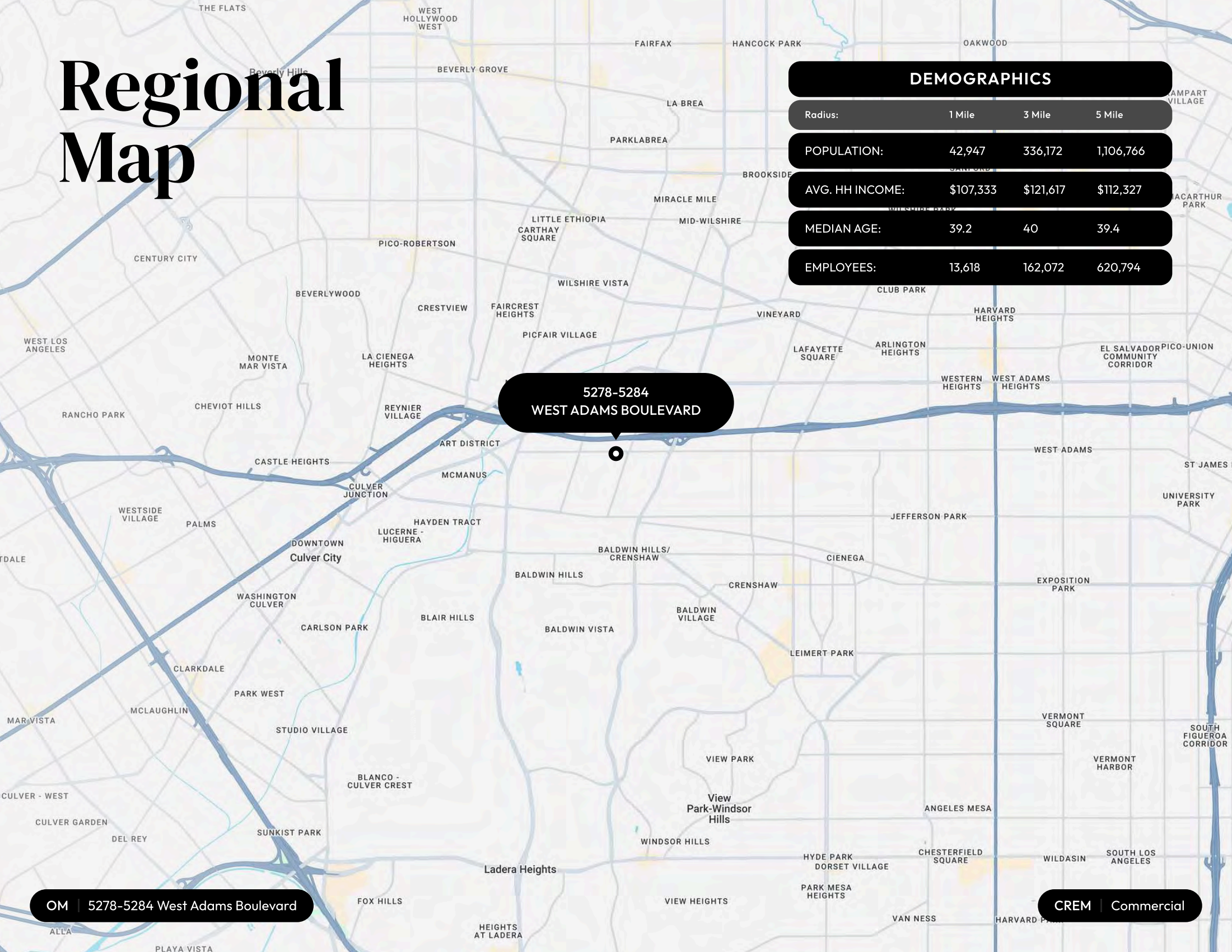
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Regional Map



5278-5284
WEST ADAMS BOULEVARD

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	42,947	336,172	1,106,766
AVG. HH INCOME:	\$107,333	\$121,617	\$112,327
MEDIAN AGE:	39.2	40	39.4
EMPLOYEES:	13,618	162,072	620,794

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Disclaimer

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Get In Touch With Us!

FOR MORE INFORMATION.



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