

OFFERING MEMORANDUM

COMMERCIAL BUILDING PRIME WEST ADAMS LOCATION

5115 W ADAMS BLVD, LOS ANGELES, CA 90016

Price Reduced



KIDDER.COM

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

COMPARABLES

*Exclusively
listed by*

CASEY LINS

Senior Vice President

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

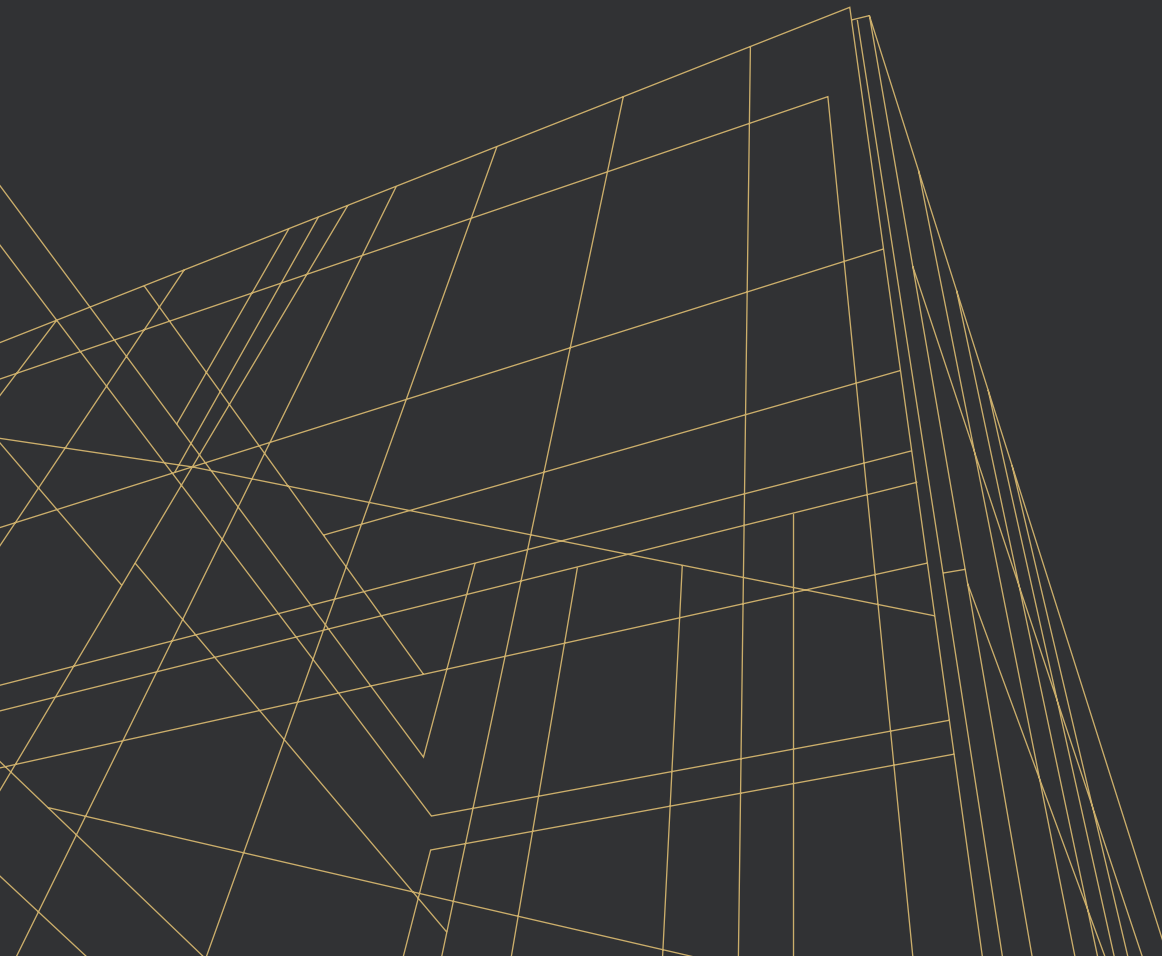
KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

COMMERCIAL BUILDING, IN TRENDY WEST ADAMS

West Adams Creative! We are pleased to present 5115 W Adams Blvd, a commercial building with 4-6 parking spaces along one of the trendiest corridors in Los Angeles. Located just steps away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any owner-user will fall in love with the neighborhood.

There is an immediate opportunity for an owner-user to utilize low-down payment SBA financing and create a demanding presence along a booming corridor that consists restaurants, new hotels, art galleries, and production studios throughout.

Priced well below the neighborhood average of \$716/SF on commercial buildings, the building presents a true under market opportunity.

With the property being designated within an Opportunity Zone, there are financial benefits available both for owner-users and investors, providing additional motivating factors for a purchase.

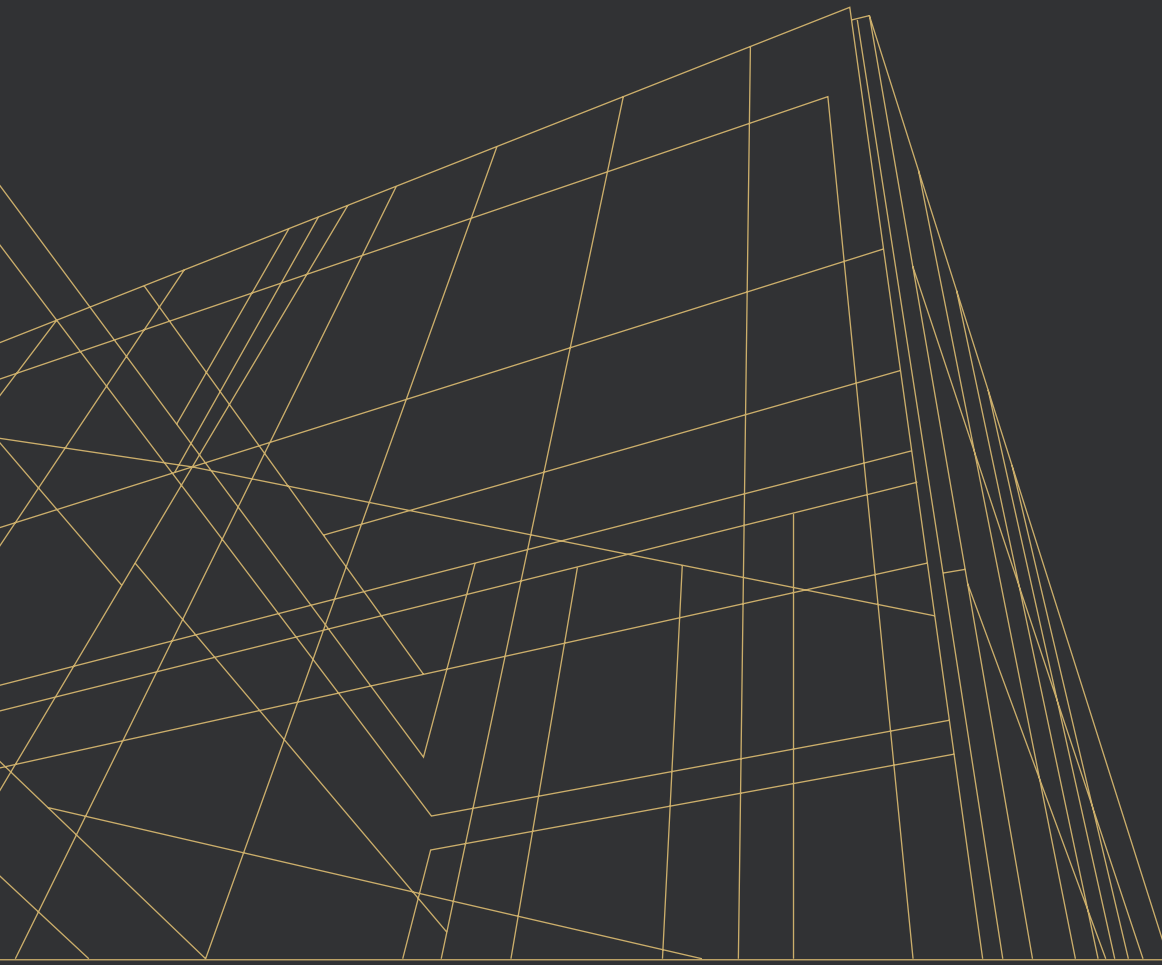
For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com

\$2,350,000

SALE PRICE



ADDRESSES	5115 W Adams Blvd, Los Angeles, CA 90016
APN'S	5049-009-046
GROSS AREA (PER BOMA)	±5,867 SF
POWER	200amps, 3 phase
PARKING	4-6 spaces (gated)
CURRENT USE	Commercial (vacant)
LAND SF	±5,459 SF
LAND USE	C2-2D-CPIO
TOC	Tier 2
OPPORTUNITY ZONE	Yes
List Price	\$2,350,000



PROPERTY OVERVIEW

PROPERTY OVERVIEW



SUBJECT
PROPERTY

W ADAMS BLVD

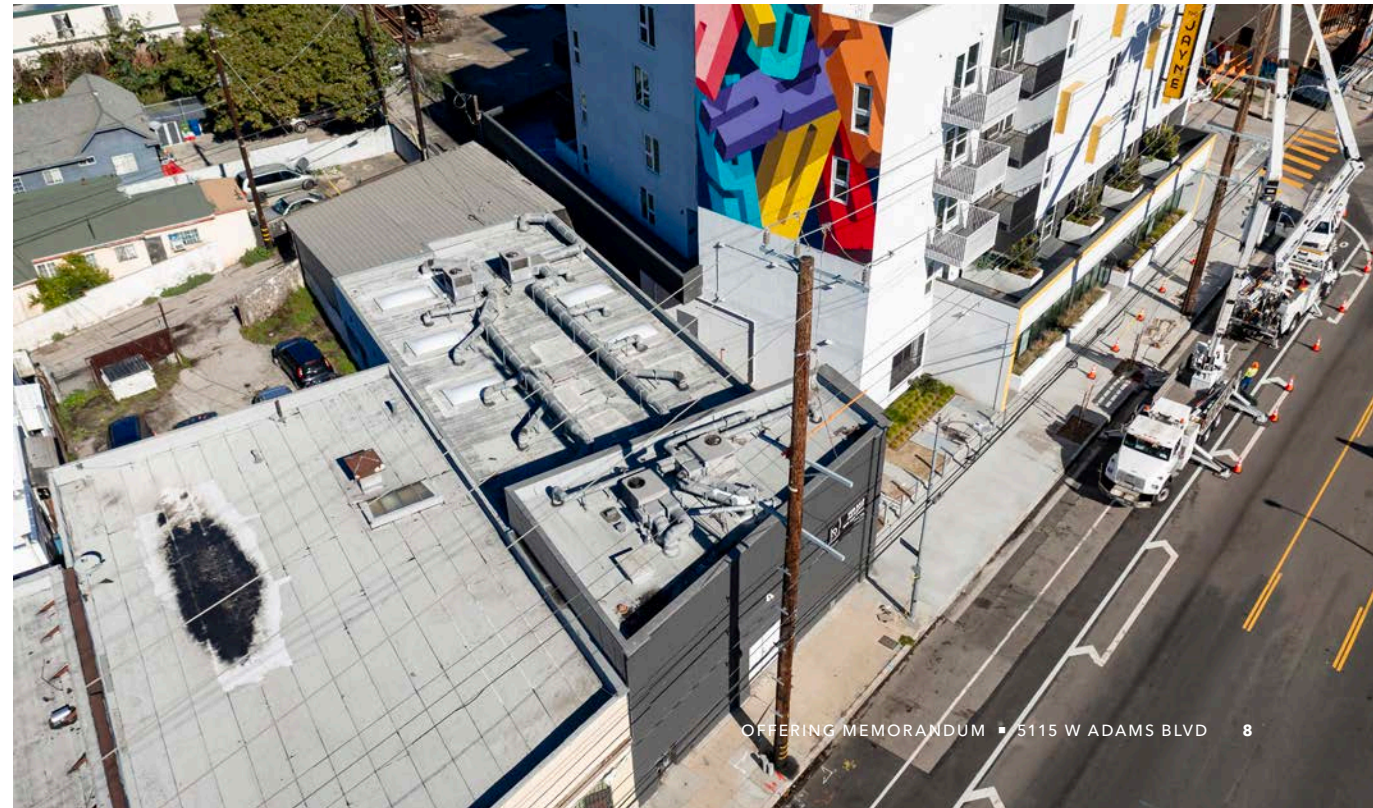
AMENITY MAP



PROPERTY OVERVIEW



KIDDER MATHEWS

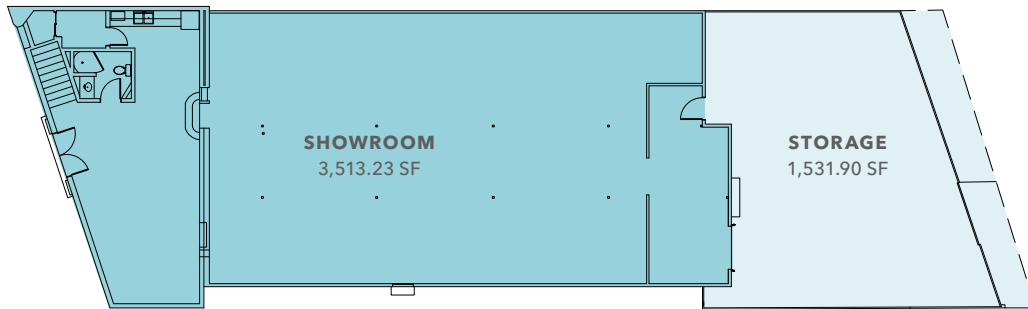


PROPERTY OVERVIEW

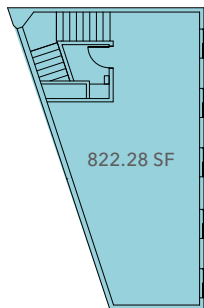


BOMA REPORT

1ST FLOOR



2ND FLOOR



5,867.41 SF

GROSS AREA 1 (LEASING)

5,867.41 SF

GROSS AREA 4 (CONSTRUCTION GROSS)

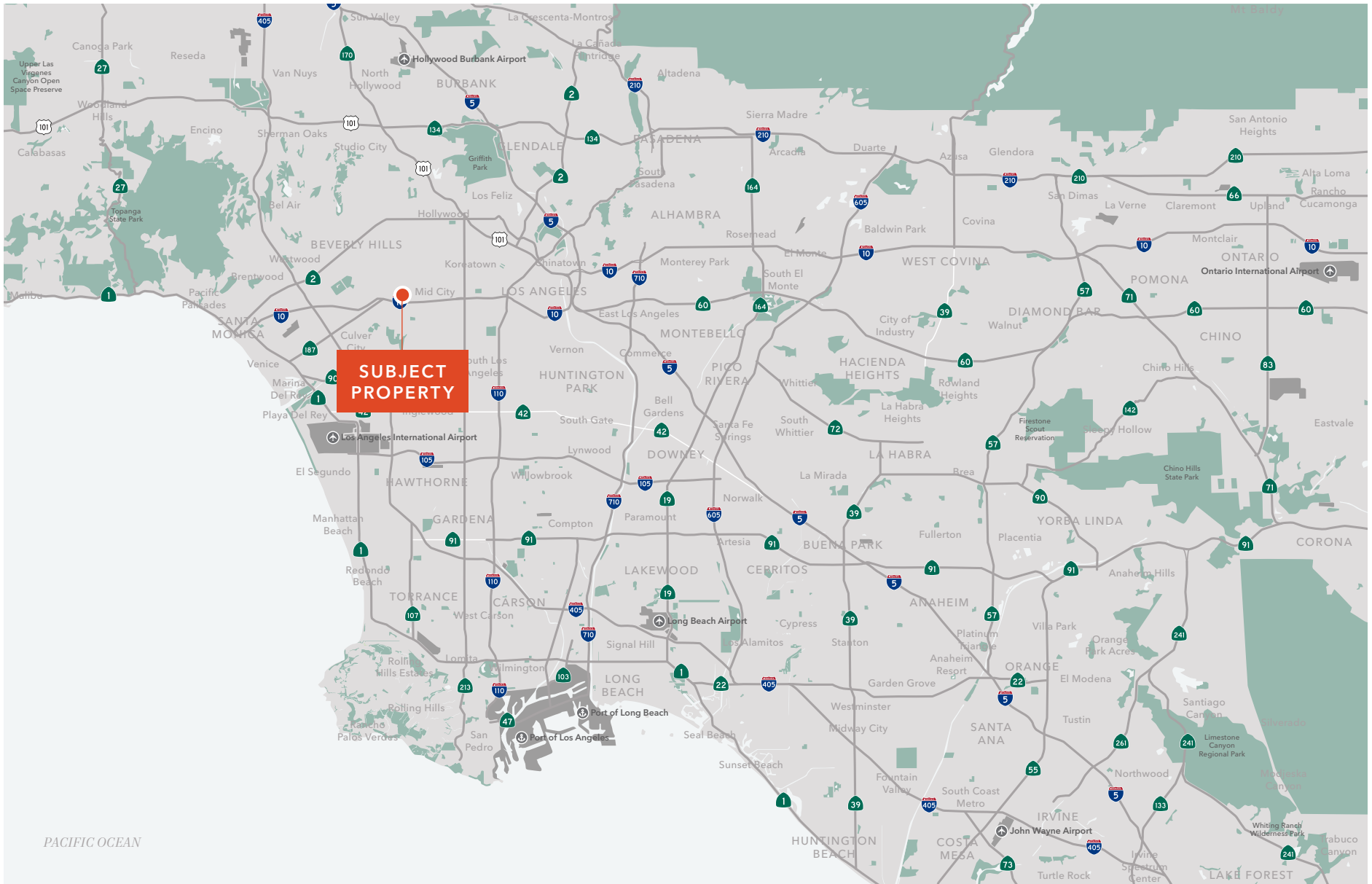
METHOD USED

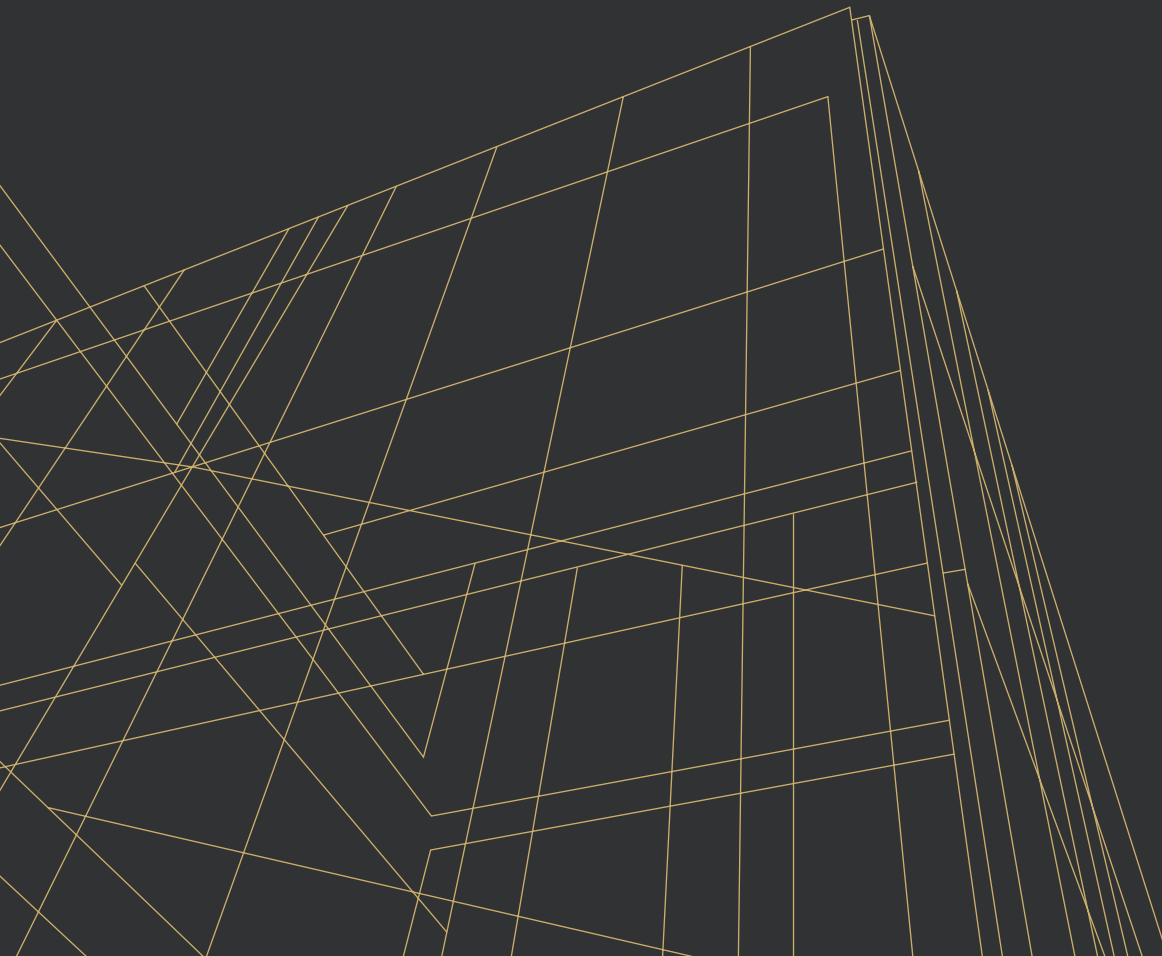
ANSI/BOMA Z65.3-2018

BOMA 2018 Gross Areas Standard Methods of Measurement

Source: American Building Calculations








PROPERTY OVERVIEW






COMPARABLES

COMPETITIVE SALES

	Property Name	Building Size	Land Size	Building Price/SF	Land Price/SF	Sale Price	Sale Date	Notes
01	 4725 W ADAMS BLVD	1,896 SF	4,103 SF	\$1,089	\$503	\$2,065,000	6/28/2023	Commercial kitchen, purchased by an owner-user.
02	 5075 W ADAMS BLVD	6,518 SF	16,322 SF	\$660	\$263	\$4,300,000	4/21/2023	Purchased by CIM and currently going through significant renovations.
03	 4921 EXPOSITION BLVD	3,720 SF	4,726 SF	\$651	\$512	\$2,422,000	3/8/2023	Average condition warehouse building purchased by an owner-user.
04	 5261-5267 W JEFFERSON BLVD	8,250 SF	18,875 SF	\$691	\$302	\$5,700,000	12/19/2022	Poor condition commercial buildings. Purchased by a local investor.
05	 5012 W JEFFERSON BLVD	2,720 SF	4,116 SF	\$643	\$425	\$1,750,000	12/16/2022	Poor condition commercial building.
06	 5727 W ADAMS BLVD	4,925 SF	4,792 SF	\$707	\$727	\$3,481,500	10/10/2022	Purchased by an owner-user. Decent condition commercial building with minimal parking.
07	 3210 W JEFFERSON BLVD	4,405 SF	12,349 SF	\$619	\$221	\$2,725,000	10/7/2022	Poor condition commercial building with environmental issues. Adjacent parking lot included.

COMPETITIVE SALES

	Property Name	Building Size	Land Size	Building Price/SF	Land Price/SF	Sale Price	Sale Date	Notes
08	 2131 W JEFFERSON BLVD	2,400 SF	5,201 SF	\$777	\$359	\$1,865,000	9/14/2022	Turn-key creative office building with parking.
09	 3816 W JEFFERSON BLVD	7,277 SF	2,632 SF	\$673	\$388	\$4,900,000	8/26/2022	Well maintained warehouse building and parking. Purchased by CIM.
10	 4707 W JEFFERSON BLVD	5,000 SF	6,098 SF	\$650	\$533	\$3,250,000	7/15/2022	Average condition warehouse building purchased by CIM.
S	 5115 W ADAMS BLVD	5,867 SF*	5,458 SF	\$401	\$430	\$2,350,000		100% vacant. 4-6 gated parking spaces.

* Per BOMA

Exclusively listed by

CASEY LINS

Senior Vice President

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

KIDDER.COM

