

SALE

**RARE SMALL RETAIL/FLEX
OWNER-USER OPPORTUNITY**

~~\$725,000~~ → \$595,000
PRICE PRICE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

FILO BODY & PAINT
ULTIMATE CARE
310-447-4766

5011

5009

5011

W ADAMS BLVD

**±1,750 SF OF BLDG
±1,500 SF OF LAND**

EXECUTIVE SUMMARY



5011 W. Adams Blvd., Los Angeles, CA 90016
For Sale | ±1,750 SF of Building & ±1,500 of Land

Major Properties is proud to present 5011 W Adams Blvd, a rare small-format commercial building located in the heart of the rapidly evolving West Adams corridor. This 1,750 square foot freestanding retail property sits on a 1,500 square foot lot, offering flexibility for an owner-user seeking visibility, accessibility, and long-term upside in a dynamic Los Angeles neighborhood.

The property is well-suited for a variety of uses including boutique retail, creative office, showroom, studio, wellness concept, or flex space. With 26 feet of frontage along West Adams Boulevard and strong surrounding traffic counts, the site provides excellent exposure in an area experiencing sustained redevelopment and investment activity.

Positioned between Downtown Los Angeles, Culver City, and West Los Angeles, the property benefits from convenient access to the 10 Freeway, nearby Metro Expo Line stations, and a dense residential population. This offering represents an opportunity to secure a foothold in one of Los Angeles' most active and transforming submarkets at an attainable price point.

\$595,000
PRICE

±\$340
PER SF OF BUILDING

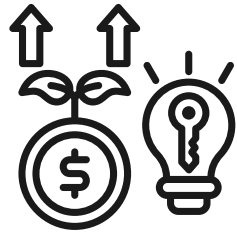
*Buyer to verify all information

PROPERTY HIGHLIGHTS

High-Exposure Freestanding Property with Excellent Freeway Connectivity



Retail/Storefront Flex



Owner-User



High traffic counts



Highly walkable



Prime West Adams location

SUBJECT PROPERTY

Santa Monica Fwy



PROPERTY DETAILS

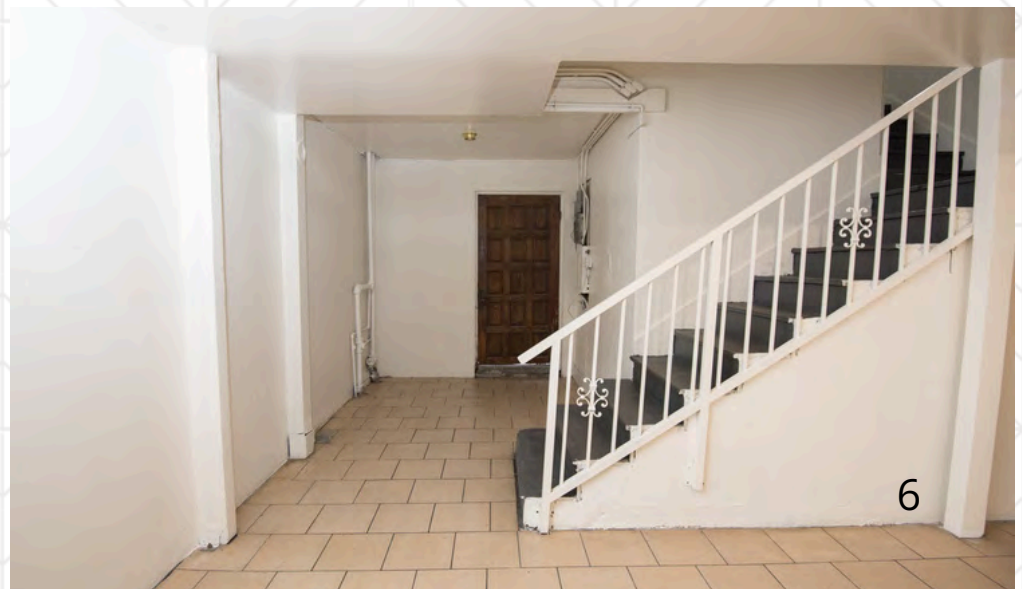
Price	\$595,000
Price per SF	±\$340 per SF
Building Size	1st Flr: ±1,500 SF ,2 nd Flr: ±255 SF TOTAL: ±1,750 SF
Land Size	±1,500 SF
Frontage	West Adams Boulevard
Year Built	1948
Construction	Wood Frame
Zoning	C2-2D-CP10
APNs *Buyer to verify all information	5049-008-035

5011 W Adams Blvd
Los Angeles, CA 90016

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS

2nd Floor

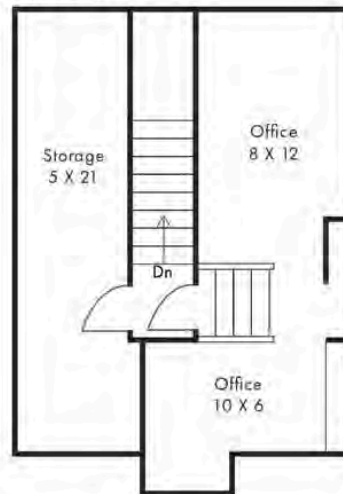


FLOOR PLAN

Main Level



Upper Level



AREA MAP



VALERO

WESTSIDE
MUSCLE IMPORT

Santa Monica Fwy



THE GATHERING
SPOT

Taqueria
EL PRIMO
AUTHENTIC MEXICAN FOOD

Auto Zone



CENCO

High-Fidelity
Quality records. New and vintage hi-fi.

COLIN'S
SEAFOOD AND GRILL

W. Adams Blvd

Cienea
Elementary School

HERBALIFE
NUTRITION

PLS\$

Episcopal Church
of the Advent

DUNWAY
BOUTIQUE

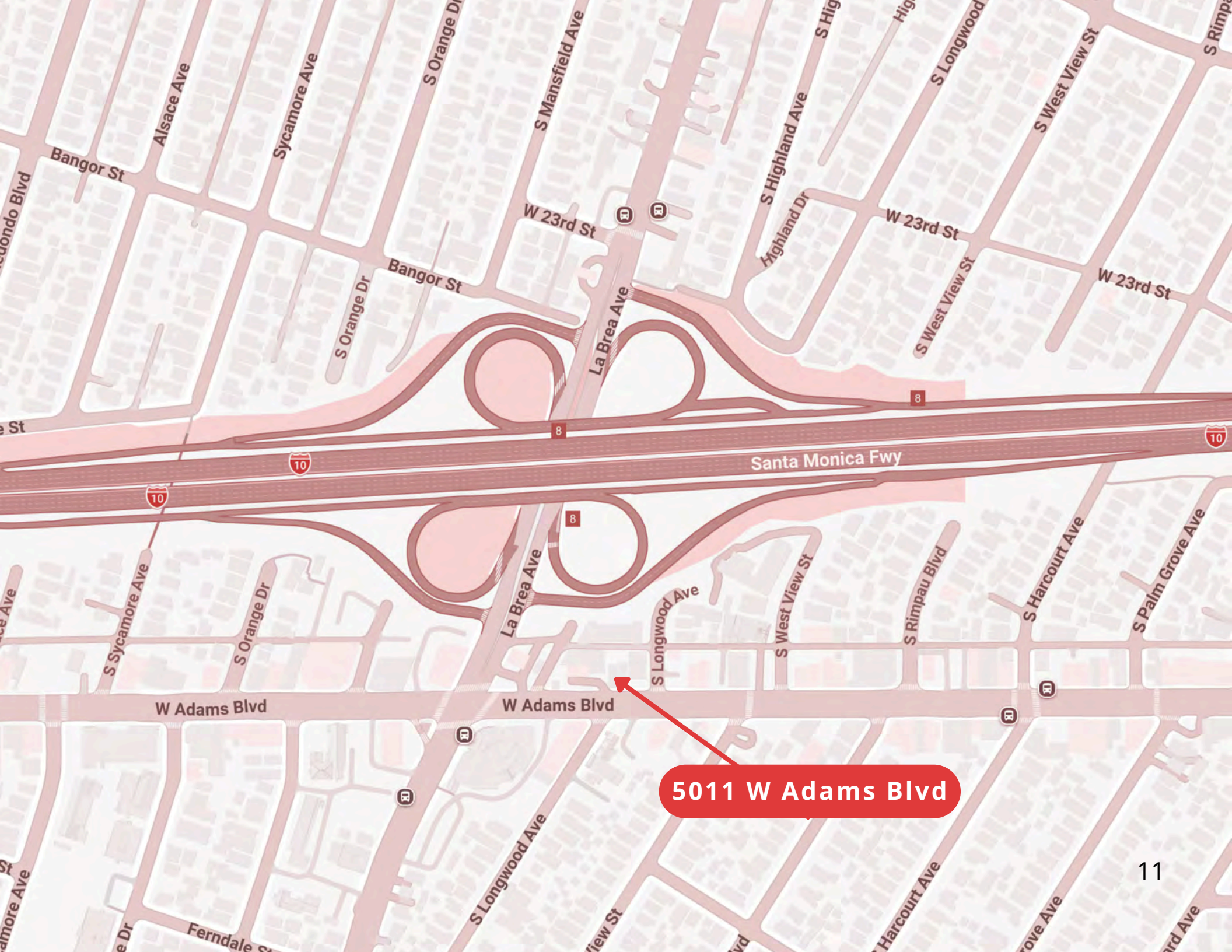
Alsoace

St Agatha
Catholic Church

5011 W Adams Blvd

HIGH ART
TATTOO

S La Brea Ave



5011 W Adams Blvd

FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



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