

# FOR SALE *or* LEASE

4574 W ADAMS BLVD | LOS ANGELES, CA 90016  
2,635 SF Building on 6,500 SF Corner Lot Zoned C2 | Development Potential



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

## PROPERTY OVERVIEW

4574 W Adams Blvd | Los Angeles, CA 90016

This freestanding commercial building in the quickly gentrifying West Adams neighborhood is an excellent opportunity for owner-users or tenants, or as a potential development site. The  $\pm 2,635$  SF structure and  $\pm 6,500$  SF corner lot are zoned C2 and suitable for a range of commercial uses. Renovated and converted to a bakery in 2016, the interior is fully equipped with high-end kitchen amenities, including a new walk-in freezer, walk-in refrigerator, ovens, hoods, sinks, and prep areas.

The building also features restrooms, high ceilings, and abundant natural light, offering a bright and inviting atmosphere.

The existing space is ideal for owner-users or prospective tenants seeking a turnkey space for a bakery, restaurant, or other food-related business. Superbly located, the site is perfectly positioned to capitalize on this highly sought after neighborhood's surging growth.

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# HIGHLIGHTS

4574 W Adams Blvd | Los Angeles, CA 90016

**Offered at: \$1,850,000**

**Rental Rate: \$4.50 PSF + NNN Fees**

- ±2,635 SF building on a ±6,500 SF corner lot, zoned C2 for a variety of commercial uses
- Fully renovated in 2016 with a state-of-the-art bakery setup with a new walk-in freezer, refrigerator, ovens, hoods + prep areas
- Onsite parking in a gated, alley accessible lot offering ample space for employees and customers
- Superbly located amid the rapidly growing West Adams area with excellent street visibility
- Potential development opportunities with the possibility for expansion or conversion to alternative uses
- Conveniently located near the 10 Freeway, offering convenient access to Downtown LA, the Westside, and the South Bay



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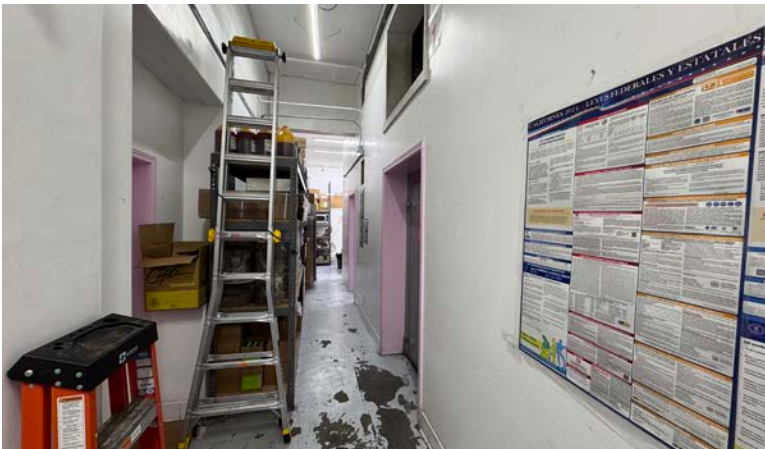
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# PROPERTY INTERIOR

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# KITCHEN INTERIOR

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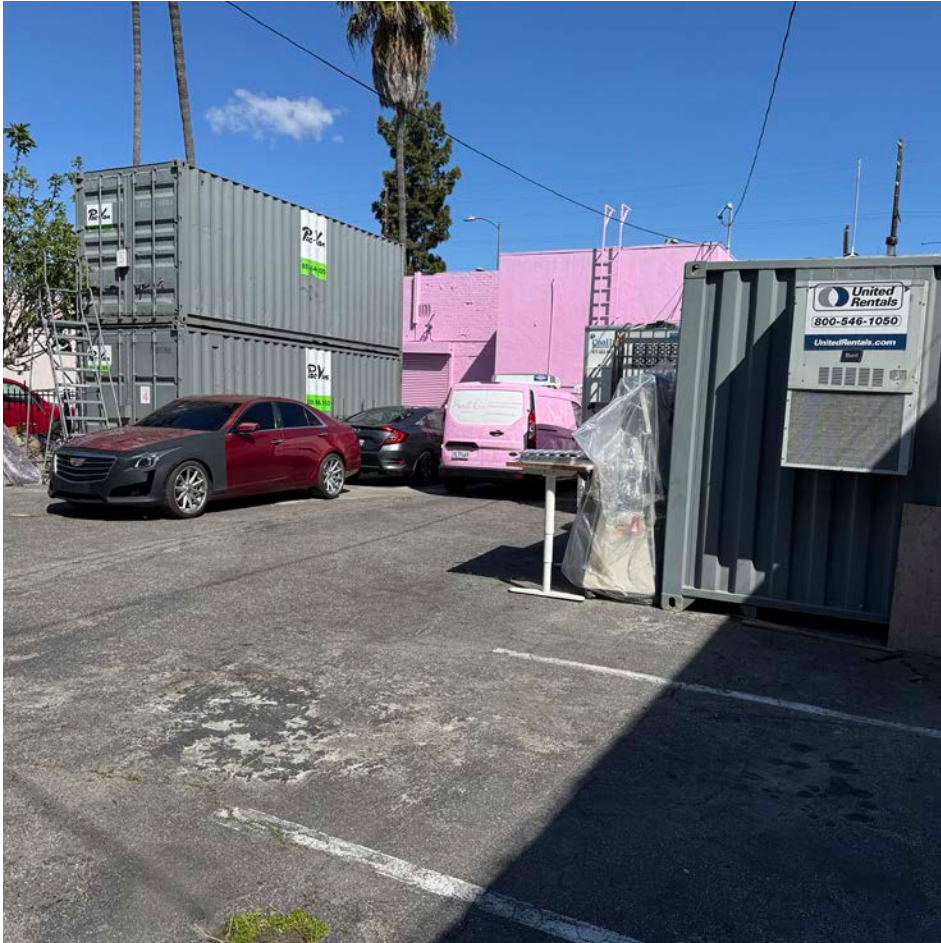
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# ONSITE PARKING

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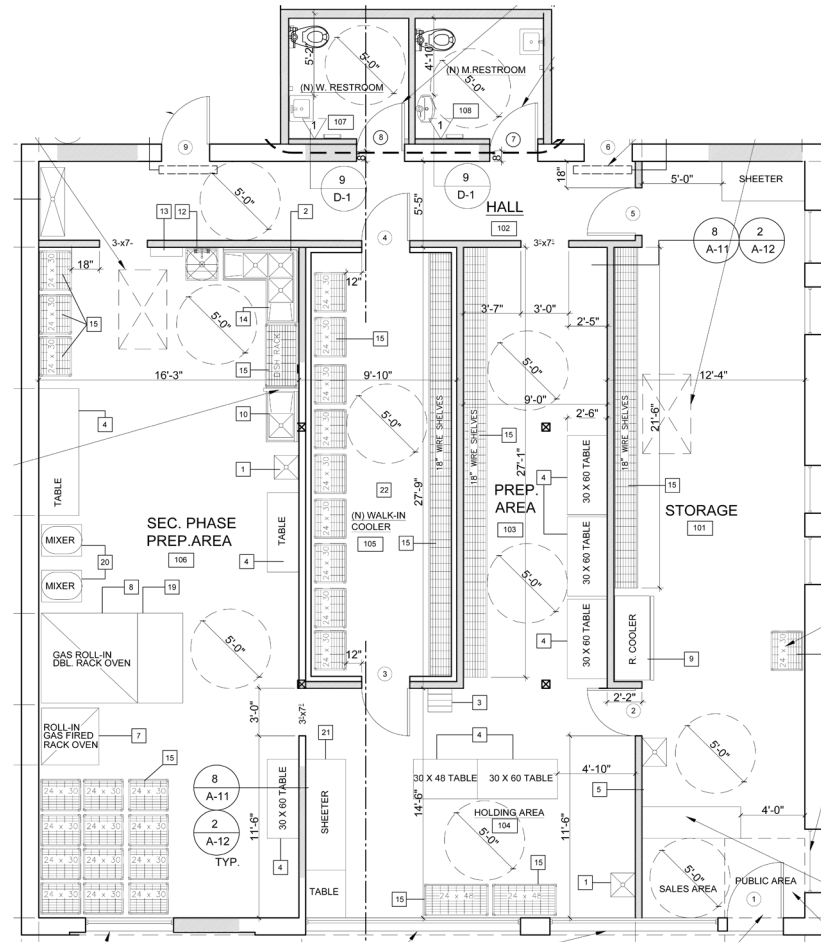
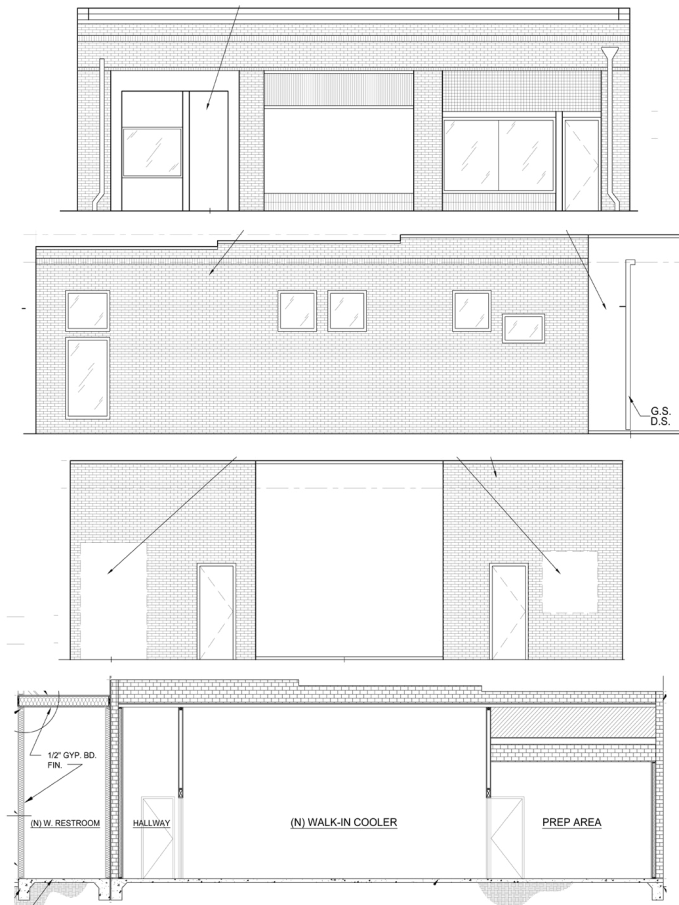
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# ELEVATIONS + FLOOR PLAN

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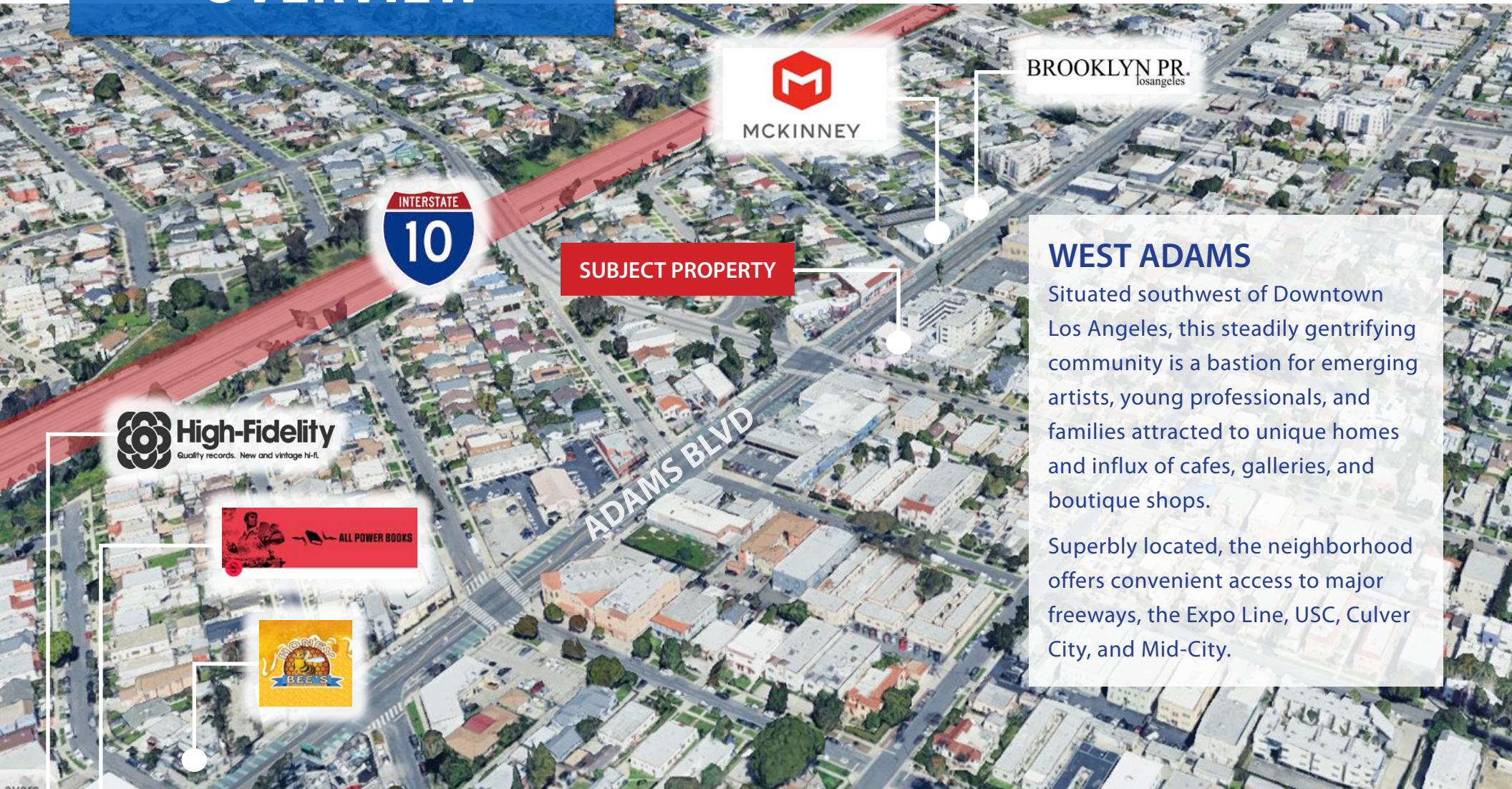
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# AREA OVERVIEW

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## WEST ADAMS

Situated southwest of Downtown Los Angeles, this steadily gentrifying community is a bastion for emerging artists, young professionals, and families attracted to unique homes and influx of cafes, galleries, and boutique shops.

Superbly located, the neighborhood offers convenient access to major freeways, the Expo Line, USC, Culver City, and Mid-City.

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