

INVESTMENT OR DEVELOPMENT OPPORTUNITY

Retail/Residential Property

8,597 Sq.Ft. Building
11,700 Sq.Ft. of Land



4350 W ADAMS BLVD, LOS ANGELES, CA 90018

Heavy Traffic Corner Exposure

- Excellent West Adams location between La Brea & Western Avenues
- Ideal for mixed-use development — Zoned LA C2
- Current \$140,000 annual gross income from retail store and 6 residential units
- Minutes from DTLA, Culver City and USC campus
- Just 1-1/2 blocks south of the Santa Monica (I-10) Freeway
- TOC: Tier 3
- Located in Opportunity Zone and State Enterprise Zone (tax benefits)
- Asking price: \$5,000,000 (\$581.60 per sq.ft. building | \$427.35 per sq.ft. land)

For More Information, Please Contact

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