SALE

RARE SMALL RETAIL/FLEX OWNER-USER OPPORTUNITY

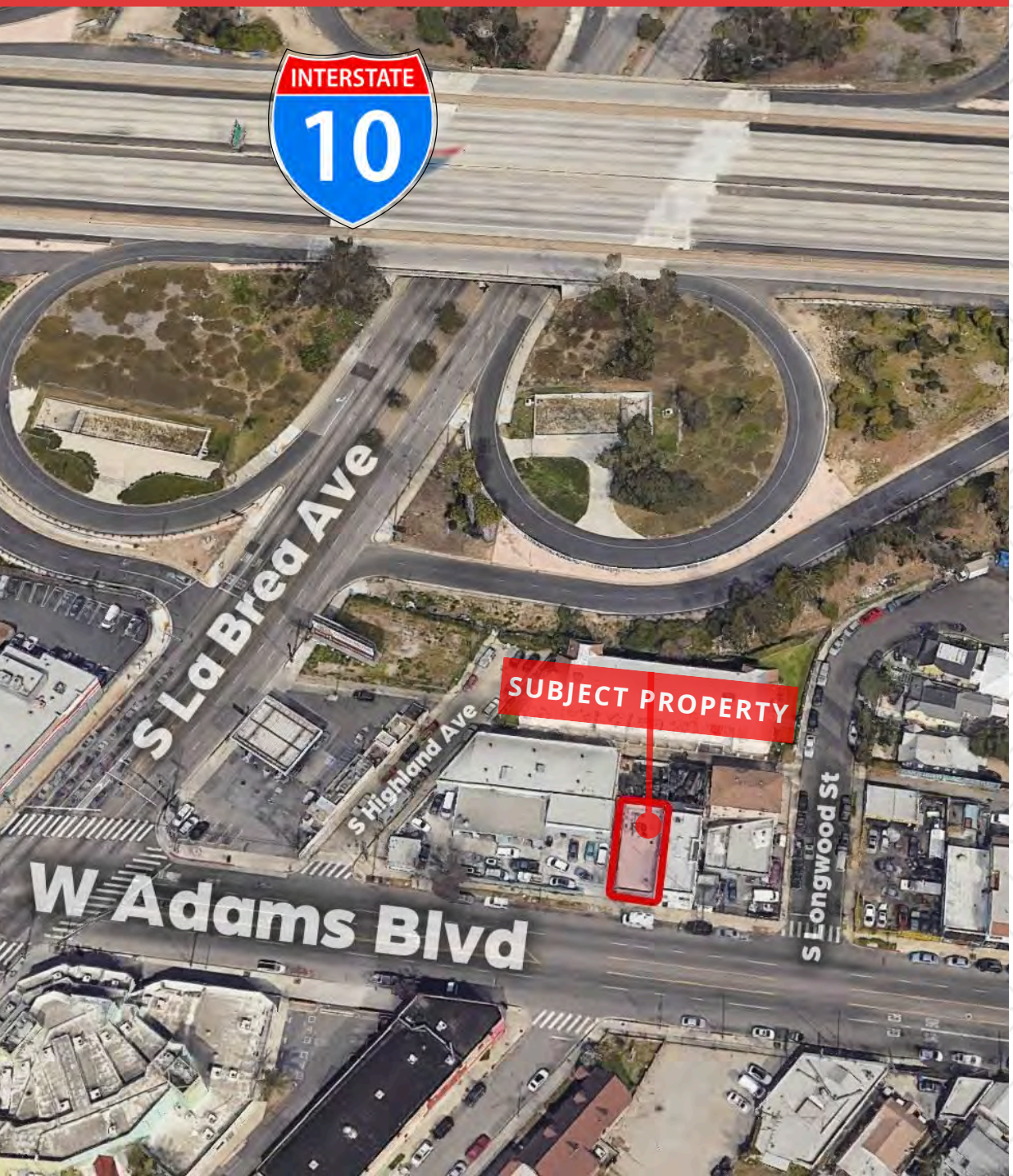
~~$725,000~~ PRICE → ~~$595,000~~ PRICE → $550,000 PRICE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

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.

$550,000
PRICE

±$314
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

PROPERTY DETAILS

Price	$550,000
Price per SF	±$314 per SF
Building Size	1st Flr: ±1,500 SF ,2nd 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	5049-008-035

***Buyer to verify all information**

EXTERIOR PHOTOS

INTERIOR PHOTOS

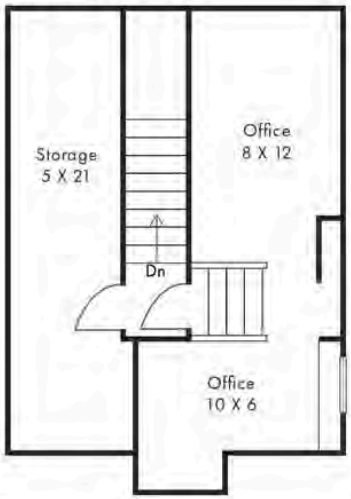
INTERIOR PHOTOS

2nd Floor

FLOOR PLAN

Main Level

Upper Level



PARCEL MAP

BK. 5062
FREEWAY APPROACHES
PPROACHES
AVE.
LA BREA
HIGHLAND
AVE.
LONGWOOD
ADAMS
BLVD.
9
4
3
28
29
30
31
136
137
138
139
140
141
142
143
144
145
147
148
149
150
151
152

AREA MAP

WESTSIDE
MUSCLE IMPORT
VALERO
Santa Monica Fwy
INTERSTATE CALIFORNIA 10
THE GATHERING SPOT
Taqueria EL PRIMO
AUTHENTIC MEXICAN FOOD
AutoZone
Chevron
BUBBLE BUTT
CENTO
High-Fidelity
Quality records. New and vintage hi-fi.
COLIN'S
SEAFOOD AND GRILL
W. Adams Blvd
Episcopal Church of the Advent
Cienega Elementary School
HERBALIFE NUTRITION
PLS
Alsace
St Agatha Catholic Church
5011 W Adams Blvd
HIGH ART TATTOO
S La Brea Ave

Alsace Ave
Sycamore Ave
S Orange Dr
S Mansfield Ave
S Highland Ave
S Longwood
S West View St
S Rimpa
Bangor St
W 23rd St
Highland Dr
W 23rd St
W 23rd St
Bangor St
S Orange Dr
La Brea Ave
S West View St
8
8
10
10
Santa Monica Fwy
8
S Sycamore Ave
S Orange Dr
La Brea Ave
S Longwood Ave
S West View St
S Rimpau Blvd
S Harcourt Ave
S Palm Grove Ave
W Adams Blvd
W Adams Blvd
5011 W Adams Blvd
S Longwood Ave
Ferndale St

FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:

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