

Completely Renovated // Owner-User Opportunity

Price Reduced



DIVISION OF
LEE & ASSOCIATES

For Sale
4874 W. Adams Boulevard, Los Angeles, CA 90016

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Executive Summary

Lee & Associates is pleased to present the opportunity to purchase this mixed-use building at 4874 W Adams Blvd, consisting of \pm 3,427 square feet of building on \pm 2,500 square feet of land. The property is situated in the heart of West Adams and is walking distance to a bus stop.

Originally built in 1923, and freshly renovated in 2024, this property is perfect for an owner-user. The ground floor is made up of 2 remodeled and vacant commercial units. The owner has removed a wall between two commercial spaces, so both units can be accessed from the inside.

Upstairs consists of 2 residential Two Bed and One Bath units. One of those has been beautifully renovated and will be delivered vacant.

West Adams has become one of the “hot” markets of Los Angeles as investors and users looked for more affordable Los Angeles real estate. The location, in the middle of Los Angeles, had also added to the desirability. Multiple large investors have purchased a significant number of properties, and either rehabbed the properties or developed ground up. The residential market has been in high demand, and a younger generation has moved into the neighborhood.



Property Overview

4874 W. Adams Boulevard, Los Angeles, CA 90016

Price | \$1,325,000

APN: 5057-013-010

↕ LOT SIZE: ± 2,500

🏠 BUILDING SIZE: ± 3,427 SF

🏢 UNIT COUNT:
2 Vacant Commercial
1 Vacant Residential (2b/1b)
1 Leased Residential (2b/1b)

📅 YEAR BUILT: 1923/Renovated 2024

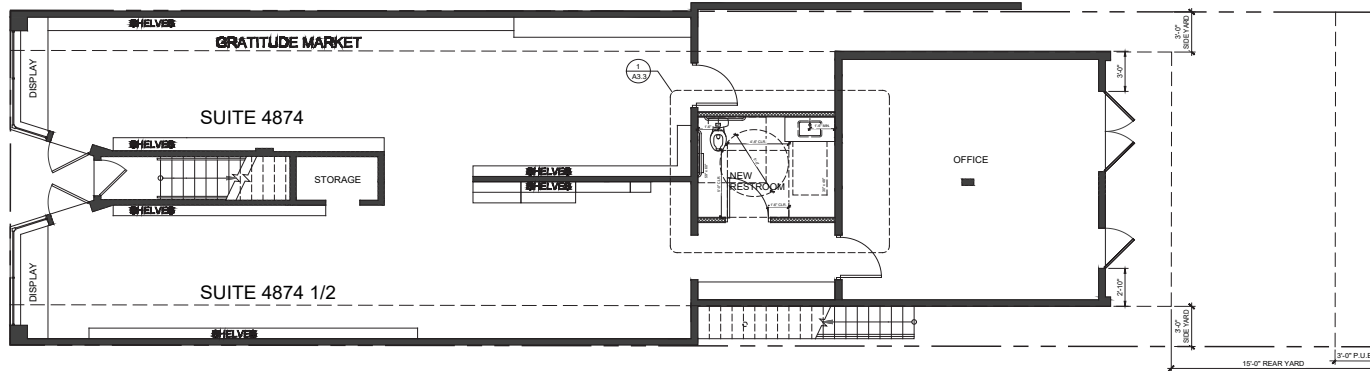
🏠 ZONING: C2

FEATURES: Two vacant commercial, and one vacant residential unit, all fully renovated | Outdoor space | Great local amenities and multiple new developments in immediate area | Great owner-user opportunity with income

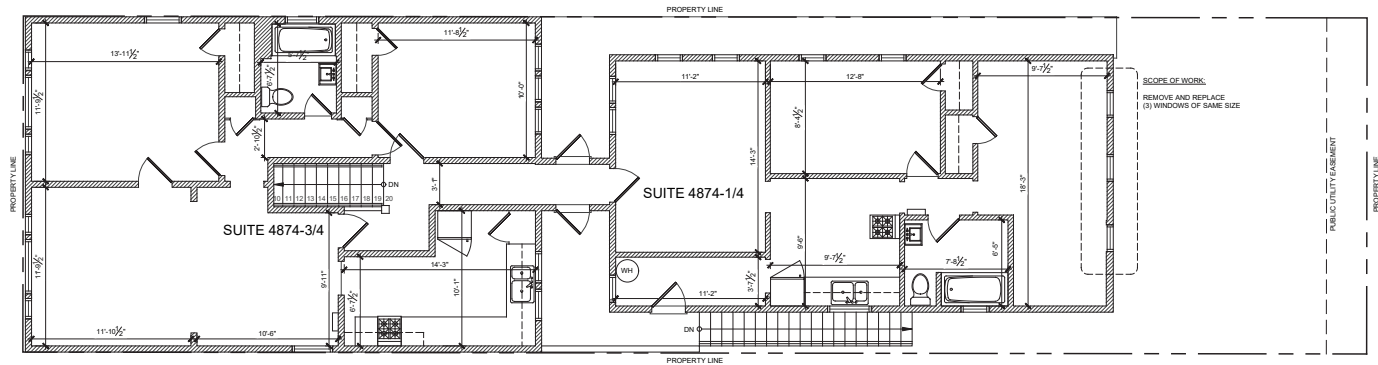


Floor Plans

FIRST FLOOR



SECOND FLOOR



Exterior Photo

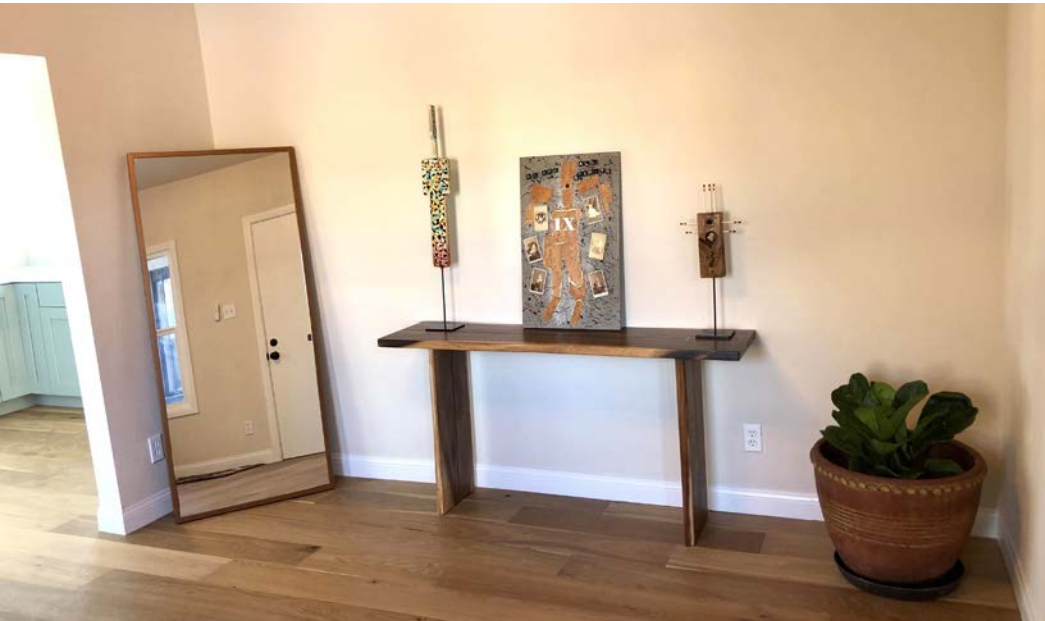


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Commercial Photos



Interior Residential Photos



Nearby Amenities



Recent Developments

5600 W. ADAMS BLVD

5263 W. ADAMS BLVD

5211 W. ADAMS BLVD

5181 W. ADAMS BLVD

5135 W. ADAMS BLVD

SUBJECT PROPERTY

4339 W. ADAMS BLVD

4306 W. ADAMS BLVD

5335 W. ADAMS BLVD

5247 W. ADAMS BLVD

5170 W. ADAMS BLVD

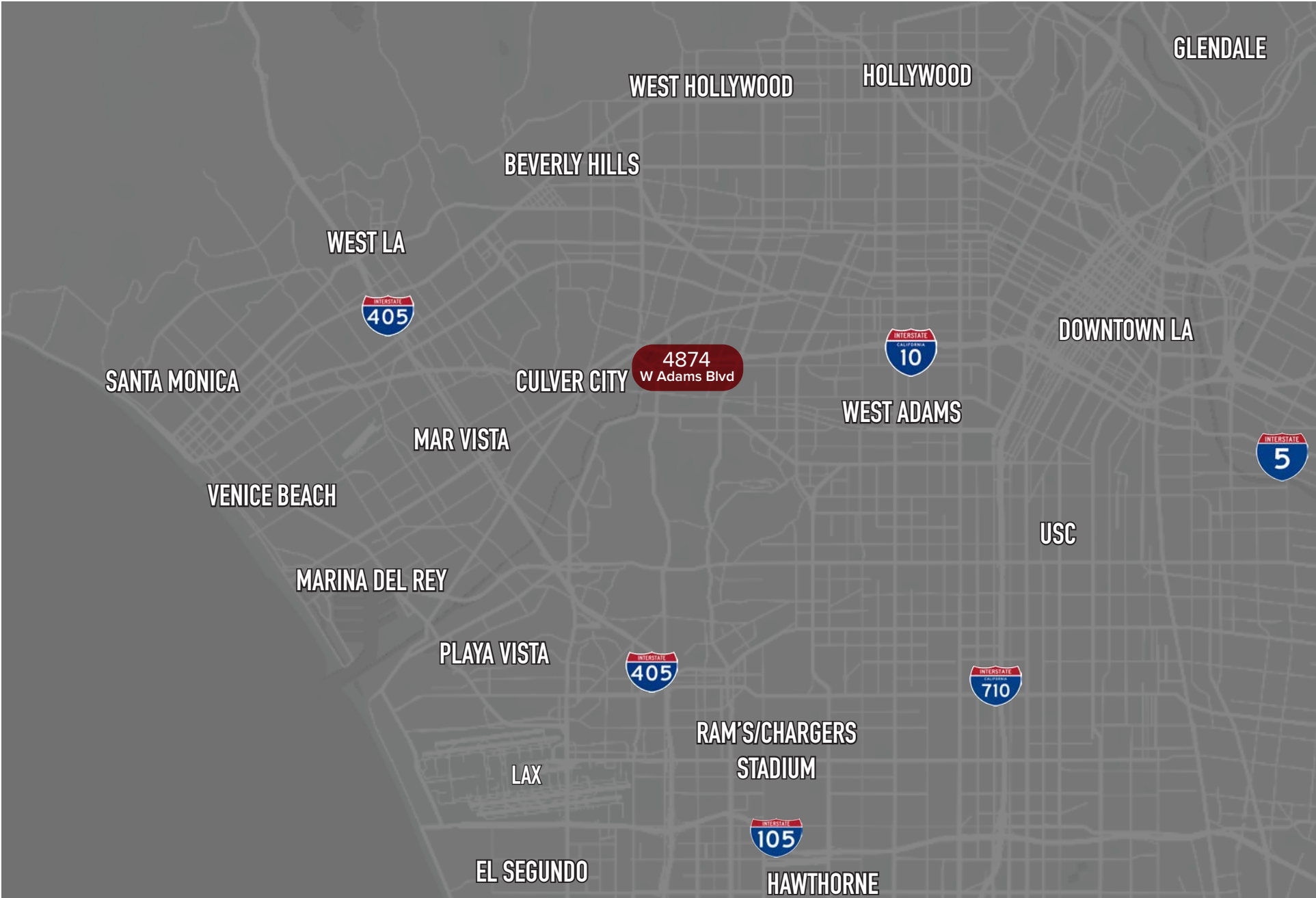
5126 W. ADAMS BLVD

5103 W. ADAMS BLVD

4801 W. ADAMS BLVD

4220 MONT CLAIR ST.

Location Map



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No warranty or representation is made to the accuracy of the foregoing information.