

± 5,498 SF FREESTANDING CREATIVE COMPOUND

**TEASER RATE AVAILABLE**

4207 - 4215 W JEFFERSON BLVD  
LOS ANGELES, CA 90016





# PROPERTY DESCRIPTION



## PREMISES

Total: ± 5,498 SF

Main Building: ± 4,715 SF

Bungalow: ± 783 SF

## RENT

~~\$4.50/SF, MG~~

**\$3.95/SF, MG**

**Price Reduced!**

## OCCUPANCY

Immediate

## PARKING

Secured Parking -

Over 3/1000 striped parking with ability to park more

## FEATURES

- Fully renovated building and bungalow
- Well maintained outdoor space
- Four unique murals on property from well known artists (see pg 9)
- Main Building
  - Two glass automatic roll up doors
  - 4 Bathrooms
  - 2 Kitchens
  - Full security system
  - 3 Private offices
- Bungalow
  - Metal roll up door
  - Bathroom with full shower
  - High ceiling



**AERIAL SHOT**

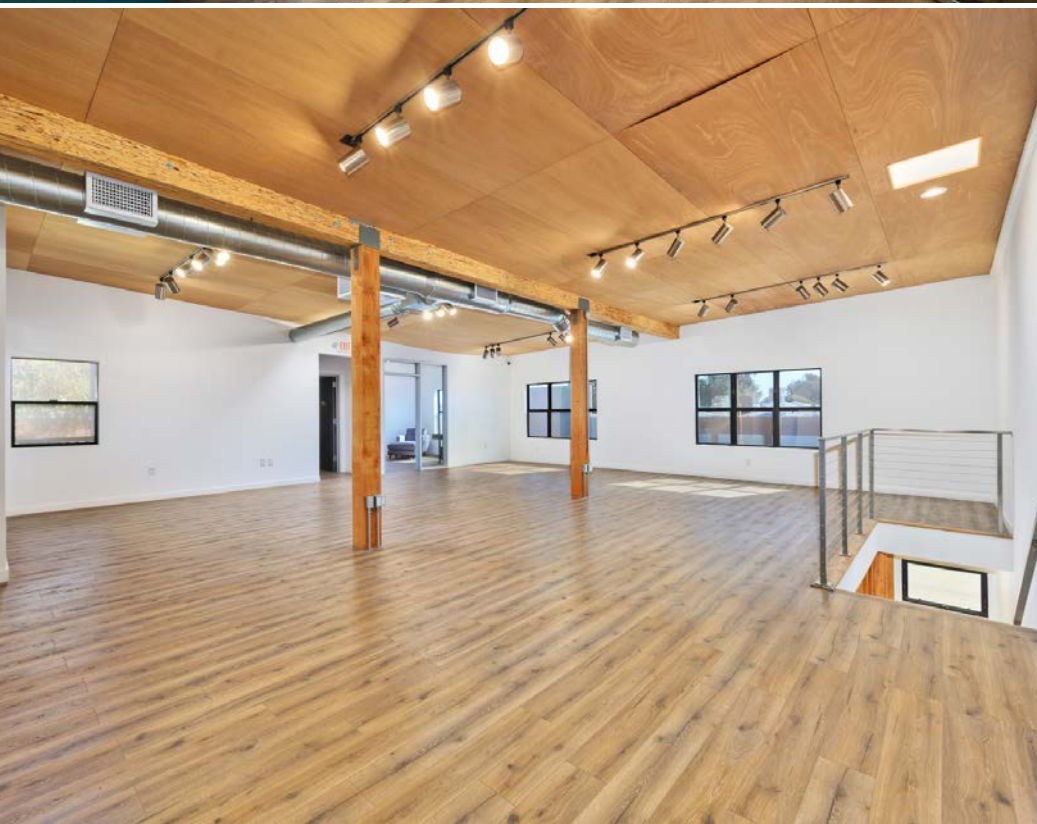
**BUNGALOW**

**MAIN BUILDING**





# MAIN BUILDING PHOTOS





# MAIN BUILDING PHOTOS





# BUNGALOW PHOTOS



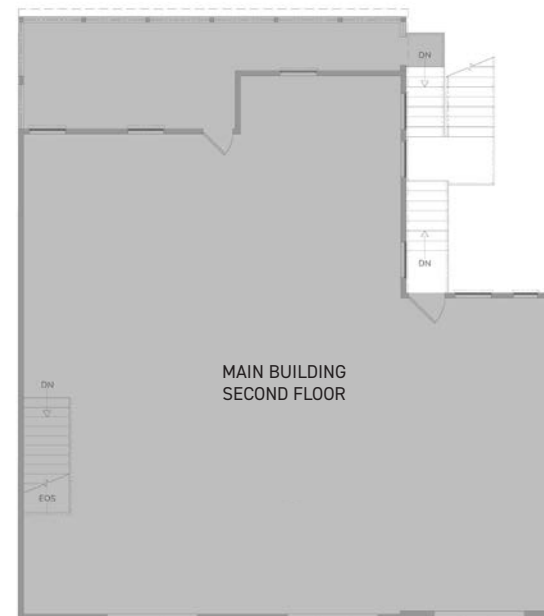


# EXTERIOR PHOTOS





# FLOOR PLANS





# ARTIST MURALS ON PROPERTY



**dulk1**

1,215 posts

120K followers

4,116 following

DULK

[Follow](#)



**never1959**

866 posts

114K followers

3,083 following

Jonas Never

[Follow](#)



**alexfacebkk**

764 posts

76.3K followers

1,837 following

Alex Face

[Follow](#)



**cachicken**

3,628 posts

17.6K followers

66 following

Cache

[Follow](#)





## WEST JEFFERSON BLVD HIGHLIGHTS

Located in the vibrant West Adams neighborhood, 4207-4215 W Jefferson Blvd presents a prime commercial opportunity in one of LA's burgeoning creative hubs. The property is within walking distance of Highly Likely Café and the soon-to-open Maydan Market—a marketplace curated by a Michelin Rated Star Chef. This locale offers an excellent space for businesses seeking to thrive in a dynamic, well-connected community. West Adams is experiencing a boom in forward-thinking businesses, especially in post-production, entertainment, and creative industries. This influx of companies is turning the neighborhood into a premier destination for top talent, attracting more foot traffic, energy, and investment. With ongoing development and a growing roster of high-profile businesses, 4207-4215 W Jefferson Blvd offers a fantastic opportunity to be part of West Adams' exciting transformation.

### MAYDAN MARKET

4301 W Jefferson Blvd



Q2 2025

### HIGHLY LIKELY

4310 W Jefferson Blvd



### MOTHER

4212 W Jefferson Blvd



### SUPERPRIME

4125 W Jefferson Blvd



### P.S. 260

4203 W Jefferson Blvd



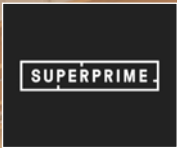
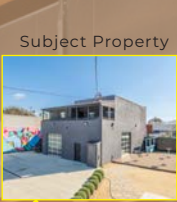


# LOCAL AMENITIES

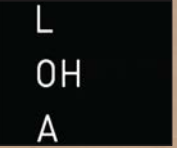
The logo for Cento, featuring the word "Cento" in a stylized font with "Cen" in blue and "to" in red.The logo for Collins Fish Market, featuring the text "COLLINS FISH MARKET" in a serif font, with "Los Angeles" in a smaller script font below it, and "EST 1976" at the bottom.The logo for Compartes, featuring the word "COMPARTES" in a thin, uppercase, sans-serif font.The logo for Farmhouse Kitchen, featuring the text "FARMHOUSE KITCHEN" in a bold, uppercase, sans-serif font, with "FARM CUISINE" in a smaller font below it.The logo for Highly Likely, featuring the words "HIGHLY LIKELY" in a bold, uppercase, sans-serif font, with "CAFE | WEST ADAMS" in a smaller font below it, all contained within a green speech bubble shape.The logo for Miz La La, featuring the words "MIZ LA LA" in a bold, uppercase, sans-serif font, with "LA" on a separate line below "LA".The logo for Vicky's All Day, featuring the word "Vicky's" in a stylized script font, with "ALL DAY" in a smaller, uppercase, sans-serif font below it.The logo for Vees Cafe, featuring the words "Vees Cafe" in a stylized, bold, uppercase font, with decorative flourishes above and below the text.The logo for Chulita, featuring the word "CHULITA" in a bold, uppercase, sans-serif font, with "BOTANAS Y MEZCALES" in a smaller font below it.The logo for Sweet E's Bake Shop, featuring the words "Sweet E's" in a stylized script font, with "Bake Shop" in a smaller font below it, all contained within a decorative oval border.The logo for Johnny's, featuring the word "JOHNNY'S" in a bold, uppercase, sans-serif font, with "4327 WEST ADAMS LOS ANGELES" in a smaller font below it.The logo for B Taqueria, featuring a large, bold letter "B" with a taco inside it, and the word "TAQUERIA" in a smaller font below it.The logo for Alta, featuring the word "alta" in a lowercase, bold, sans-serif font.



# LOCAL OFFICES & DEVELOPMENTS



±25,000 SF  
New Office  
Development



±31,000 SF Building  
Under Construction



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