

CORNER RETAIL/OFFICE DEVELOPMENT SITE IN WEST ADAMS



4522 W JEFFERSON BLVD
LOS ANGELES, CA 90016



A DIVISION OF
LEE & ASSOCIATES

PROPERTY DESCRIPTION

ADDRESS

4522 W Jefferson Blvd

SALE PRICE

\$1,720,250

LAND SF

± 6,881 SF

ZONING

CM-2D-CPIO

FEATURES

- Fully demoed corner land parcel
- Alley access
- Steps from Farmdale Metro Stop
- 10 minutes to Culver City, 15 minutes to Downtown, 15 minutes to Hollywood
- Main West Adams Commercial Area
- Owner Will Build to Suit/Build to Sell
- Opportunity zone and TOC3



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AERIAL SHOT



EXAMPLE DEVELOPMENT OPTIONS



LOCAL AMENITIES

Cento

COLLINSFISHMARKET
Los Angeles
EST 1976

COMPARTES

FARMHOUSE KITCHEN
FARM CUISINE

**HIGHLY
LIKELY**
CAFE | WEST ADAMS

**MIZ
LA
LA**

Vicky's
ALL DAY

Vees Café



CHULITA
BOTANAS Y MEZCALES



Sweet E's
Bake Shop



JOHNNY'S
4327 WEST ADAMS
LOS ANGELES

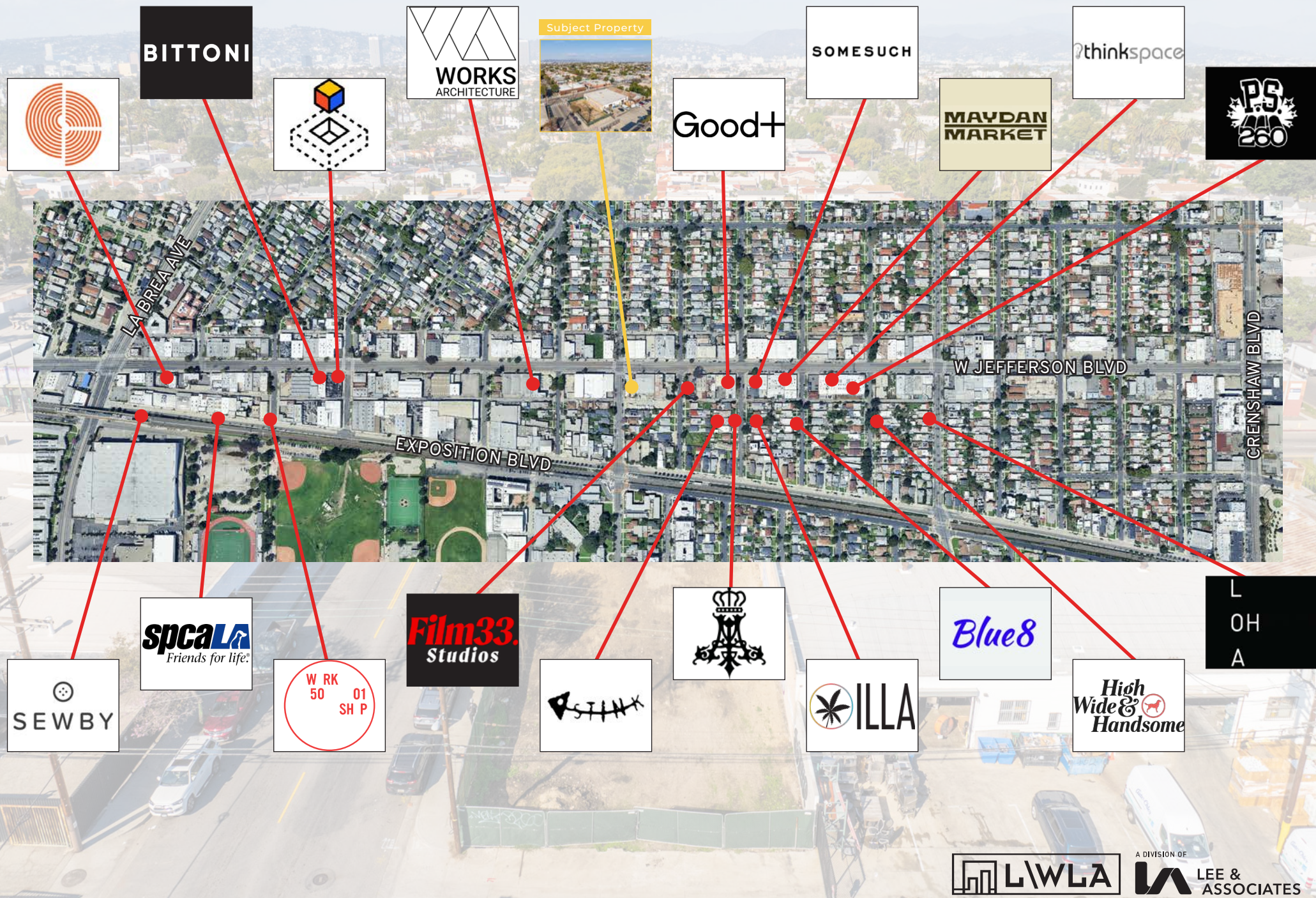
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LOCAL OFFICES & DEVELOPMENTS



LOCAL AMENITIES

Located in the vibrant West Adams neighborhood, 4522 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, 4522 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



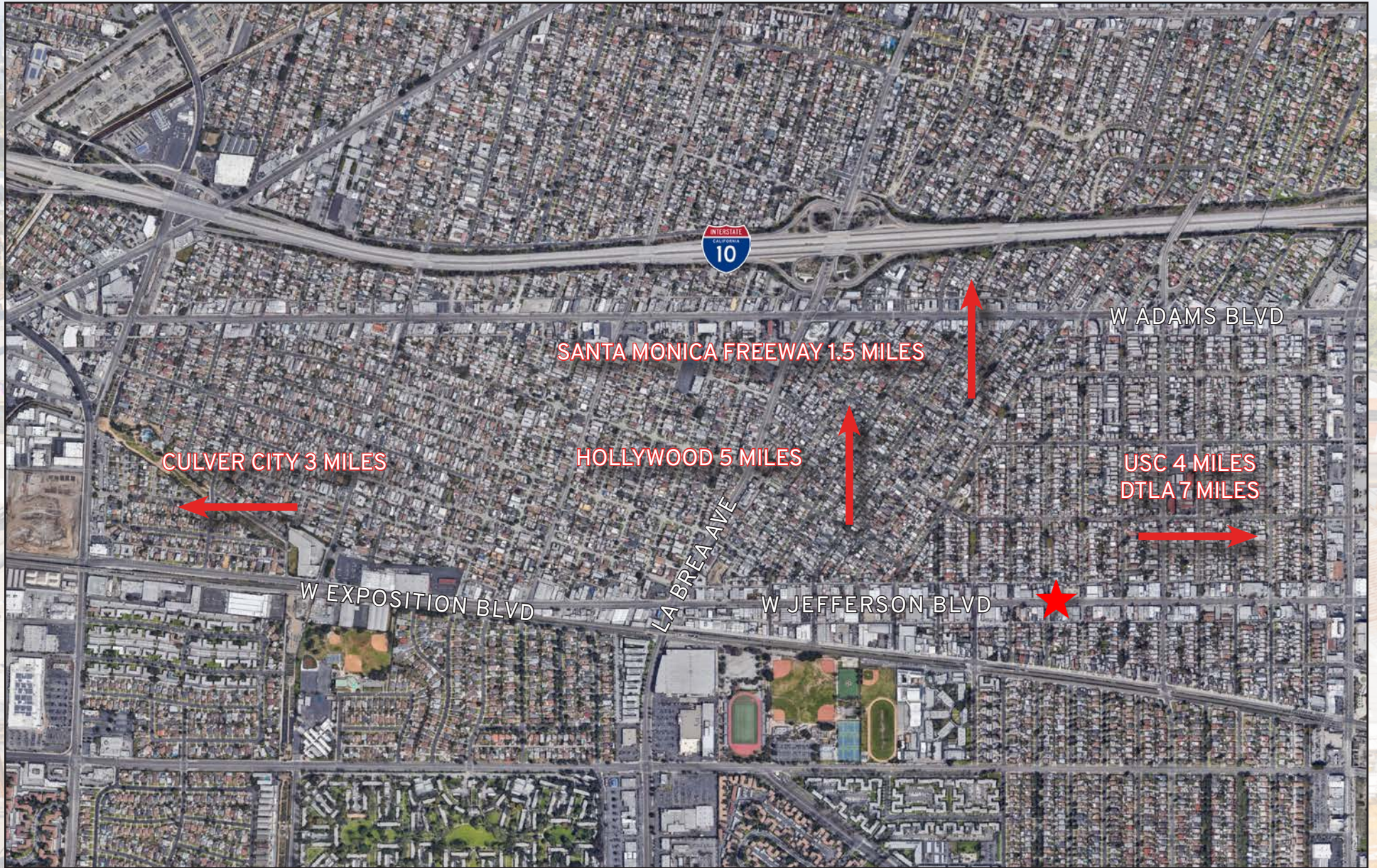
SUPERPRIME
4125 W Jefferson Blvd



P.S. 260
4203 W Jefferson Blvd



AREA MAP



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