

# 3900 W JEFFERSON BLVD

## LOS ANGELES, CA 90016

± 33,872 SF OFFICE/RETAIL SPACE FOR SALE

**SELLER FINANCING AVAILABLE**





# PROPERTY DESCRIPTION

YOUR SIGNAGE HERE

## PREMISES

1st Floor:  $\pm$  10,093 SF

2nd Floor:  $\pm$  4,225 SF, Balcony:  $\pm$  155 SF

3rd Floor:  $\pm$  19,244 SF, Balcony :  $\pm$  155 SF

Subtotal:  $\pm$  33,562 SF, Balcony:  $\pm$  310 SF

**TOTAL:**  $\pm$  33,872 SF

## PRICE

\$19,900,000 (\$587/SF)

## ZONING

Opportunity Zone

## PARKING

63 Spaces, Approx. 2/1000 SF

## DELIVERY

Shell Completion Q2 2025

## FEATURES

- Seller financing available
- Brand new building
- Build to suit opportunity
- Medical, office, retail, restaurant uses allowed
- On site secured parking
- Operable windows
- Unobstructed top floor views
- Walking distance to Expo Line and Crenshaw Line
- Great sawtooth skylight system on the 3rd floor



A DIVISION OF  
**LEE & ASSOCIATES**



# AERIAL VIEW



W JEFFERSON BLVD

VIRGINIA ROAD



LEE &  
ASSOCIATES

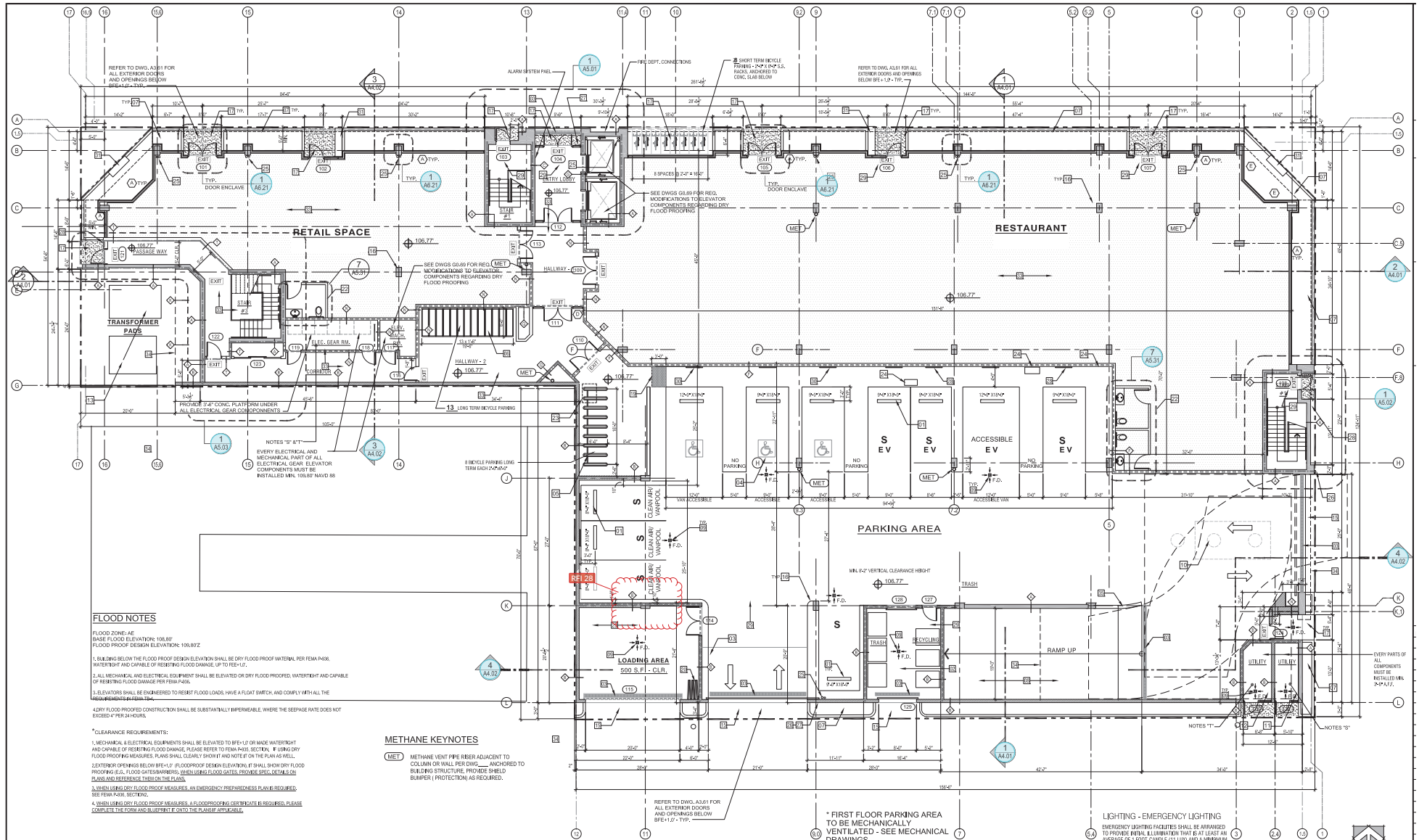


# AERIAL SHOTS





# FIRST FLOOR PLAN

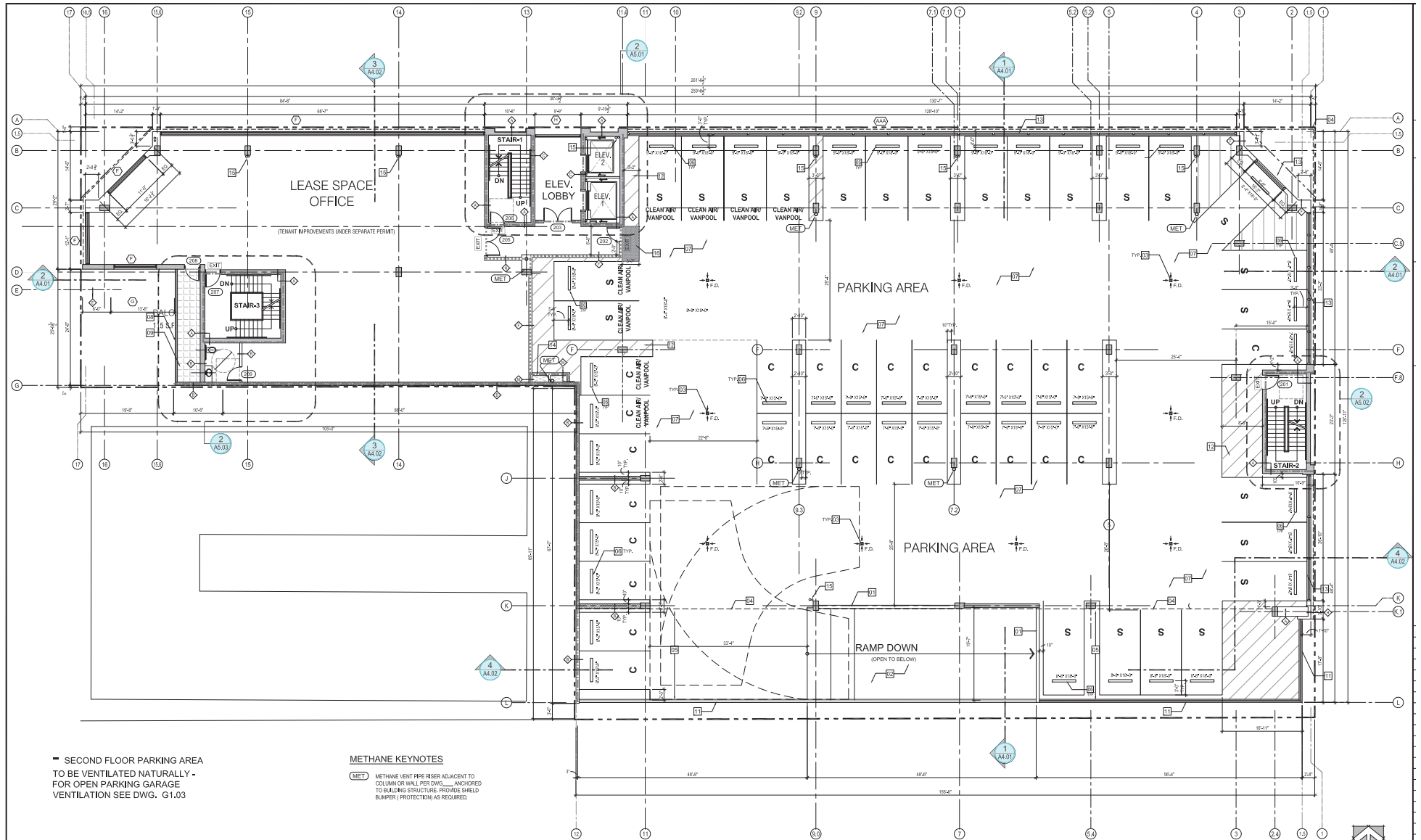


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



# SECOND FLOOR PLAN



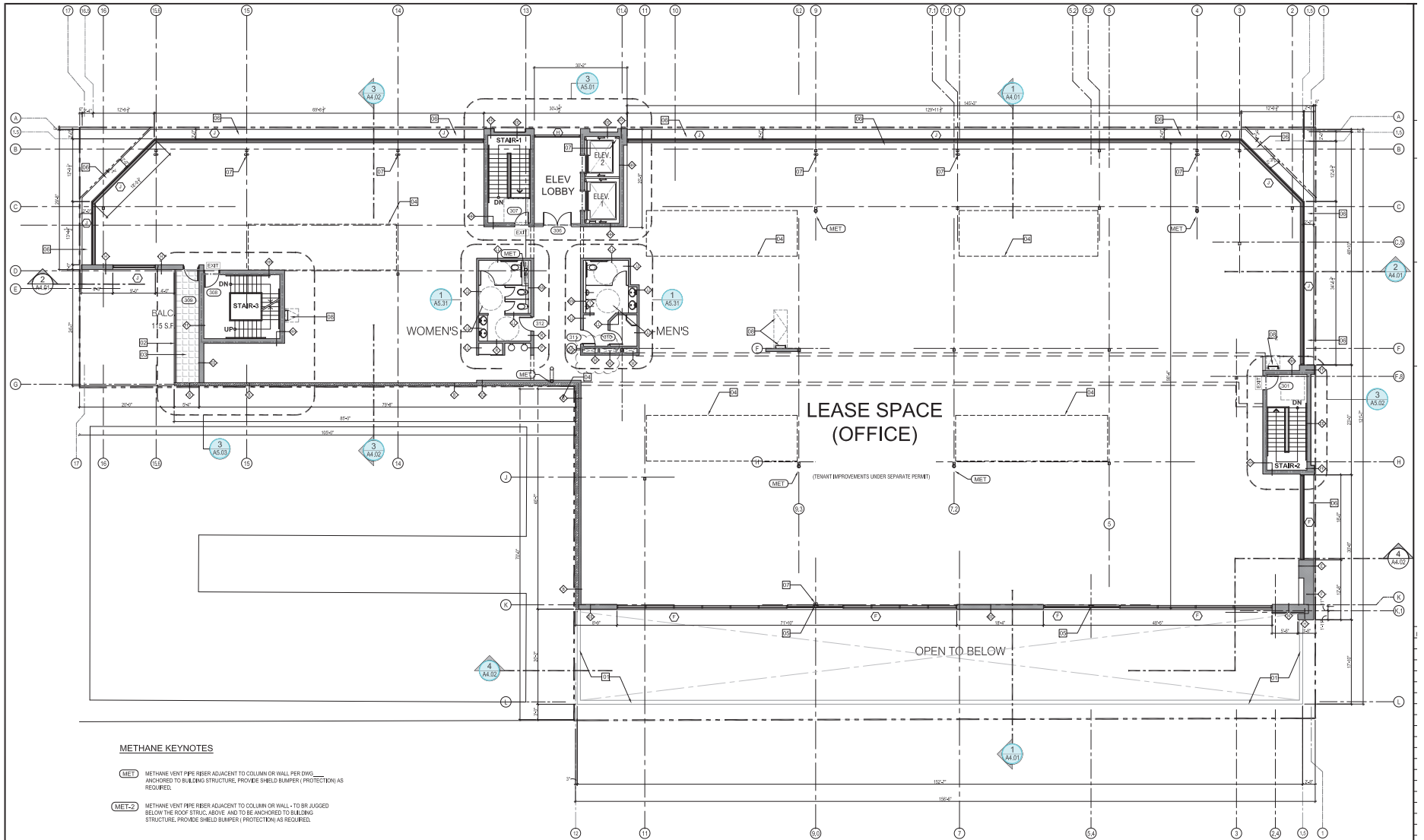
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





# THIRD FLOOR PLAN



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"





# LOCAL AMENITIES

**Cento**

**COLLINSFISHMARKET**  
*Los Angeles*  
EST 1976

COMPARTES

**FARMHOUSE KITCHEN**  
TRAI 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

**B**  
TAQUERIA

**alta**



A DIVISION OF  
**LEE & ASSOCIATES**



# LOCAL OFFICES & DEVELOPMENTS





# WEST JEFFERSON BLVD HIGHLIGHTS

Located in the vibrant West Adams neighborhood, 3900 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, 3900 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

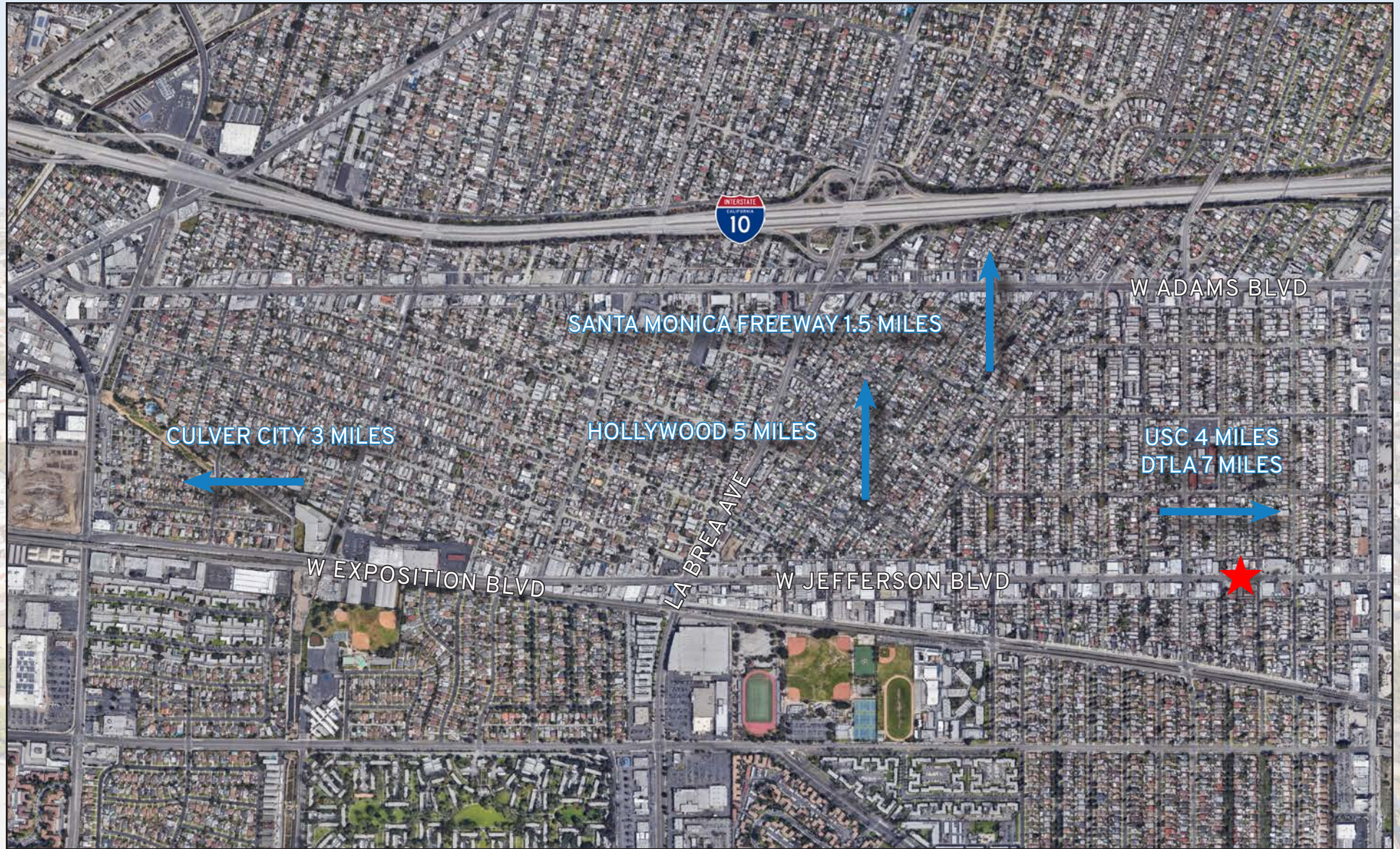


**P.S. 260**  
4203 W Jefferson Blvd





# AREA MAP





# CONTACTS

**ROBERT CLIFFORD**

310.899.2725

[rclifford@leewestla.com](mailto:rclifford@leewestla.com)

AGT DRE 00999184

**BRETT COLVIN**

310.899.2731

[bcolvin@leewestla.com](mailto:bcolvin@leewestla.com)

AGT DRE 02230987

*Lee & Associates Los Angeles West, Inc.*  
1508 17th Street, Santa Monica, CA 90404  
310.899.2700 | [www.leewestla.com](http://www.leewestla.com) | DRE 01222000

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

