

4410 - 4422 W JEFFERSON BLVD |
3416 CHESAPEAKE AVE | 3417 POTOMAC AVE
LOS ANGELES, CA 90016
± 30,000 SF DEVELOPABLE LAND FOR SALE



PROPERTY DESCRIPTION

OWNER WILL

- Deliver the Land Vacant
- Build to Suit and Lease
- Build to Suit and Sell



A DIVISION OF
LEE & ASSOCIATES

ADDRESS

4410 - 4422 W Jefferson Blvd
3416 Chesapeake
3417 Potomac

APN'S

5046-009-003
5046-009-004
5046-009-005
5046-009-011
5046-009-010

SALE PRICE

\$9,500,000 (\$318/SF)

ZONING

CM & RD3, Opportunity Zone, State Enterprise Zone, TOC 3

LAND SIZE/BUILDING SIZE

Jefferson Properties : ± 19,438 SF
Potomac /Chesapeake Properties: ± 10,417 SF
TOTAL: ± 29,855

FEATURES

- Great site in the heart of the Jefferson corridor Tech area
- Corner location with easy access
- Walking distance to the Farmdale Metro Line Stop
- Delivered vacant
- **Ready to build - approved plans**
- **26,000 SF two story highly creative office building**
- **The two (2) adjacent residential lots can be developed into 14 residential units and include a conditional use permit (CUP for commercial parking)**



EXAMPLE DEVELOPMENT OPTION



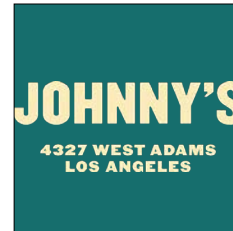
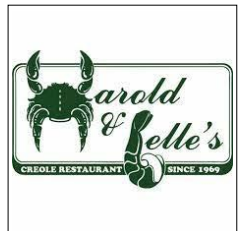
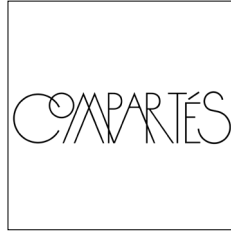
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LOCAL AMENITIES



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LOCAL OFFICES & DEVELOPMENTS



BITTONI

WORKS
ARCHITECTURE

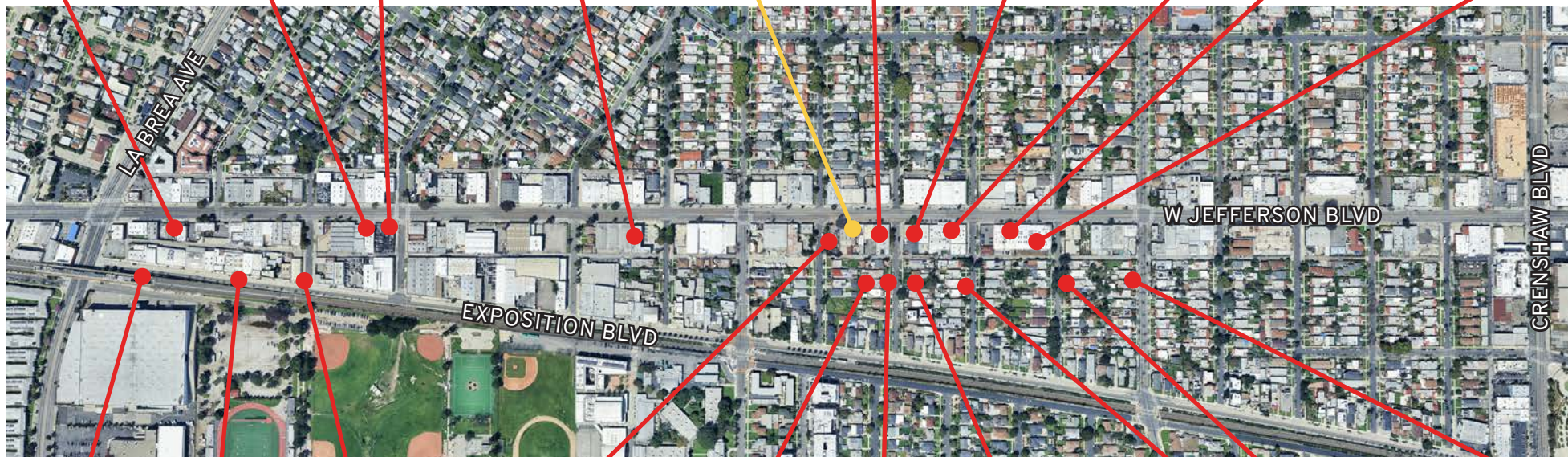
Subject Property

SOMESUCH

thinkspace

Good+

MAYDAN
MARKET



spcaLA
Friends for life.

Film33.
Studios

Blue8

L
OH
A

SEWBY



LOCAL AMENITIES



Located in the vibrant West Adams neighborhood, 4410 - 4422 W Jefferson Blvd, 3416 Chesapeake, 3417 Potomac, 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, this property 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

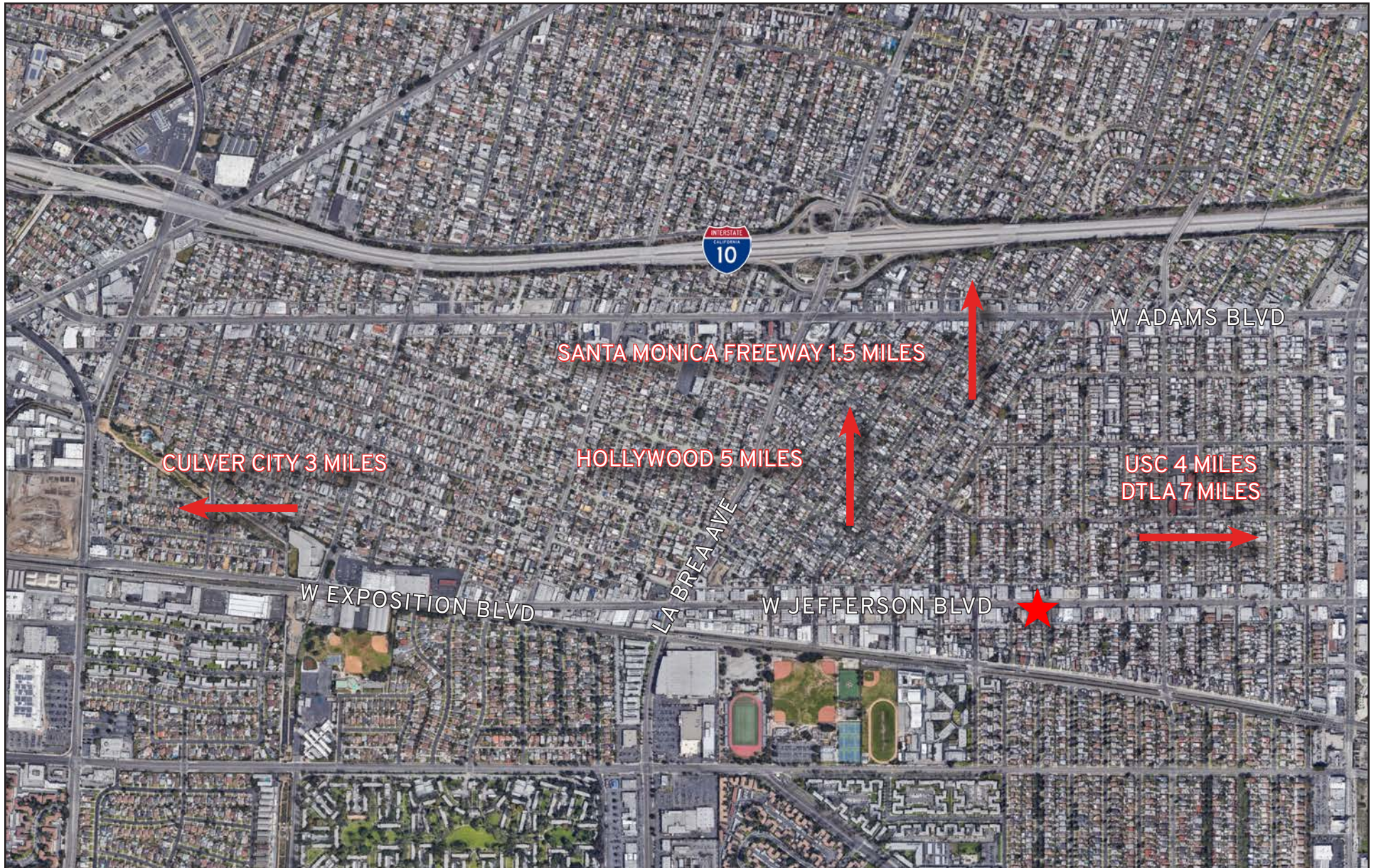
4203 W Jefferson Blvd



AREA MAP



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