

±12,500 SF LAND FOR SALE IN WEST ADAMS

4607 W JEFFERSON BLVD
LOS ANGELES, CA 90016



A DIVISION OF

LEE &
ASSOCIATES

PROPERTY DESCRIPTION

OWNER WILL

- Deliver the Land Vacant
- Build to Suit and Lease - up to 12,000 SF
- Build to Suit and Sell - up to 12,000 SF



ADDRESS

4607 W Jefferson Blvd

APN

5057-023-038

SALE PRICE

\$3,125,000 (\$250/Land)

LAND SIZE/BUILDING SIZE

Land: 12,500 SF

Building: 3,371 SF

ZONING

CM, State Enterprise Zone, TOC

FEATURES

- Prime West Adams location
- Walking distance to the Metro Stop
- Opportunity to own your own building
- Small building on a large lot
- Additional development opportunity

AERIAL SHOT



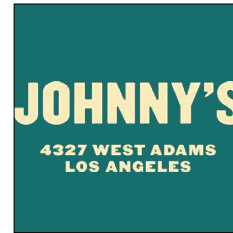
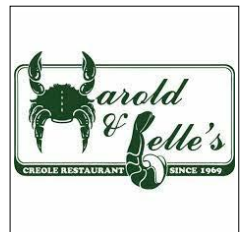
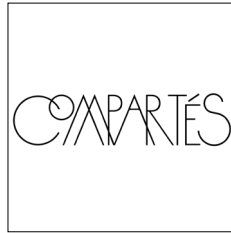
A DIVISION OF
LEE & ASSOCIATES



LOCAL AMENITIES



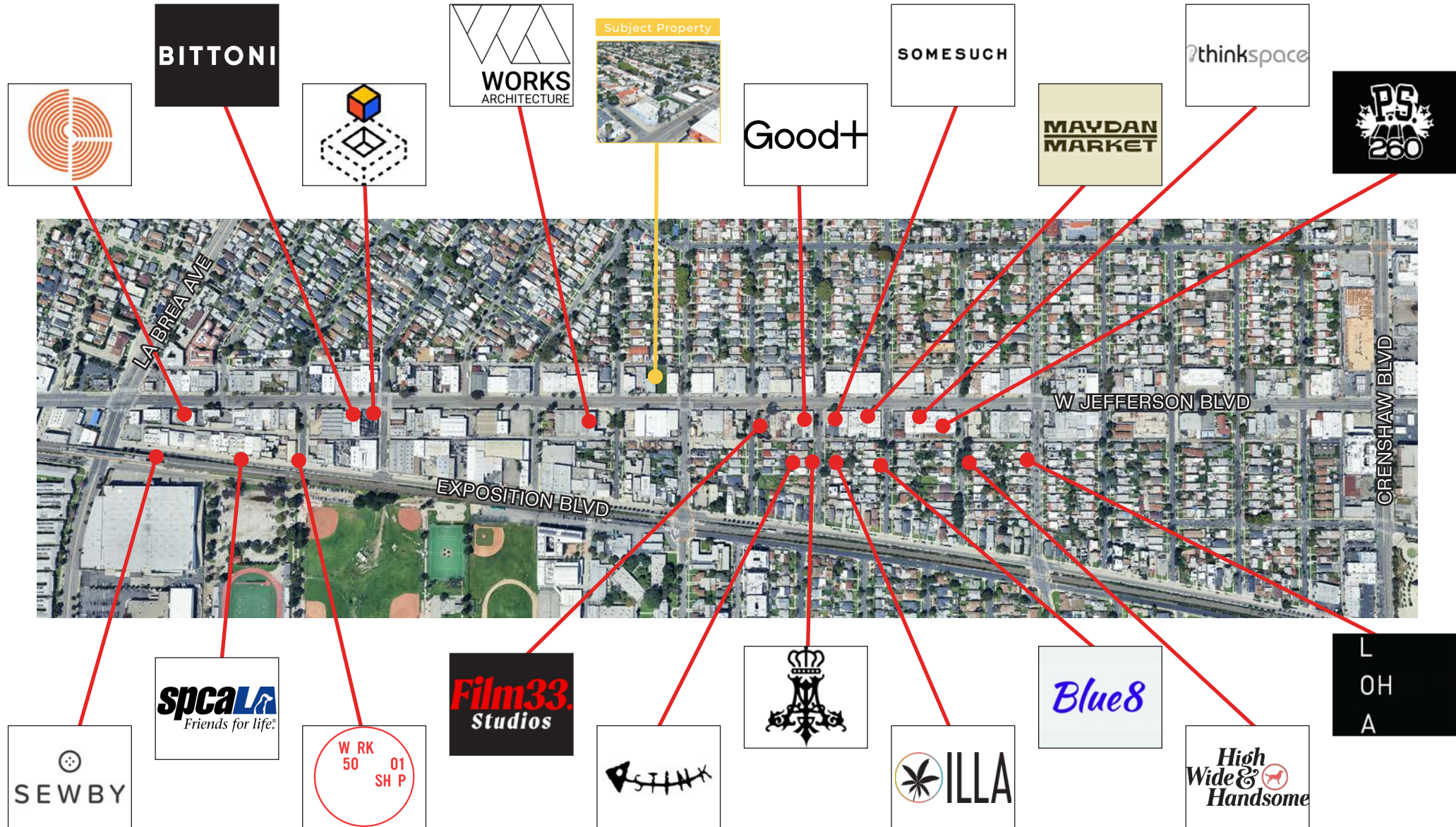
A DIVISION OF
LEE & ASSOCIATES



LOCAL OFFICES & DEVELOPMENTS



A DIVISION OF
LEE & ASSOCIATES



LOCAL AMENITIES



A DIVISION OF
LEE & ASSOCIATES

Located in the vibrant West Adams neighborhood, 4607 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, 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

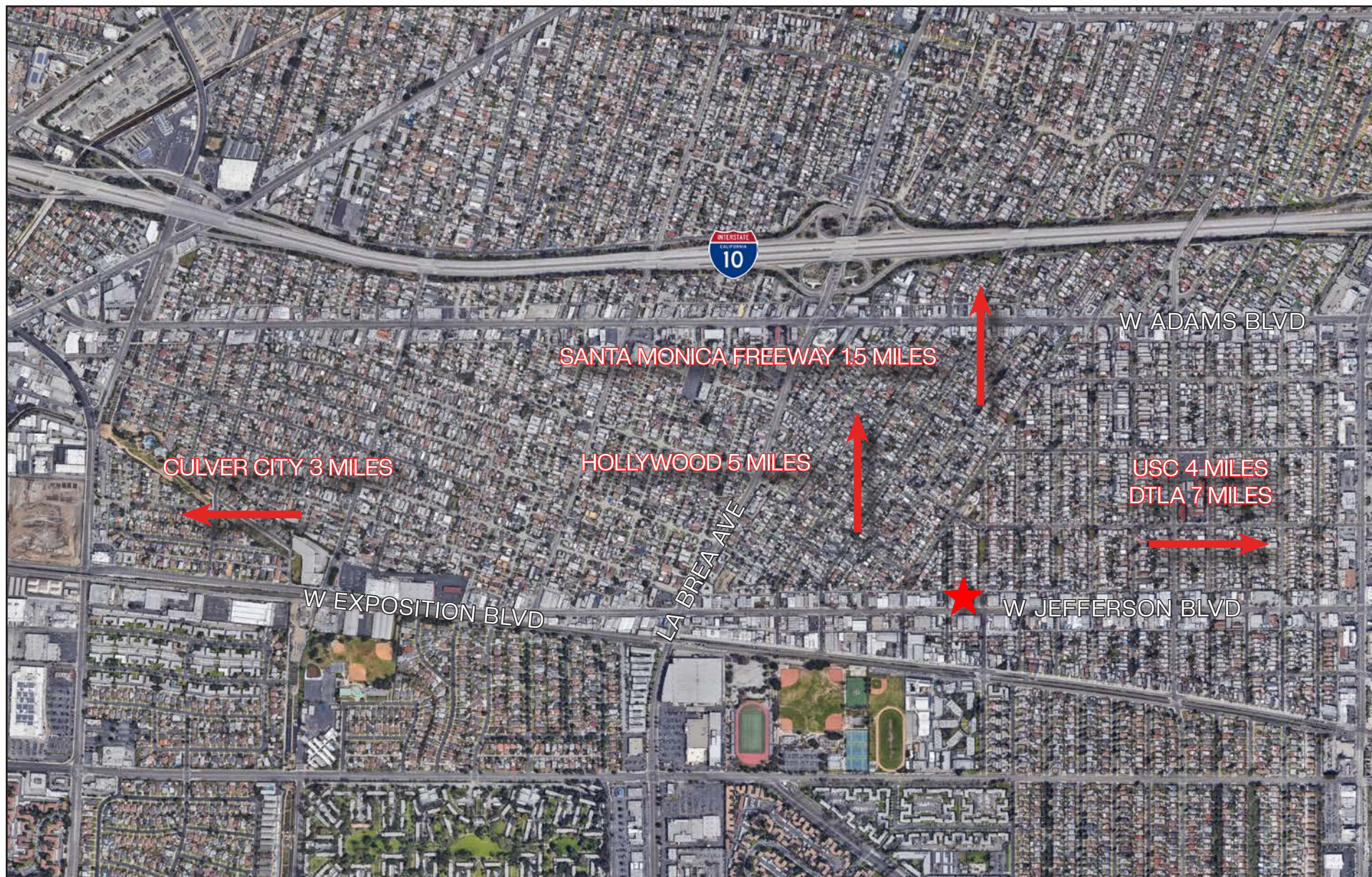
4203 W Jefferson Blvd



AREA MAP



A DIVISION OF
LEE & ASSOCIATES



CONTACTS

ROBERT CLIFFORD

310.899.2725
rclifford@leewestla.com
AGT DRE 00999184

BRETT COLVIN

310.899.2731
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 | DRE 01222000

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