LWLA A DIVISION OF LEE & ASSOCIATES





*Rendering



*Rendering

CORNER RETAIL/OFFICE DEVELOPMENT SITE

WEST ADAMS | **FOR SALE**

4522

W. JEFFERSON BOULEVARD

Prime Commercial Opportunity in Los Angeles' Growing *West Adams Corridor*

4522 W Jefferson Boulevard presents an exceptional commercial opportunity in the heart of Los Angeles' rapidly transforming West Adams district. Positioned along the prominent Jefferson Boulevard corridor, the property benefits from strong visibility, convenient accessibility, and consistent daily traffic. Surrounded by a vibrant mix of established neighborhoods, creative office campuses, local retailers, and popular dining destinations, the location continues to attract investment and business activity. Its strategic position provides convenient access to Culver City, Downtown Los Angeles, USC, and major transportation corridors, connecting the property to key employment and residential centers. With the area's ongoing growth and revitalization, 4522 W Jefferson Blvd offers a compelling opportunity for investors, owner-users, and businesses seeking a presence within one of Los Angeles' emerging commercial markets.





PROPERTY OVERVIEW

Address:	4522 W Jefferson Blvd Los Angeles, CA 90016
Price:	$1,094,000 | $159 a sq ft
Land Size:	± 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

AERIAL PHOTO



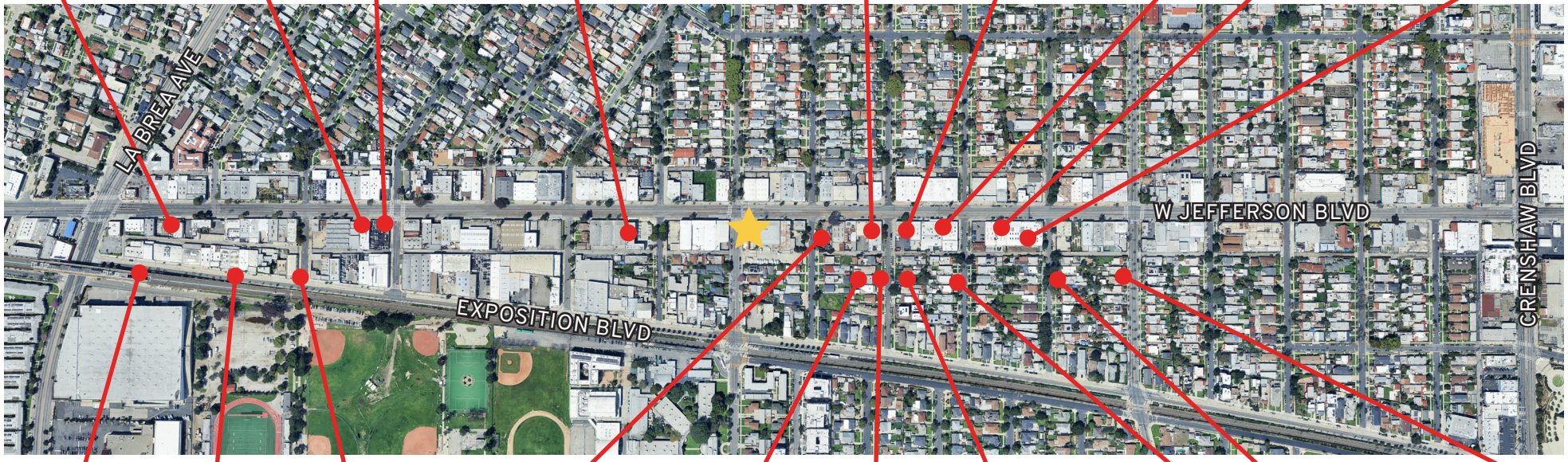
EXAMPLE DEVELOPMENT OPTIONS







NEARBY NEIGHBORS



BITTONI

WORKS ARCHITECTURE

SOMESUCH

thinkspace

Good+

MAYDAN MARKET

P.S. 260

spcaLA Friends for life.

Film33. Studios

Blue8

L OH A

SEWBY

W RK 50 01 SH P

ILLA

High Wide & Handsome



Positioned in the Heart of West Adams' Thriving Commercial Corridor

Located along Jefferson Boulevard in the dynamic West Adams neighborhood, 4522 W Jefferson Blvd offers a highly visible location within one of Los Angeles' most rapidly evolving commercial districts. The property benefits from convenient access to Downtown Los Angeles, Culver City, USC, and major transportation routes, providing strong connectivity for businesses, residents, and visitors. Surrounded by an expanding collection of popular restaurants, cafés, creative office spaces, and neighborhood-serving retail, the location combines excellent accessibility with the energy and continued growth of one of the city's most sought-after emerging communities.





NEARBY AMENITIES



EREWHON

Mendocino Farms

VanLeeuwen

corepower YOGA

WEST ADAMS PILATES

ANYTIME FITNESS

WINGSTOP

rolling greens

MAYDAN MARKET

CAFE/5 LOS ANGELES

OATMEAL RADIO CAFE

HIGHLY LIKELY

WHOLE FOODS MARKET

Levid Cookies

target

Panera BREAD

SALT & STRAW

PASTA SISTERS

Peet's COFFEE

The CULVER HOTEL

HOUSE COFFEE CO

CAVA

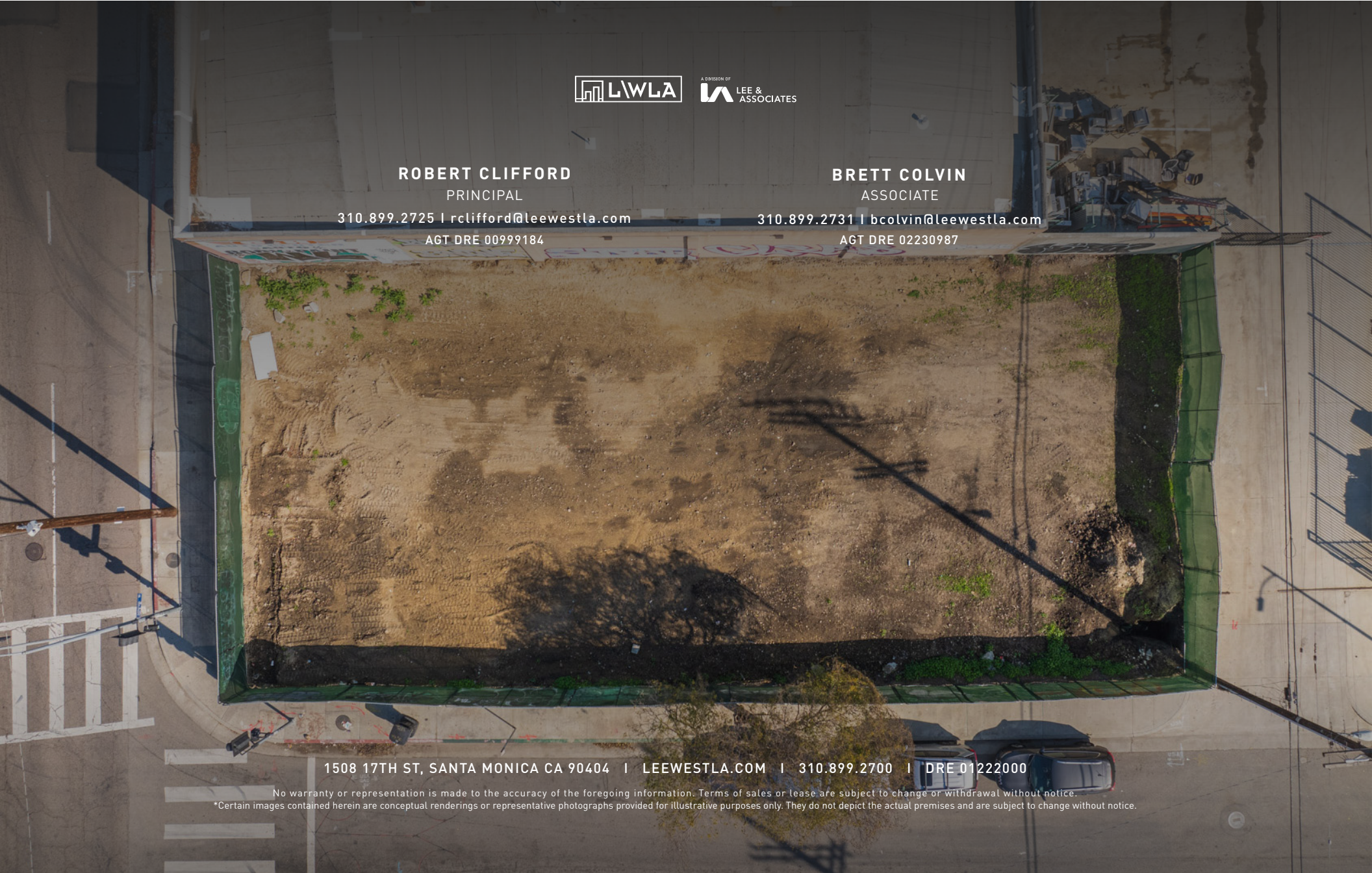
TRADER JOE'S

BEETHOVEN MARKET

MIZLALA

The Coffee Bean & Tea Leaf

gget



ROBERT CLIFFORD
PRINCIPAL
310.899.2725 I rclifford@leewestla.com
AGT DRE 00999184

BRETT COLVIN
ASSOCIATE
310.899.2731 I bcolvin@leewestla.com
AGT DRE 02230987

No warranty or representation is made to the accuracy of the foregoing information. Terms of sales or lease are subject to change or withdrawal without notice.
*Certain images contained herein are conceptual renderings or representative photographs provided for illustrative purposes only. They do not depict the actual premises and are subject to change without notice.