

DEVELOPMENT SITE

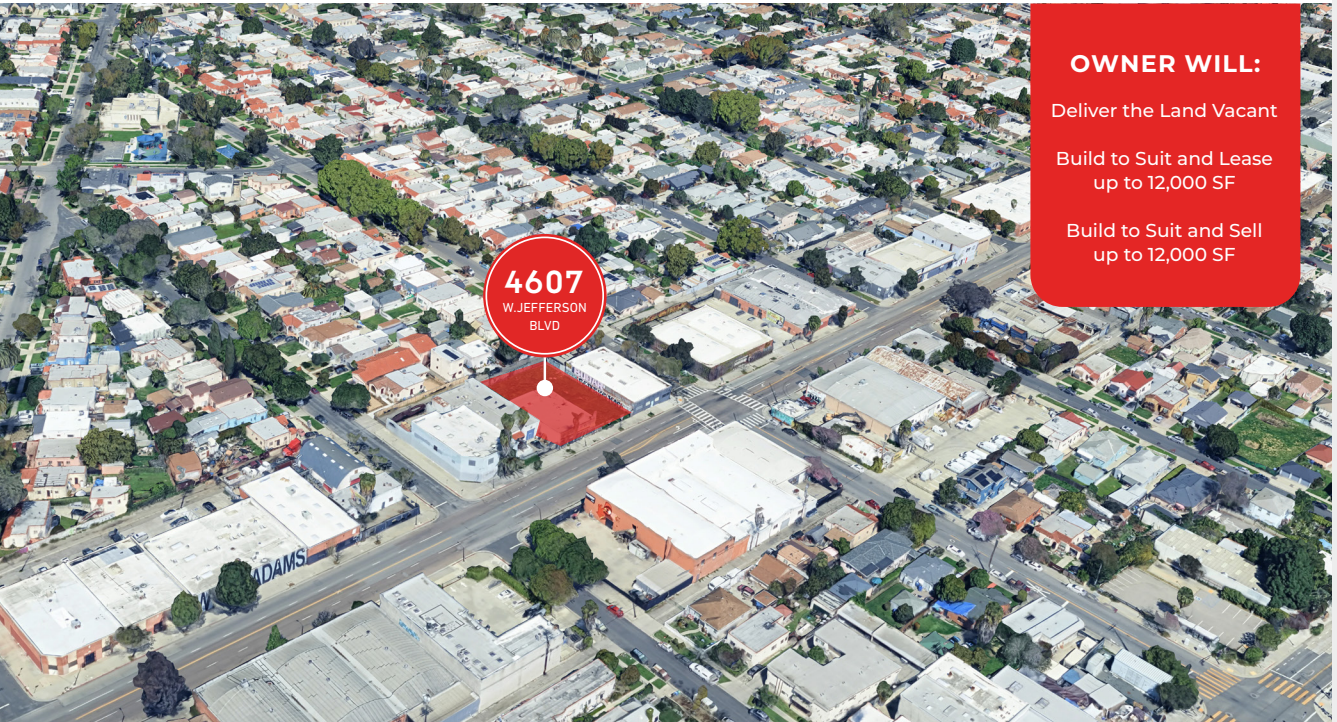
WEST ADAMS | **FOR SALE**

4607

W. JEFFERSON BOULEVARD

Land Development Opportunity in Los Angeles' Emerging *West Adams District*

4607 W Jefferson Boulevard presents a rare land development opportunity in the heart of Los Angeles' rapidly evolving West Adams neighborhood. Situated along the highly trafficked Jefferson Boulevard corridor, the property offers exceptional visibility, accessibility, and flexibility for a variety of future development possibilities. Surrounded by a growing mix of residential communities, creative office campuses, neighborhood retail, and popular dining destinations, the site benefits from the area's continued investment and transformation. Conveniently located near Downtown Los Angeles, Culver City, USC, and major transportation routes, 4607 W Jefferson Blvd provides strategic access to some of the city's most influential employment, entertainment, and residential hubs, making it an attractive opportunity for developers, investors, and owner-users alike.



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



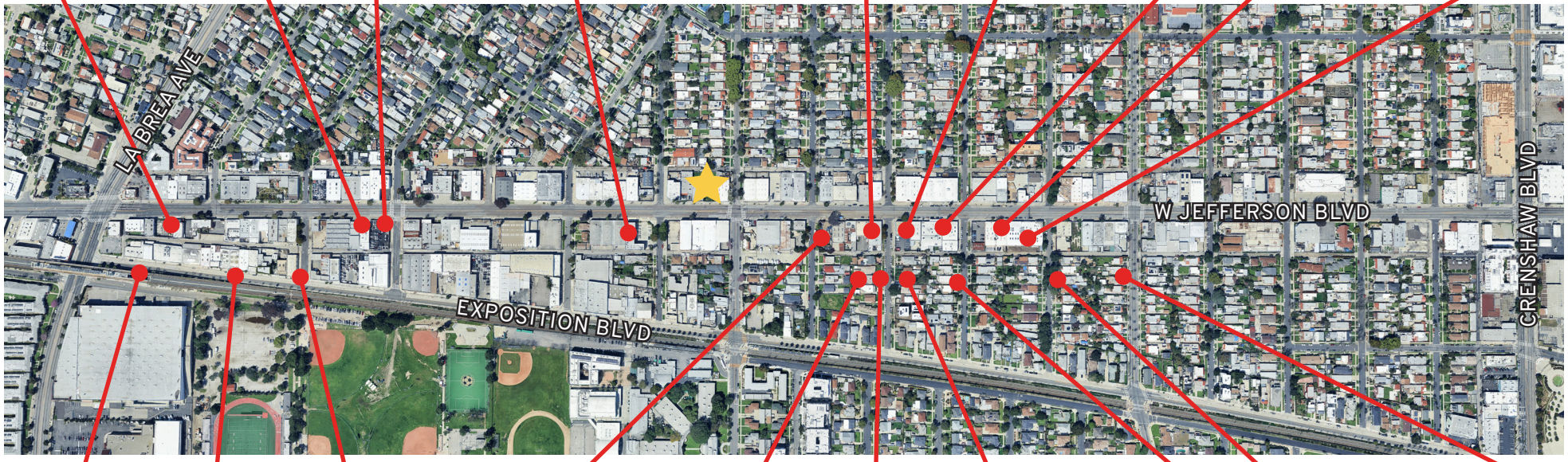
PROPERTY OVERVIEW

Address:	4607 W Jefferson Blvd Los Angeles, CA 90016
Price:	$2,125,000 | $170 PSF *(Based on land value)*
Land Size:	± 12,500 SF
Building Size:	± 3,371 SF
Zoning:	CM, State Enterprise Zone, TOC-
APN:	5057-023-038
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 PHOTO



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' Growing Commercial Corridor

Located along Jefferson Boulevard in the vibrant West Adams neighborhood, 4607 W Jefferson Blvd offers a highly accessible location within one of Los Angeles' fastest-evolving districts. The property benefits from convenient connectivity to Downtown Los Angeles, Culver City, USC, and major transportation corridors, providing efficient access for businesses, residents, and visitors alike. Surrounded by a growing collection of popular restaurants, cafés, neighborhood retail, and creative developments, the location combines strong accessibility with the energy and momentum of an increasingly sought-after urban community.

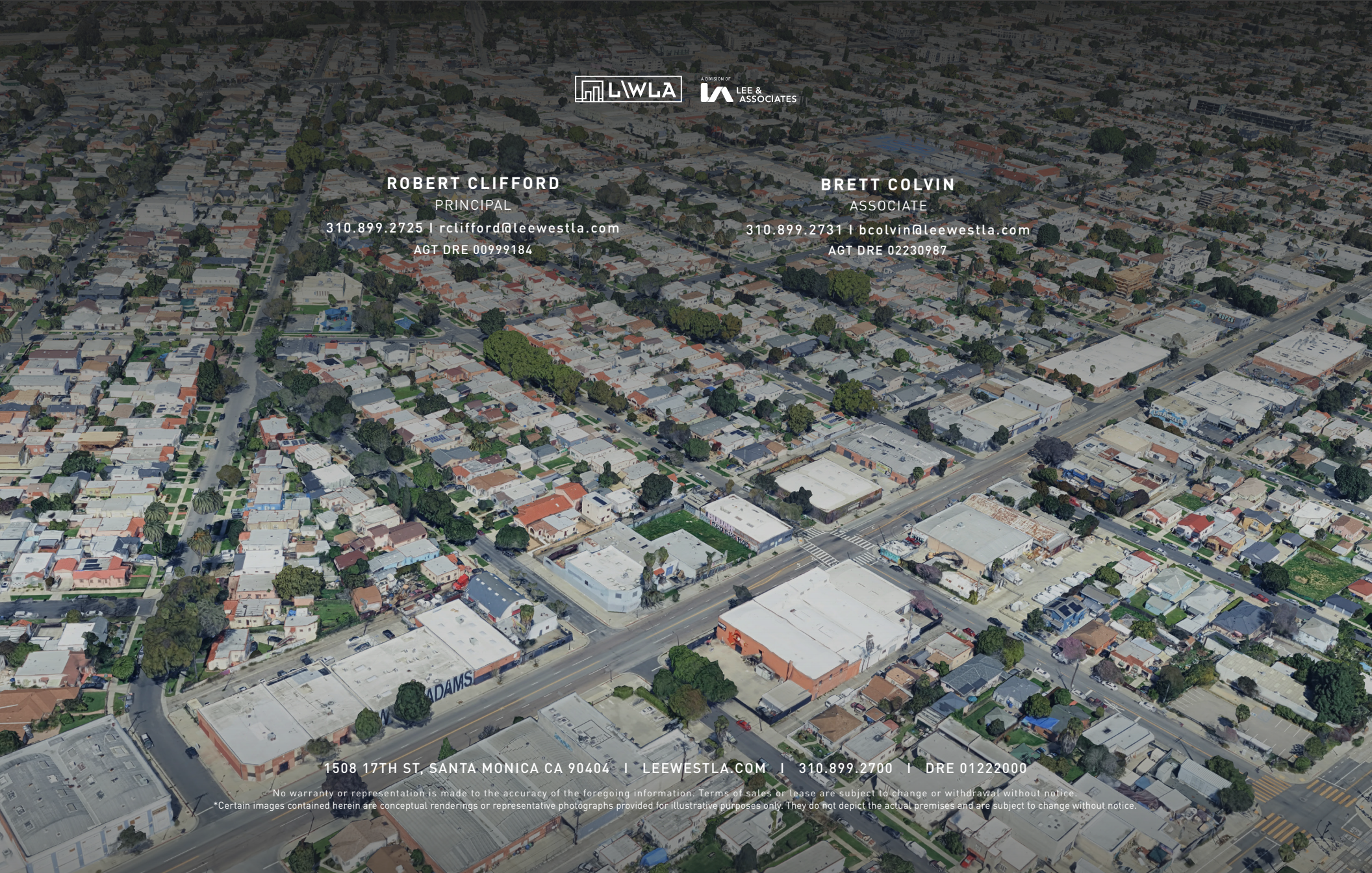




NEARBY AMENITIES



EREWHON
Mendocino Farms
VanLeeuwen
corepower YOGA
WEST ADAMS PILATES
ANYTIME FITNESS
WING STOP
rolling greens
MAYDAN MARKET
CAFE/5 LOS ANGELES
OATMEAL RADIO CAFE
HIGHLY LIKELY
WHOLE FOODS MARKET
Levi'd Cookies
target
Panera BREAD
SALT & STRAW
PASTA SISTERS
Peet's COFFEE
The CULVER HOTEL
HOUSE COFFEE CO
CAVA
TRADER JOE'S
BEETHOVEN MARKET
MIZ LA LA
The Coffee Bean & Tea Leaf
gget



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