

LWLA A DIVISION OF LEE & ASSOCIATES

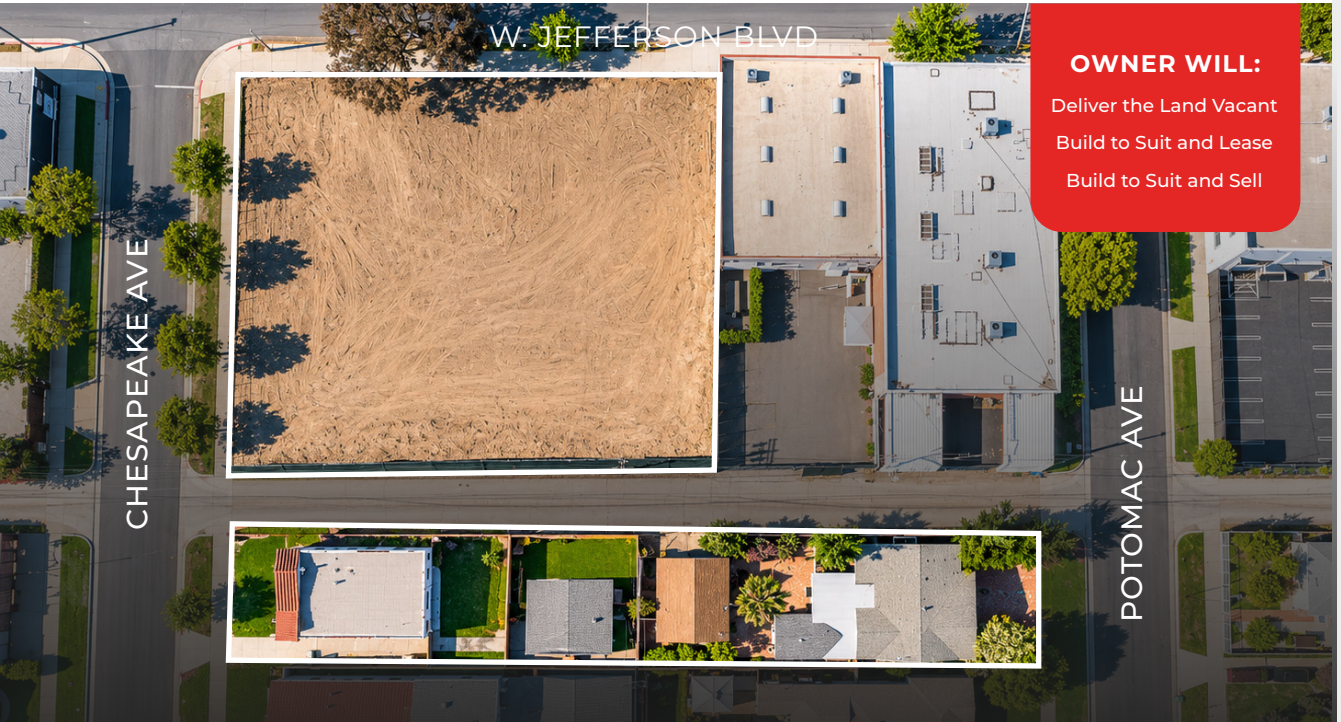
DEVELOPABLE LAND

± 29,855 SF | **FOR SALE**

4410 - 4422 JEFFERSON BOULEVARD
3416 CHESAPEAKE AVENUE
3417 POTOMAC AVENUE

±30,000 SF Development Site with Approved Plans in *West Adams Corridor*

This new development opportunity presents a unique mixed-use opportunity in the heart of Los Angeles' rapidly evolving West Adams neighborhood. Situated along the highly visible Jefferson Boulevard corridor, the property benefits from strong accessibility and excellent street presence. Surrounded by established residential communities, popular restaurants, neighborhood retail, creative office spaces, and emerging developments, the location continues to attract investment and growth. Its strategic position provides convenient access to Culver City, Downtown Los Angeles, USC, and major transportation routes, connecting residents and businesses to key employment and lifestyle destinations. With West Adams' ongoing revitalization and increasing demand for mixed-use environments, 4410 Jefferson Boulevard offers a compelling opportunity for investors, owner-users, and developers seeking long-term value within one of Los Angeles' emerging markets.



PROPERTY OVERVIEW

Address: 4410 - 4422 W Jefferson Blvd
Los Angeles, CA 90016

Price: *(Properties May be Sold Separately)*
Jefferson Properties - **$3,091,000**
Potomac/Chesapeake Properties - **$1,657,300**

Land Size: **TOTAL: ± 29,855**

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

APN'S: 5046-009-003
5046-009-004
5046-009-005
5046-009-011
5046-009-010

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
- Previously approved plans
- 26,000 SF Two story highly creative office building
- The two (2) adjacent residential lots can be developed up to 14 residential units and include a conditional use permit (CUP for commercial parking)

EXAMPLE DEVELOPMENT OPTION

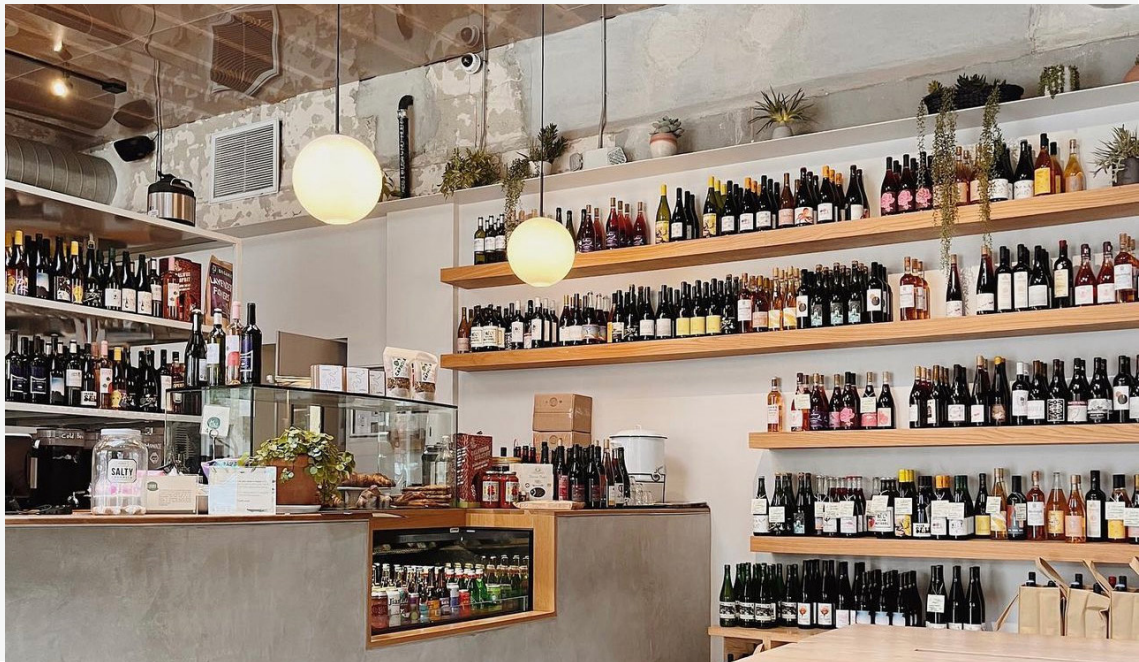




Positioned in the Heart of West Adams' Thriving Mixed-Use Community

Located in the vibrant West Adams neighborhood, the property offers a prime location within one of Los Angeles' rapidly transforming urban corridors. Benefiting from excellent access to Downtown Los Angeles, Culver City, USC, and major transportation routes, the property provides strong connectivity for residents, businesses, and visitors. Surrounded by popular restaurants, cafés, neighborhood retail, and established residential communities, the location combines convenience, walkability, and continued growth within one of the city's most desirable emerging neighborhoods.



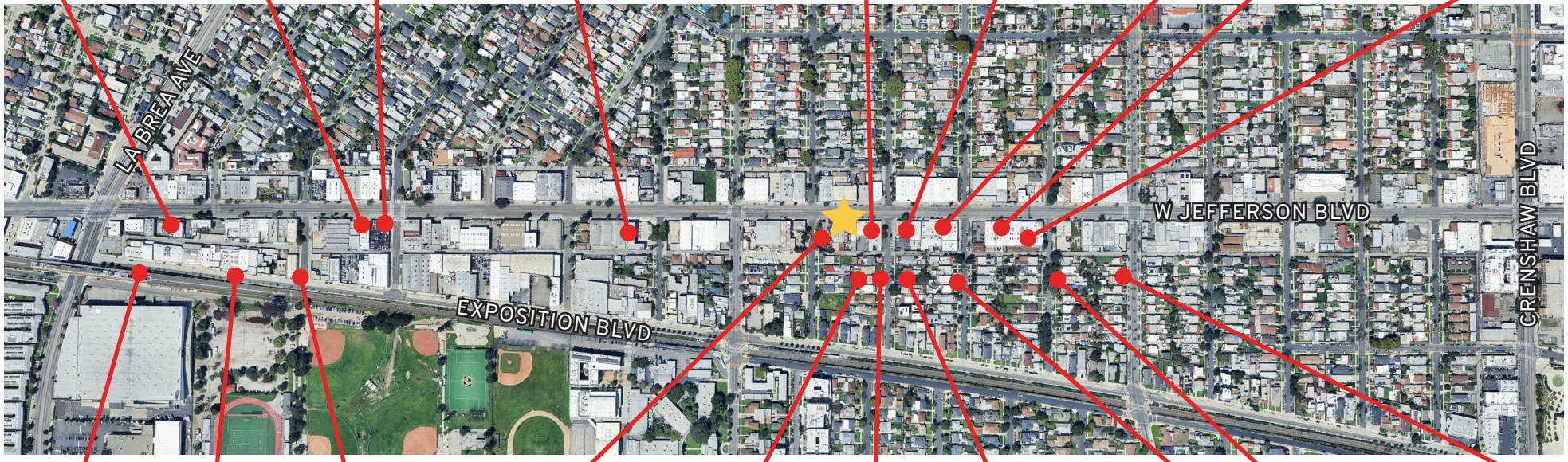


NEARBY AMENITIES



EREWHON
Mendocino Farms
VanLeeuwen
corepower YOGA
WEST ADAMS PILATES
ANYTIME FITNESS
WINGSTOP
rolling greens
MAYDAN MARKET
CAFE/5 LOS ANGELES
OATMEAL RADIO CAFÉ
SOUTH LA CAFE
WHOLE FOODS MARKET
Leid 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

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

STINK

ILLA

High Wide & Handsome



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