



4203

W JEFFERSON BLVD
LOS ANGELES, CA

FOR SALE OR LEASE

OWNER USER
OPPORTUNITY



A DIVISION OF



LEE &
ASSOCIATES

± 3,240 SF OF RESTAURANT/RETAIL SPACE
WITH GREAT OUTDOOR SEATING

PROPERTY INFORMATION

PREMISES:

- Building: ± 3,240 SF
- Land: ± 7,510 SF

SALE

- \$2,600,000

RENT:

- \$13,500/Month NNN
- (Estimated NNN - \$2,165/Month)

TERM:

- Negotiable

DELIVERY DATE:

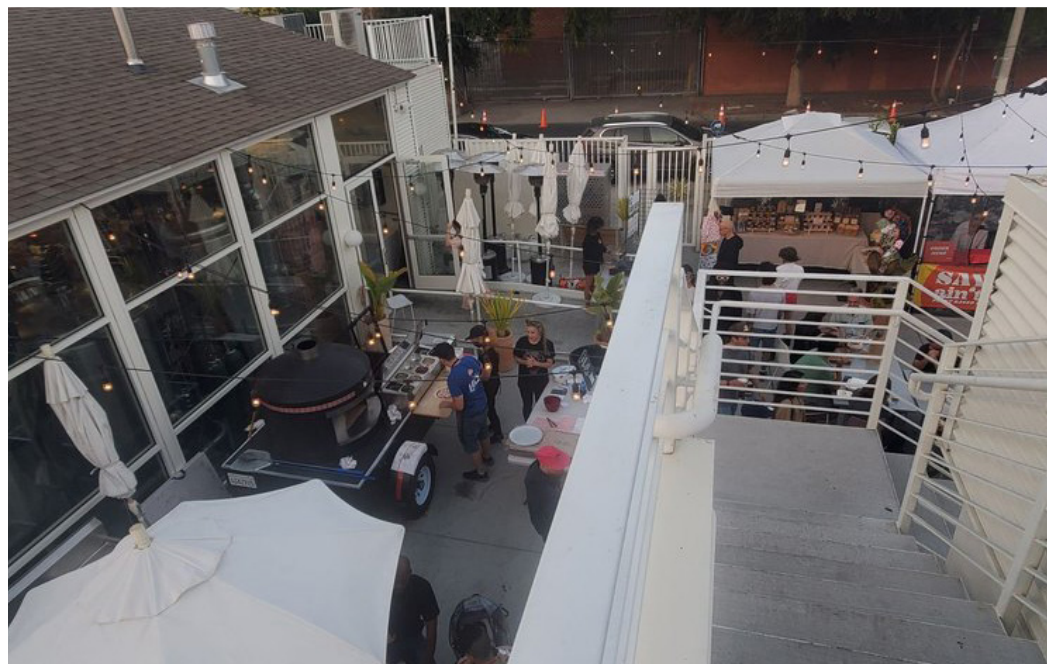
- Immediate

FEATURES:

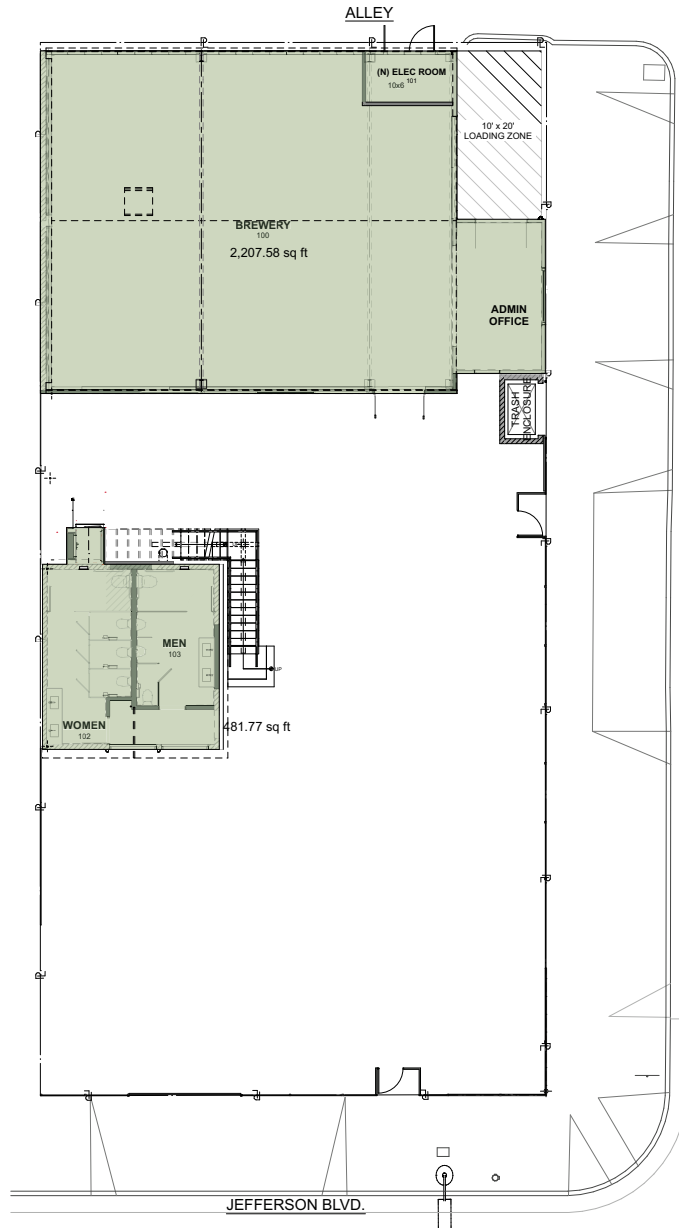
- **Full kitchen can be built to suit**
- Former brewery with outdoor seating
- Two newly renovated bathrooms
- 550 SF of mezzanine seating area
- Corner property with great pole signage
- Prime location on W Jefferson Blvd



PHOTOS

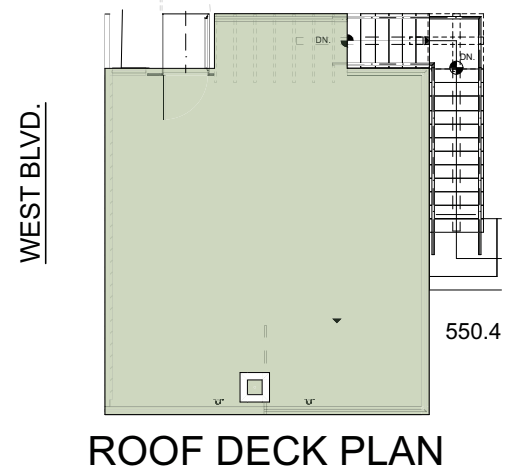


FLOOR PLAN

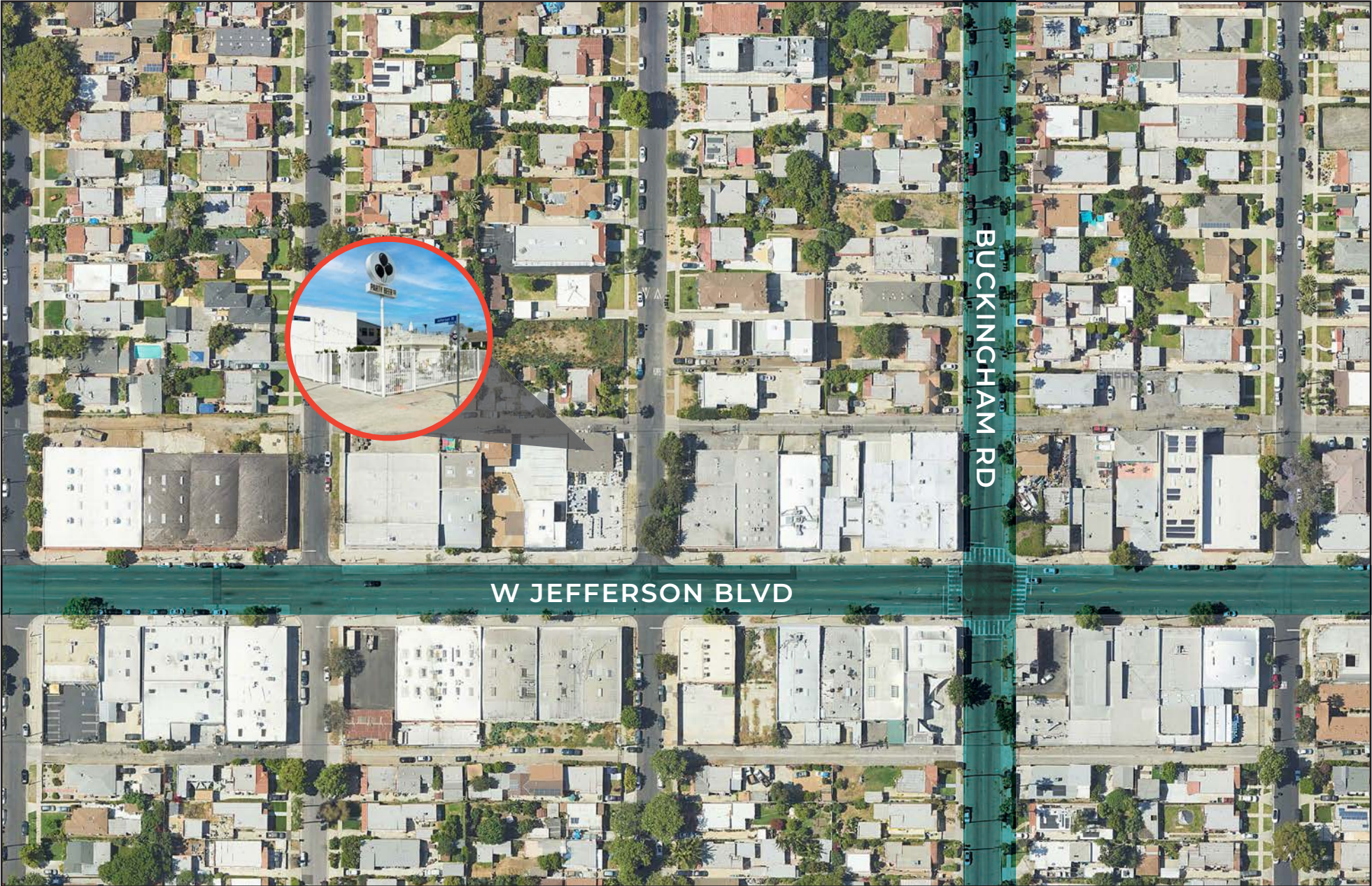


Area Calculation

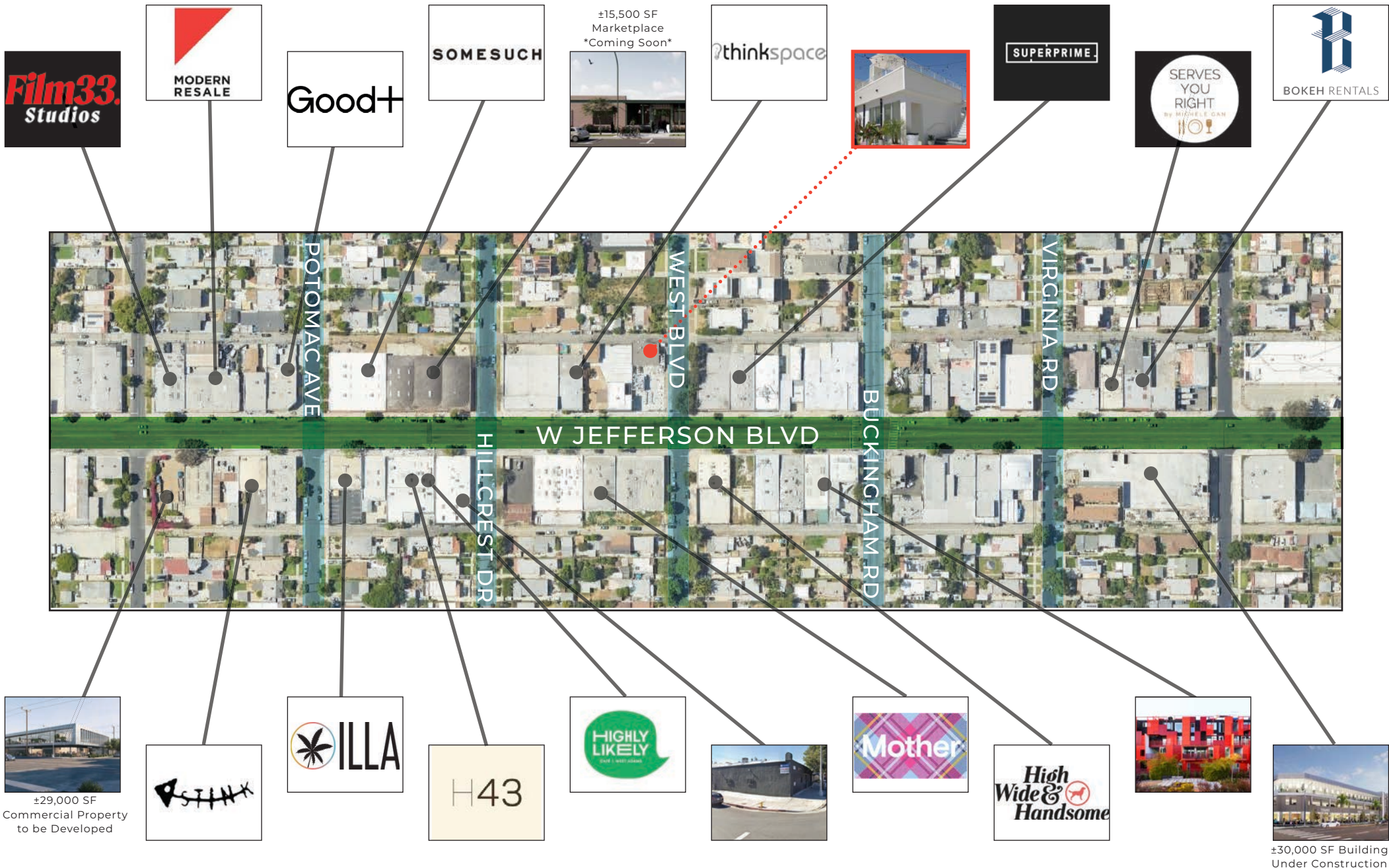
Main Building:	2,208 SF
Restroom Building (FF):	482 SF
Roof Deck:	550 SF
Total:	3,240 SF



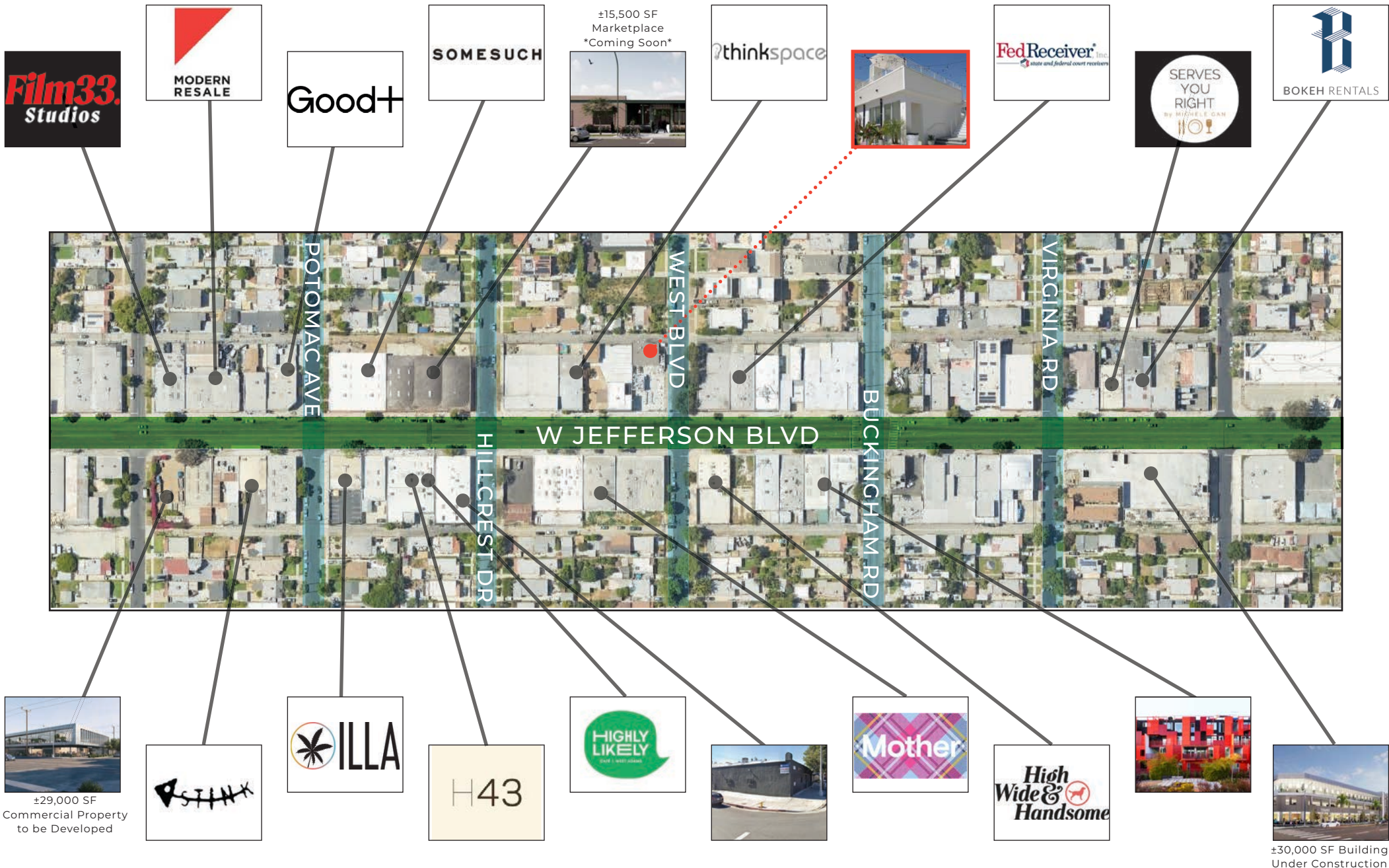
AERIAL VIEW



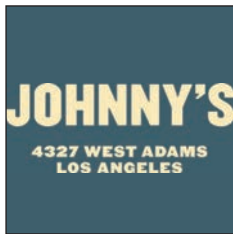
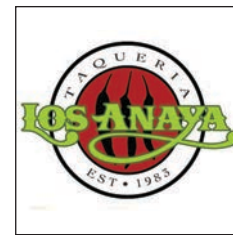
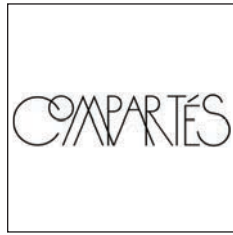
NEW OFFICES AND DEVELOPMENTS WITHIN BLOCKS!



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NEARBY AMENITIES



WEST ADAMS AREA OVERVIEW

The West Adams real estate market has experienced significant changes and growth in recent years. Known for its historic neighborhoods, diverse community, and central location, West Adams has become an attractive area for homebuyers, investors and established businesses. Young professionals, artists, and families have been drawn to the area due to its affordable real estate prices compared to other parts of Los Angeles, proximity to major markets, and access to public transportation. West Jefferson Blvd is a major thoroughfare of West Adams and has seen a significant amount of investment along the boulevard in recent years. 4203 W Jefferson Blvd is at the center of the prime stretch of W Jefferson Blvd with multiple new offices and developments in the immediate vicinity.



AREA DEMOGRAPHICS



2023 POPULATION

2 Miles
167,643
5 Miles
1,227,362
10 Miles
3,246,836



2028 PROJECTION

2 Miles
164,356
5 Miles
1,208,339
10 Miles
3,183,910



MEDIAN AGE

2 Miles
38.7
5 Miles
38.3
10 Miles
38.2



AVG HOUSEHOLD INCOME

2 Miles
\$79,252
5 Miles
\$89,290
10 Miles
\$97,775



INCOME OVER \$200K

2 Miles
3,640
5 Miles
43,744
10 Miles
138,858



AVG HOUSEHOLD VALUE

2 Miles
\$792,261
5 Miles
\$826,653
10 Miles
\$815,966

VAUN LENNON
PRINCIPAL

310.899.2713
vlennon@leewestla.com
DRE 01993617

ROBERT CLIFFORD
PRINCIPAL

310.899.2725
rclifford@leewestla.com
DRE 00999184



A DIVISION OF



Lee & Associates Los Angeles West, Inc.
1508 17th Street, Santa Monica, CA 90404
www.leewestla.com | DRE 01222000