



**ZACUTO GROUP**  
COMMERCIAL REAL ESTATE

LEASE

**RARE FREESTANDING  
CREATIVE COMPOUND  
PRIVATE GATED PARKING  
CREATIVE OFFICE / RETAIL**

5235  
WEST  
ADAMS  
BOULEVARD  
*Los Angeles*



# DETAILS

**CORNER COMPOUND**  
**REAR GATED PARKING**  
**CREATIVE OFFICE OR RETAIL**

Newly renovated two floor office/  
retail space with gated parking, in  
the highly desirable and dynamic  
West Adams neighborhood.

**SIZE**                      **RATE**  
*5,248 SF*                      *\$2.95/SF NNN*

**TERM**                      **PARKING**  
*Negotiable*                      *5-7 spaces within  
gated and secured lot*

**LOCATION**                      **USE**  
*West Adams*                      *Office / Retail*



**LISTING TEAM**

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BRE# 02187347



# DETAILS

## **NEW RENOVATION**

Creative interior with wood exposed ceilings, wide plank floors, accent lighting and 3 renovated private restrooms

## **CORNER LOCATION**

Positioned at a high visibility corner of West Adams and S. Redondo Blvd.

## **PRIVATE/GATED PARKING**

On-site parking for up to 7 cars

## **SIGNAGE OPPORTUNITY**

Exclusive use of building top signage

## **DYNAMIC NEIGHBORHOOD**

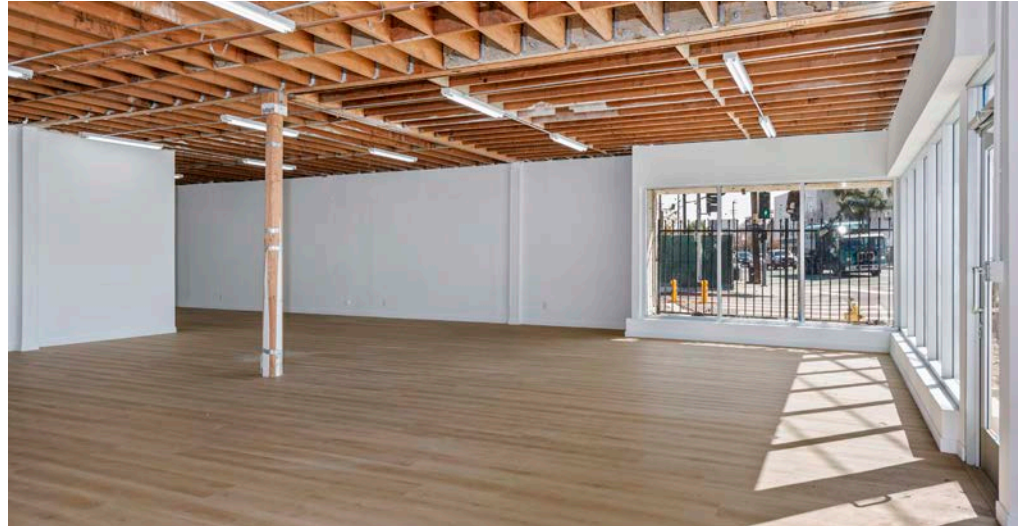
Steps to some of LA's most talked about restaurants and galleries.





LEASE

5235 W. ADAMS BOULEVARD, LOS ANGELES, CA 90016







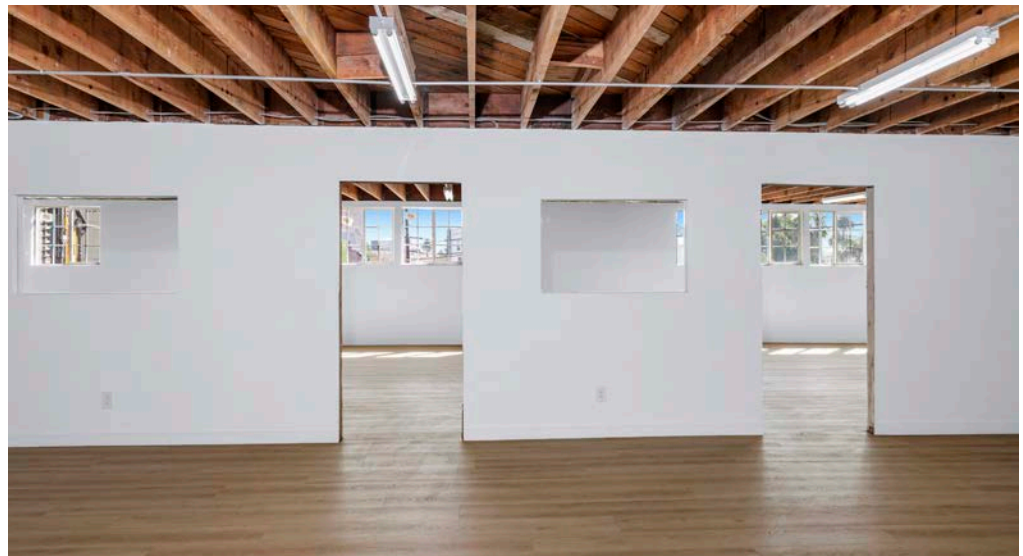
5235  
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## 2ND FLOOR





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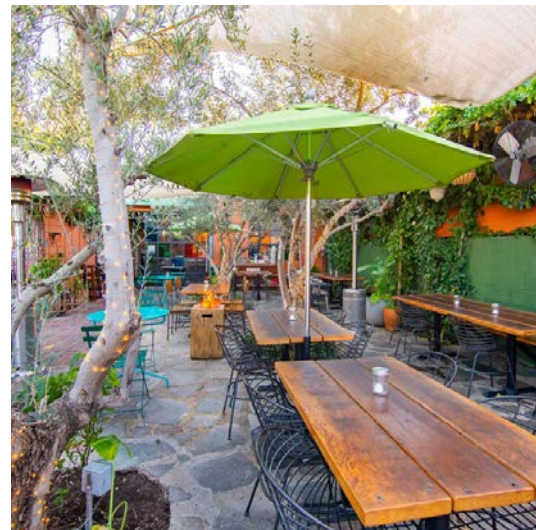
# DYNAMIC LOCATION

5235 W. ADAMS BOULEVARD, LOS ANGELES, CA 90016

WALKING DISTANCE TO SOME OF THE BEST RESTAURANTS, RETAIL & AMENITIES IN THE CITY



📍 TARTINE BAKERY / 5335 WEST ADAMS



📍 MIZLALA / 5400 WEST ADAMS



📍 FARMHOUSE KITCHEN / 5560 WEST ADAMS



📍 MIAN WEST ADAMS / 5263 WEST ADAMS



📍 BLUM & POE / 2727 S LA CIENEGA BLVD



📍 WHOLE FOODS / 3377 S LA CIENEGA BLVD







YUM YUM DONUTS

Chick-fil-A

MANDRAKE

BLUM & POE

COGNOSCENTI COFFEE

See's CANDIES

WHOLE FOODS MARKET

Tacos y Birria La Unica - Mid City

GOLD IMAGE PRINTING

COMPARTES

BEE TAQUERIA

OPEN FACE

FARMHOUSE KITCHEN

MIZ LA LA

TARTINE

LA BREA BAKERY

Agariscos Marlas

DOLLAR TREE

5235 WEST ADAMS BOULEVARD

POPEYES



CENTURY CITY

CULVER CITY

MIZ  
LA  
LA

TARTINE

5235  
WEST  
ADAMS  
BOULEVARD





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