

# 4120 | WEST JEFFERSON BOULEVARD



NEW CREATIVE OFFICE / FLEX SPACE | PLAN & PERMIT READY  
WEST ADAMS | LOS ANGELES | CALIFORNIA

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# CONTACT INFORMATION

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## EXECUTIVE SUMMARY

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4120 West Jefferson Boulevard is located in the heart of the burgeoning West Adams neighborhood, steps away from the Farmdale Expo Line Metro stop, minutes from West LA's booming media hubs, and is within an Opportunity Zone to boot. Amazon, HBO, and Apple are neighbors to the west in Culver City, while unique food and drink options such as Highly Likely Cafe and Alta Adams restaurant and coffee shop have already planted flags in West Adams. A new beer garden, Party Beer Co., and Gjelina's new concept Gjhonny's Pastrami are short to follow.

4120 Jefferson is a unique opportunity to build a fully permitted building by globally-recognized architect Lorcan O'Herilhy (LOHA). The airy design provides approximately ±3,561 SF of leasable, Class A creative office/flex space with an emphasis on clean lines, natural light and a robust material palette of wood, glass, and concrete. A unique facade screen on Jefferson Blvd. and an operable glass wall at the rear establish a firm connection between interior and exterior space, allowing for an outstanding creative working environment.



## PROPERTY OVERVIEW

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ADDRESS:	4120 W Jefferson Blvd. Los Angeles, CA 90016
APN:	5046-006-002
SITE AREA:	±5,490 SF
OPPORTUNITY ZONE?:	Yes
BUILDING AREA:	±2,538 RSF (Ground Floor) ±1,023 RSF (Mezz. & Bleachers) <hr/> ±3,561 RSF
SALE PRICE:	\$1,575,000
RENT:	Call Broker
POWER:	600 Amps
PARKING:	6 Spaces
ZONE:	CM-1VL-CPIO
USE:	Light Industrial - Office
CONSTRUCTION TYPE:	Type V - B

All measurements are estimations, to be confirmed by buyer or tenant.

## PROPERTY OVERVIEW

This property presents an opportunity to build approximately ±3,561 leasable square feet of Class A creative office / flex space designed by globally-recognized architect Lorcan O’Herilhy (LOHA), along a rapidly-growing stretch of Jefferson Boulevard, just east of Culver City. The building plans are designed to maximize light, air, and usable space with an emphasis on clean lines and a natural material palette of glass, wood, and concrete.

A unique facade-screen system along the Property’s front-facing Jefferson Boulevard border is sure to distinguish this project from its neighbors, while at the same time, establishes a strong connection between interior and exterior space. This is further emphasized by an operable glass accordian-wall at the rear of the building, which opens fully to a private rear yard planted with olive trees.

Six parking spaces are located in the rear of the property, accessible from the alley. The plans include floor boxes equipped with 600 amps of power and ethernet capability. Interior bleacher seating can be used flexibly as break out space or an extension of work space.







W. JEFFERSON BLVD.



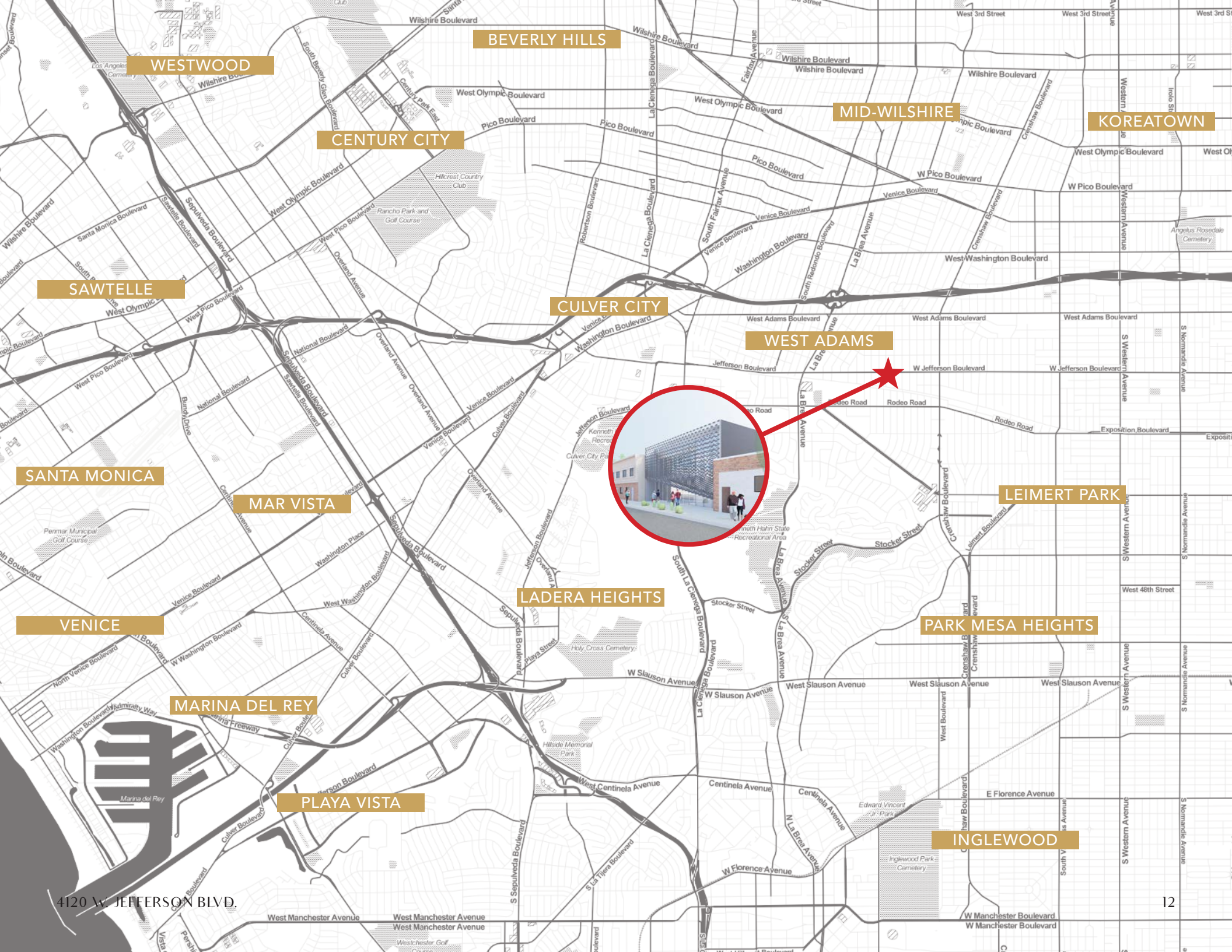
All measurements approximate, to be confirmed by buyer or tenant.





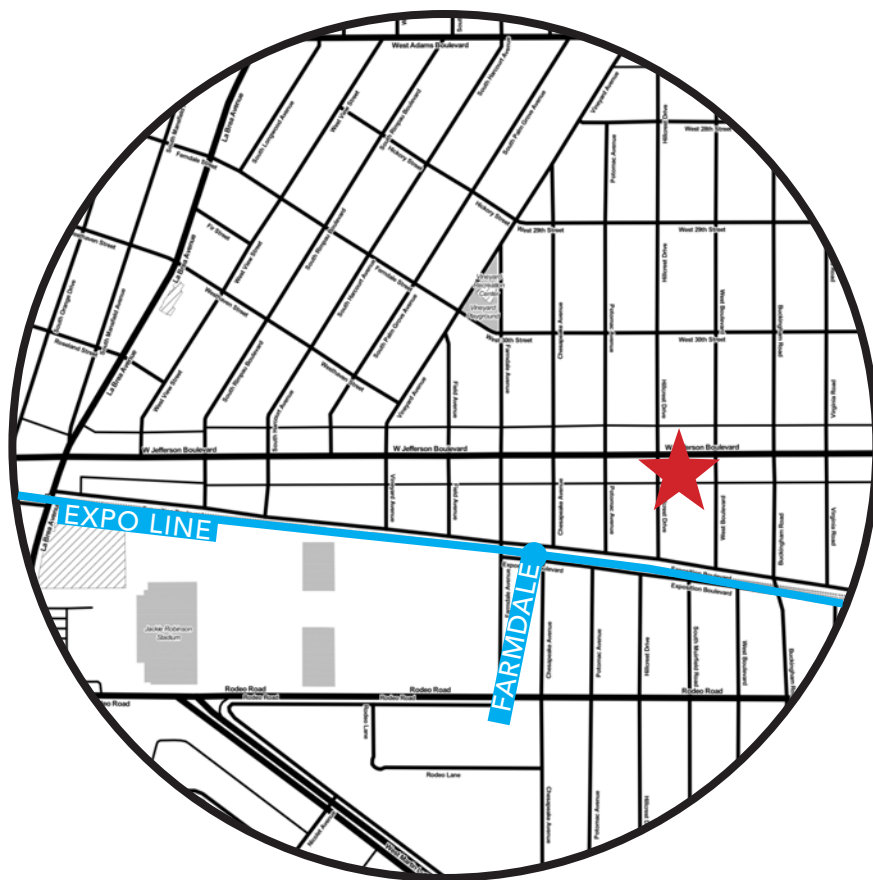
## PROPERTY LOCATION

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4120 W. JEFFERSON BLVD.





## PROPERTY LOCATION

Located along a stretch of rapidly-developing Jefferson Boulevard, within the burgeoning neighborhood of West Adams, 4120 W Jefferson is steps from the Farmdale Expo Line stop and just minutes from the growing media hub in Culver City. Large leases signed by Amazon, HBO, and Apple in Culver City are evidence of the long-term investment strategy and investor confidence in the growth of this part of Los Angeles.

Jefferson Boulevard is transit-oriented and pedestrian friendly. It is commonplace to see commuters and residents along the commercial corridor riding electric scooters, bicycles, or walking to and from work or home. The presence of the Farmdale stop only emphasizes the mobility that West Adams enjoys. A trip Downtown or to the beach is only minutes away, and the growing access to micro-transit may soon eliminate the need to get in one's car to traverse the city.

Distance to Farmdale / Expo Metro Station: 0.4 mi.

Walk time to Farmdale / Expo Metro Station: 8 min.



Highly Likely Cafe



Party Beer Co.



Lorcan O'Herihly Architects



JEFFERSON BLVD.



New Creative Office

4120 W Jefferson Blvd.

BUCKINGHAM RD.

EXPO LINE

4120 W. JEFFERSON BLVD.

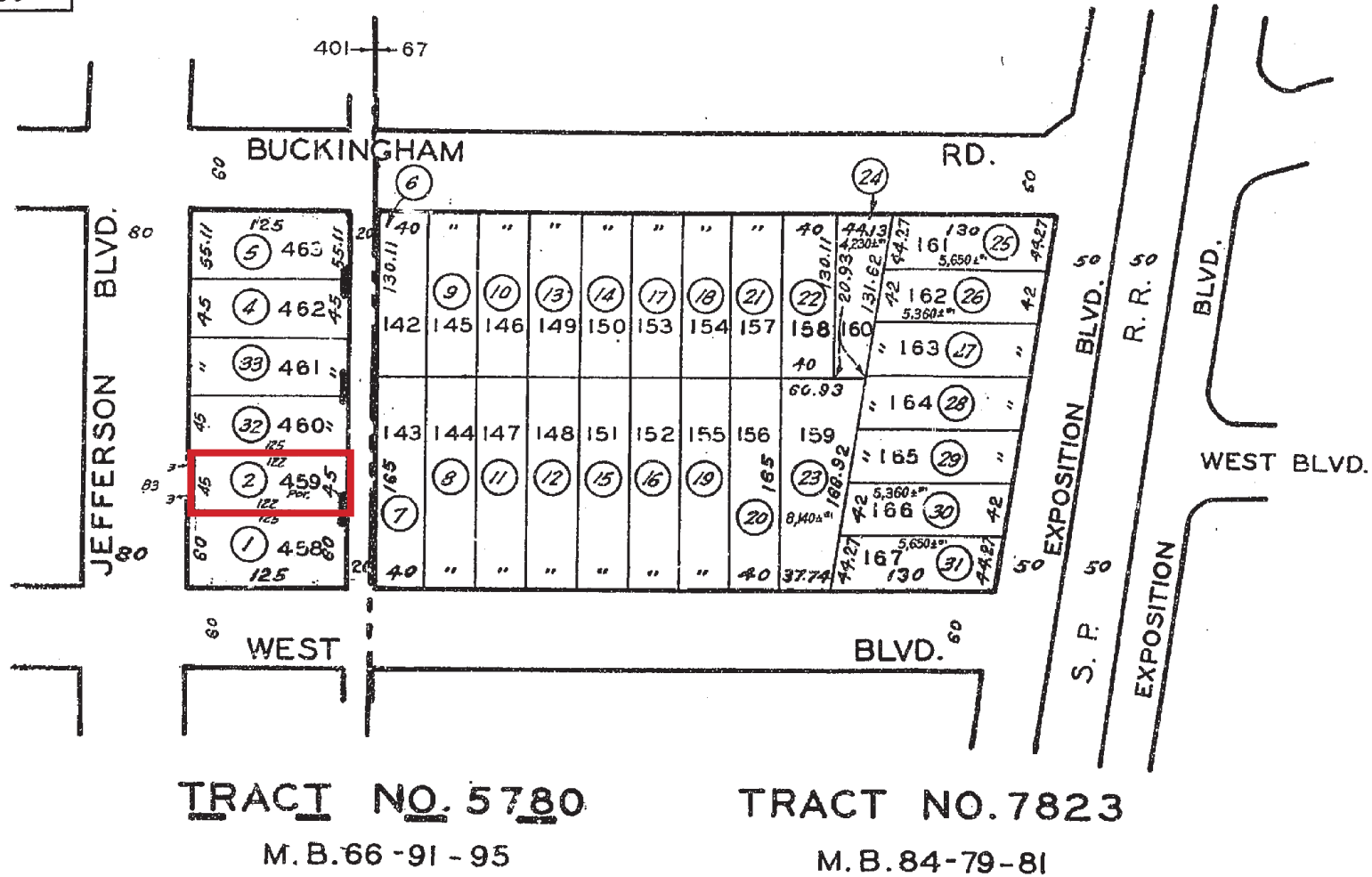


5046

6

1997

SCALE 1" = 100'



60' N  
SAT. E.V.



## OPPORTUNITY ZONE

4120 Jefferson is located within an Opportunity Zone\*.

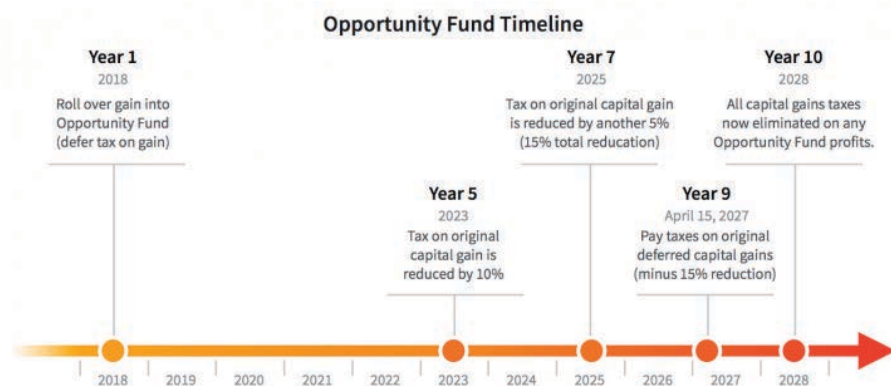
### WHAT DOES THAT MEAN?

Intended to spur investment in areas that institutional capital might otherwise overlook, the Opportunity Zone program offers tax break incentives to investors who contribute to a qualified Opportunity Zone Fund. These tax breaks increase project profitability, which in turn, makes projects in Opportunity Zones more attractive to lenders as well as significantly bolsters investor returns.

### BENEFITS OF THE PROGRAM INCLUDE:

- Temporary deferral of capital gains taxes
- Step-up in basis
- Permanent exclusion of capital gains taxes when investment is held for 10 Years

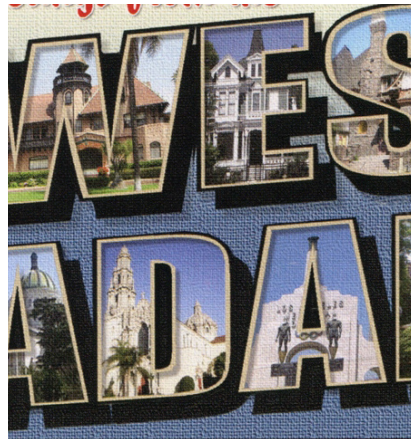
\*Details about the Opportunity Zone program and the site's eligibility should be confirmed by buyer or tenant's CPA or tax attorney.





## NEIGHBORHOOD SUMMARY

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#### RECENT DELIVERIES:

Highly Likely Cafe	Q1 2018
ALTA Adams	Q3 2018
Apple Inc. Content HQ	Q4 2018
Open Face Food Shop	Q3 2018

#### ANTICIPATED DELIVERIES\*:

Party Beer Co.	Q1 2019
Gjhonny's Pastrami	TBD 2019
Amazon Studios	Q3 2019
Culver Steps	Q3 2019
HBO / Ivy Station	Q3 2019

\*All delivery dates are estimations, to be confirmed by buyer or tenant.

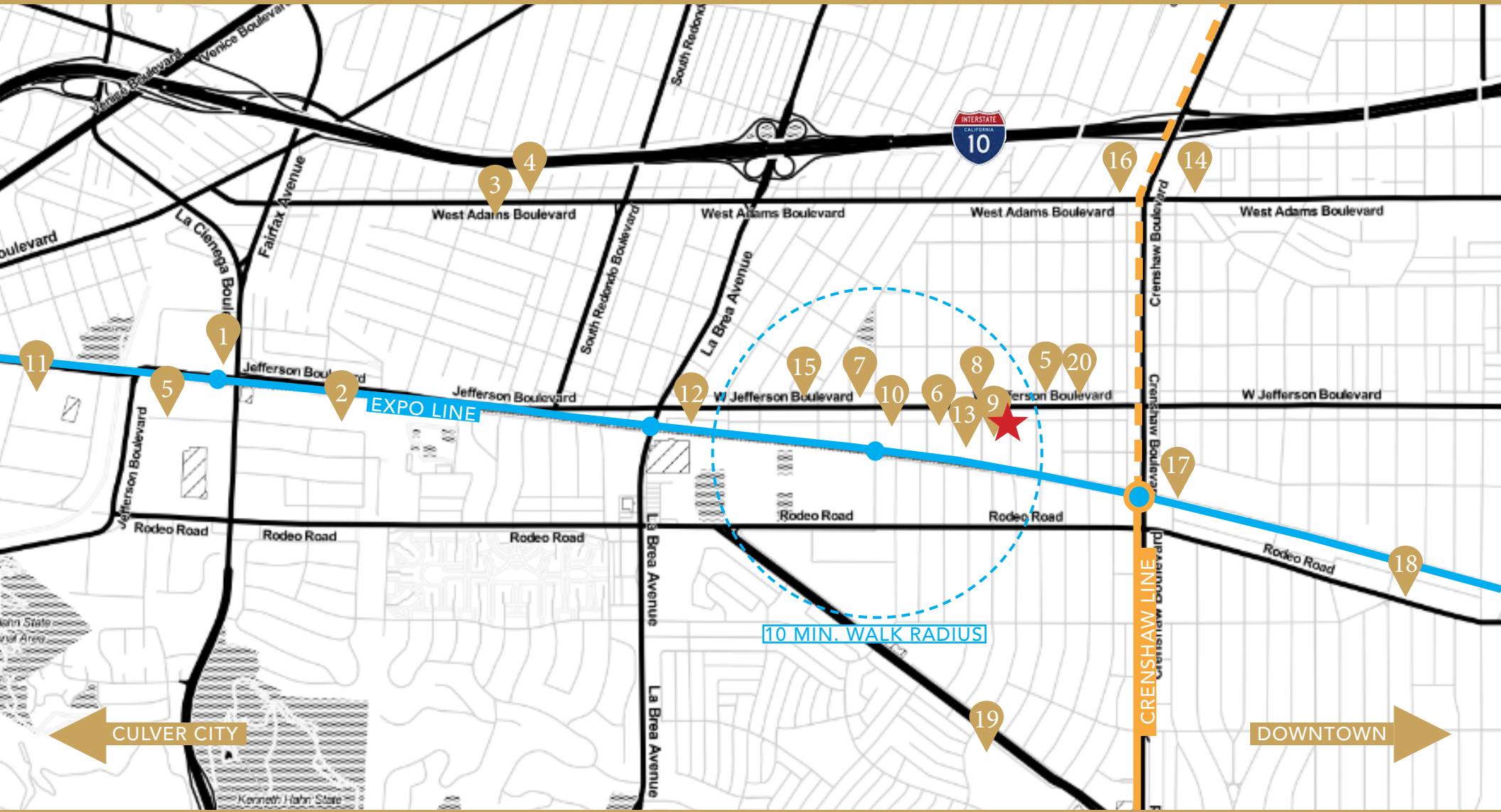
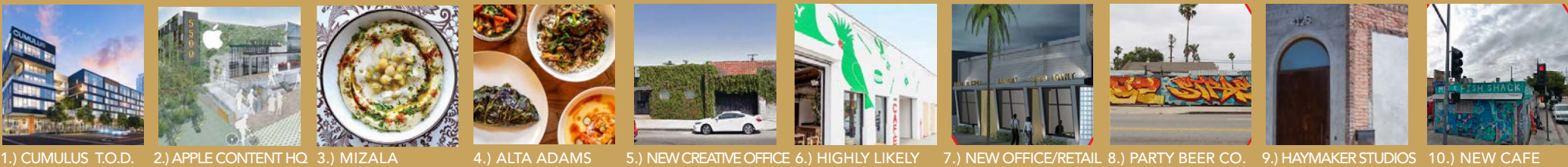
## NEIGHBORHOOD SUMMARY

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The neighborhood of West Adams is going through a renaissance. At the turn of the century, booming manufacturing, petroleum and construction industries drew many to the area. Many of the bow-trussed warehouses and historic, single-story Craftsman homes are vestiges of this era. For much of the 20th century, the neighborhood remained working-class.

However, a recent influx of tech and media companies in Culver City has catalyzed a growing commercial and residential market in West Adams. As demand and rents continue to increase in Culver City, this increased demand attracts tenants to West Adams, making West Adams a highly favorable submarket. Jefferson Boulevard has been the beneficiary of this growing eastward development momentum. Unique food and drink options such as Highly Likely Cafe and Alta Adams restaurant and coffee shop have already planted flags in the neighborhood. A new beer garden, Party Beer Co., and Gjehina's new concept Gjehonny's Pastrami are short to follow.

Not only has West Adams seen growth in the office and retail sectors recently, but also Redfin has identified West Adams as one of the top-10 most competitive housing markets in the United States.





## NEIGHBORHOOD SPOTLIGHT

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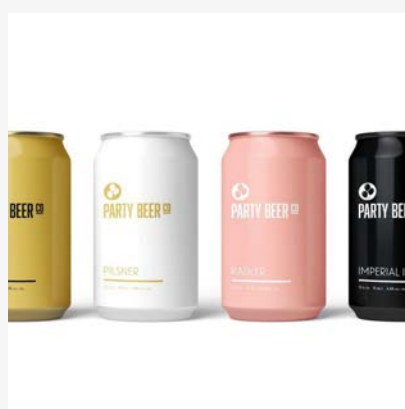


### HIGHLY LIKELY CAFE

4310 W Jefferson Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

Former private chef Kat Turner created the cafe's breakfast and lunch menu, which includes a grass-fed burger, Japanese breakfast bowl, seasonal soups and salads, burritos, and sandwiches. Highly Likely churns out espresso drinks and horchata chai lattes, and the cafe has recently added a beer and wine menu.



### PARTY BEER CO.

4203 W Jefferson Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

Party Beer Co.'s biggest attached name is Jason Eisner, the longtime barman behind places like Gracias Madre in West Hollywood and Block Party in Highland Park. The new brewery will do more than just churn out beer (albeit from a custom and whimsical-looking ten barrel system); apparently, it will also operate as a big, open space that comes complete with  $\pm 6,000$  square feet of patio, an open-air mezzanine, and even some mini golf.



### APPLE CONTENT HQ

5500 W Jefferson Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

This two-story warehouse that dates back to the 1940's was converted by Hackman Capital Partners into approximately 85,000 square feet of creative office space. The building is now fully leased to Apple Inc., which plans to use the space for content production. Apple is aggressively moving into the original content space where Netflix has thrived and recently announced it would set aside \$1 billion for production.



### ALTA ADAMS

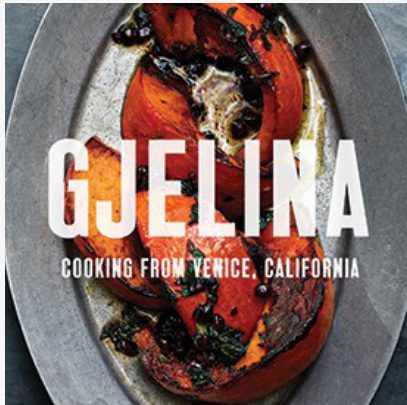
5359 W Adams Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

Located in Los Angeles' historic West Adams neighborhood, Alta Adams is designed to be an inclusive setting, serving comforting food and great cocktails that bring people together. Alta Adams' culinary vision is led by chef Keith Corbin, an LA native who began working with Alta Group founder Daniel Patterson during the opening of the original LocoL in Watts, before joining him at both LocoL and Alta Group restaurants in the Bay Area.

## NEIGHBORHOOD SPOTLIGHT

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### GJHONNY PASTRAMI

4327/4331 W. Adams Blvd., Los Angeles, CA

[\(click image for link\)](#)

Travis Lett, of Gjusta/Gjelia fame, is plotting a sandwich shop in West Adams to be called, cheekily enough, Gjohnny Pastrami. He and his team are also putting together a small brewery in a separate building on the property, with lots of open-air dining and drinking space in between.



### OPEN FACE FOOD SHOP

5577 W Adams Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

After owning and operating a busy and highly regarded catering service in Los Angeles for over a decade, owners Lene and Mark Houck have begun their second venture as a team; Open Face Food Shop. While Food By Lene focuses on the best of farm fresh in-home fine dining, Open Face represents another goal for Lene and Mark: to provide the highest quality, most interesting and healthful meals to diners everyday.



### CUMULUS MIXED-USE

3321 S La Cienega Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

Cumulus, designed by TCA Architects, includes a seven-story podium building, about 1,200 residential units, and ±100,000 square feet of retail. A grocery store is reportedly planned to take up square footage. A 30-story tower designed by Solomon Cordwell Buenz is also planned. Open space, plazas, offices and commercial space are also part of the plans for the site, which is just north of the La Cienega/Jefferson Expo Line station.



### NEW CREATIVE OFFICE

4216 W Jefferson Blvd, Los Angeles, CA 90016

[\(click image for link\)](#)

4216 Jefferson Boulevard, a creative office renovation to be delivered Q1 2019, brings new life to the bones of a beautiful, double-bow-trussed warehouse in West Adams.



## CONTACT INFORMATION

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