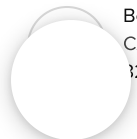


5016 E Olympic Blvd, Los Angeles, CA 90022

\$750,000

5016 E Olympic Blvd

Retail | 2,248 SqFt



Bobby Rodriguez
CA CA 01939553
126.877.4067

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$750,000	Property Type	Retail
Sub Type	Storefront	Investment Type	Stabilized
Class	B	Tenancy	Multi
Number of Tenants	1	Square Footage	2,248
Price per SqFt	\$333.63	Cap Rate	5.50%
Pro-Forma Cap Rate	5.50%	Occupancy	Vacant
Year Built	1951	Stories	1
Zoning	LCM1*	Lot Size (acres)	0.06
APN	5245-016-010	Ground Lease	No
Ceiling Height	12'		



Marketing Description

Three Suites. One Building. Built for Vision.

A rare freestanding ±2,248 SF storefront on a high-visibility stretch of East Olympic Blvd — three flexible suites, 50 feet of frontage, and 26,000+ vehicles passing daily. This is the kind of building that doesn't come available often: vacant or income-producing on your terms, zoned for nearly any commercial or creative use, with on-site parking and the bones to become whatever you need it to be.

Built for the Creative Owner-User

If you're an artist, photographer, designer, ceramicist, or creative business priced out of the Arts District or Boyle Heights — this is your move. Raw masonry walls, 12-foot ceilings, and a freestanding footprint give you the kind of working studio space that landlords charge a premium for. Build out a gallery up front, a studio in the back, or take all three suites and create a true live-work creative compound. Stop renting your dream and start owning it.

Built for the Owner-User Business

Run your operation out of one suite, lease the other two, and let your tenants help cover the mortgage. LCM1 zoning supports retail, service, office, and a wide range of commercial uses — flexibility that's hard to come by on this corridor.

Built for the Investor

Three rentable suites with the option to deliver fully vacant or with two long-term tenants in place — both renting well below market. CoStar pegs submarket retail rents at \$25–\$30/SF, leaving substantial mark-to-market upside on rollover. Pair the in-place income with a vacant suite to lease at market and you've got a true value-add play with day-one cash flow.

Investment Highlights

Rare Freestanding Building — ±2,248 SF storefront on ±2,828 SF lot with 50' of frontage on high-traffic Olympic Blvd

Flexible Delivery — Take fully vacant for owner-user repositioning *or* with two long-term tenants in place for day-one cash flow

Significant Mark-to-Market Upside — In-place rents well below market; CoStar pegs submarket retail at \$25–\$30/SF

Three Separately Demised Suites — Multi-tenant configuration ideal for partial owner-occupancy with rental income offset

Highly Flexible LCM1 Zoning — LA County Commercial Manufacturing supports retail, office, studio, gallery, restaurant, light manufacturing, and artist live/work uses

High-Visibility Corridor — 26,000+ vehicles per day on Olympic Blvd, with strong daytime traffic and walk-by exposure

On-Site Parking — Rear parking accessed via alley, a rare amenity on this corridor

Strong Demographics — 235,000+ residents and 112,000+ daytime employees within a 3-mile radius

Prime Eastside Location — Minutes to Downtown LA, the Arts District, and Boyle Heights with easy access to the 5, 60, and 710 freeways

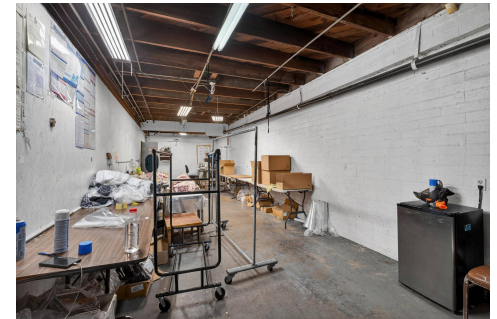
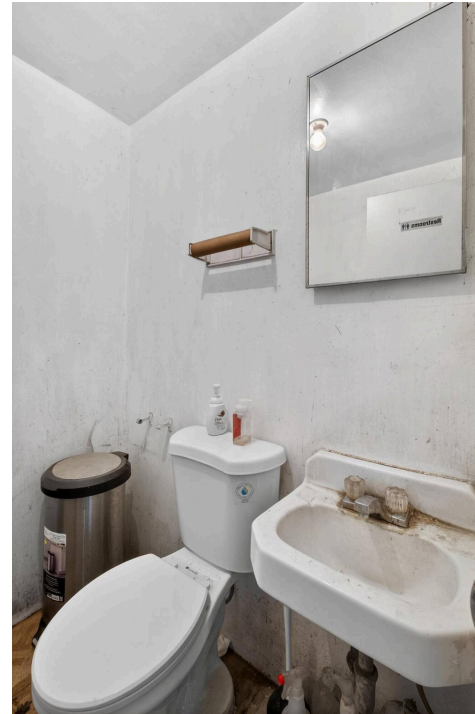
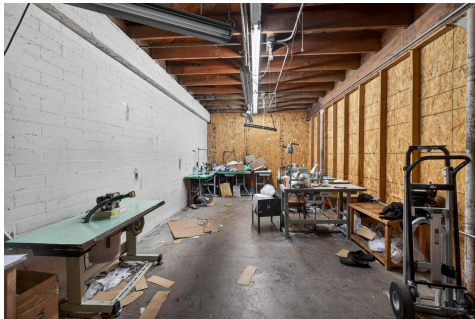
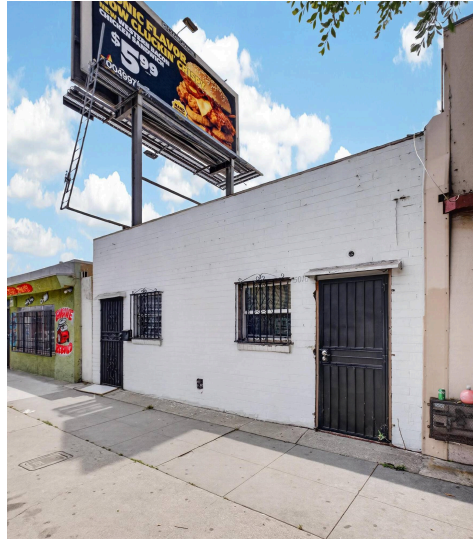
Ideal for Artists, Owner-Users & Value-Add Investors — Versatile asset suited to creative buyers, small businesses, or income-focused investors

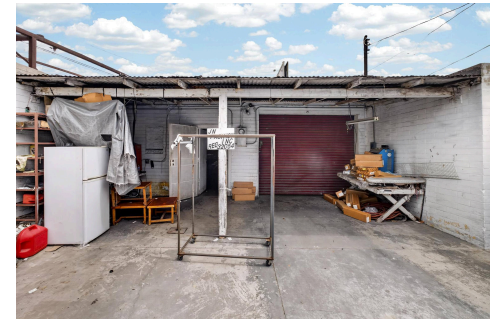
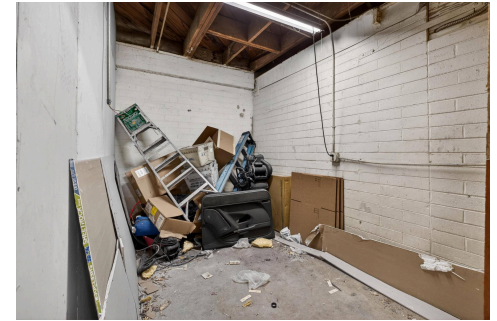


Location (1 Location)



Property Photos (17 photos)





Demographic Insights

