

# FOR LEASE

SINGLE OR MULTI-  
TENANT / ±2,000 RSF  
TO ±5,500 RSF OF FLEX  
RETAIL, SHOWROOM,  
OFFICE SPACE

## 635 N WESTERN AVE

WESTERN & MELROSE / MELROSE HILL / LOS ANGELES

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# NEWLY RENOVATED BRICK BUILDING WITH LARGE BRIGHT WINDOWS & A PRIVATE REAR GARDEN IN THE THRIVING WESTERN & MELROSE NEIGHBORHOOD

AVAILABLE FOR LEASE

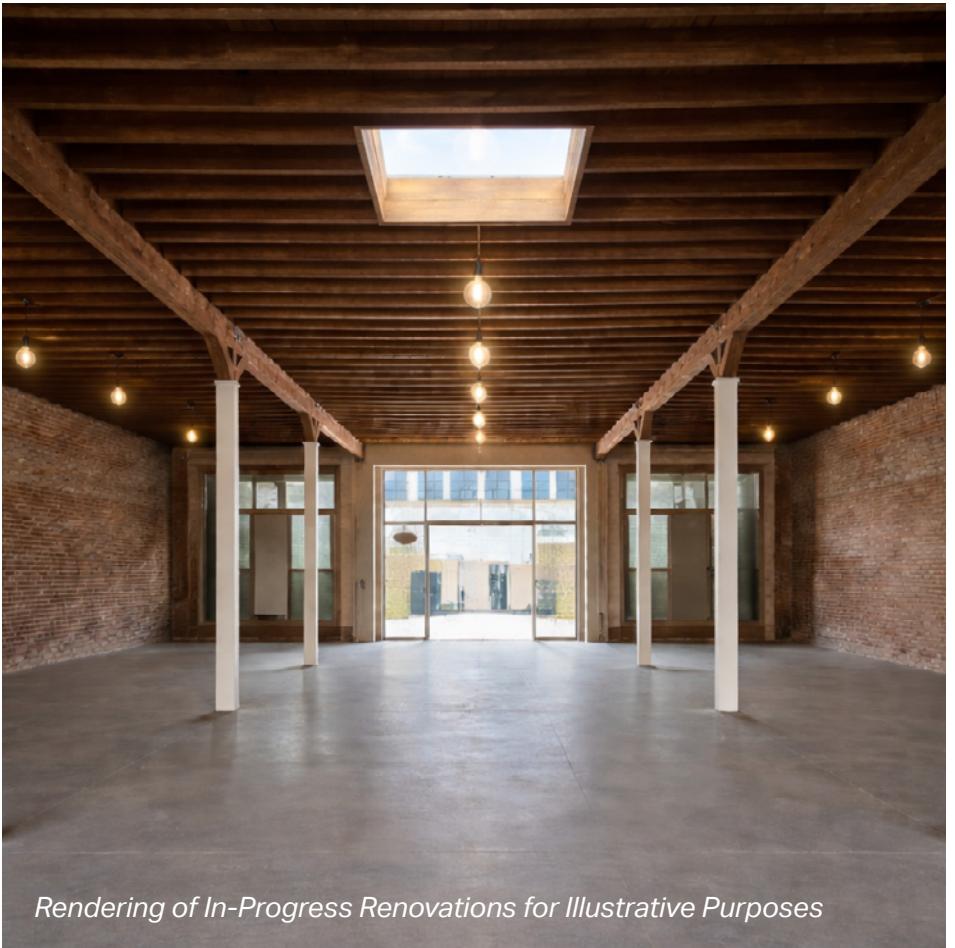
## 635 N WESTERN AVE

Western & Melrose / Melrose Hill  
Los Angeles 90004

635 N Western Ave is in the middle of Western & Melrose, a highly active and evolving corridor defined by design-forward retail, acclaimed dining, and contemporary art. The property sits among a strong mix of world-class galleries, restaurants, cafés, and showrooms, benefiting from consistent pedestrian activity and a growing regional profile. Nearby neighbors include David Zwirner, Ètra, Café Telegrama, and Kuya Lord, reinforcing the area's appeal to creative, experiential, and brand-driven users.

## AVAILABLE SPACE & DETAILS

Size	±5,500 RSF   Demisable to ±2,000 RSF
Use	Retail / Showroom / Office
Zone	C2-1 (City of Los Angeles)
Asking Rent	\$4.95 / SF / Month NNN
Availability	Immediate
Parking	On-Street and in Available Lots at Prevailing Rates



*Rendering of In-Progress Renovations for Illustrative Purposes*

## FEATURES

- Built in 1922 & 1950s / renovated in 2026
- ±11-ft tall storefront windows
- Exposed brick interior
- ±13-ft to ±16-ft tall ceilings
- Full HVAC
- Newly renovated, private back patio
- Neighborhood Walk Score of 93

# HIGHLIGHTS

Renovated Historic Brick Commercial Building



In the Middle of Thriving/Dynamic Western & Melrose Neighborhood



Part of Growing Community of World-Class Galleries, Cafés, Restaurants, & Showrooms



Private Rear Garden



Highly Walkable Corridor with Strong Day-to-Night Activity

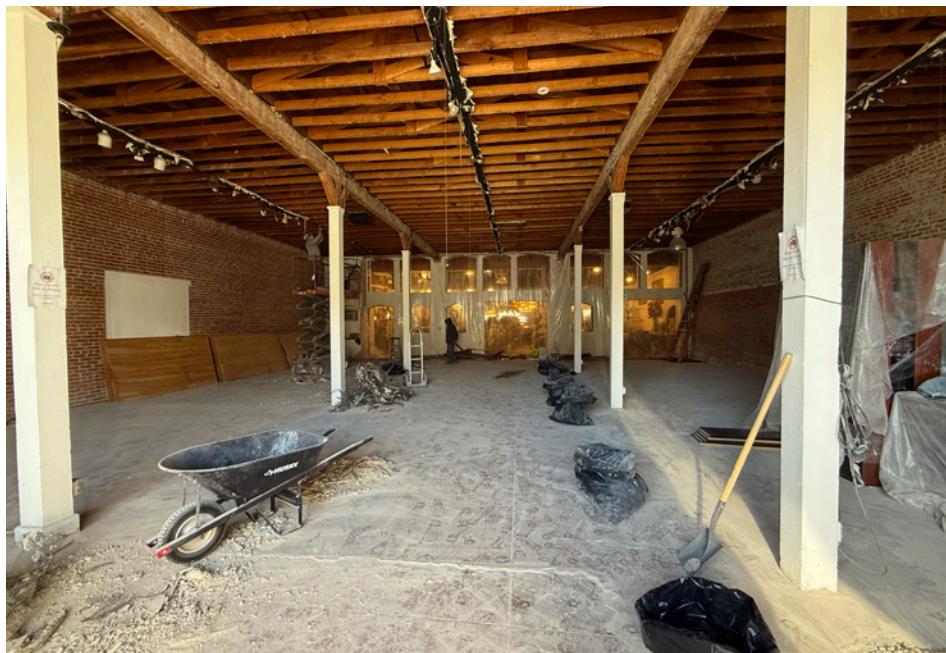


Easy Access to the 101 Freeway and Major Thoroughfares



# RENOVATION PROGRESS

As of January 8, 2026



# RENDERING—INTERIOR



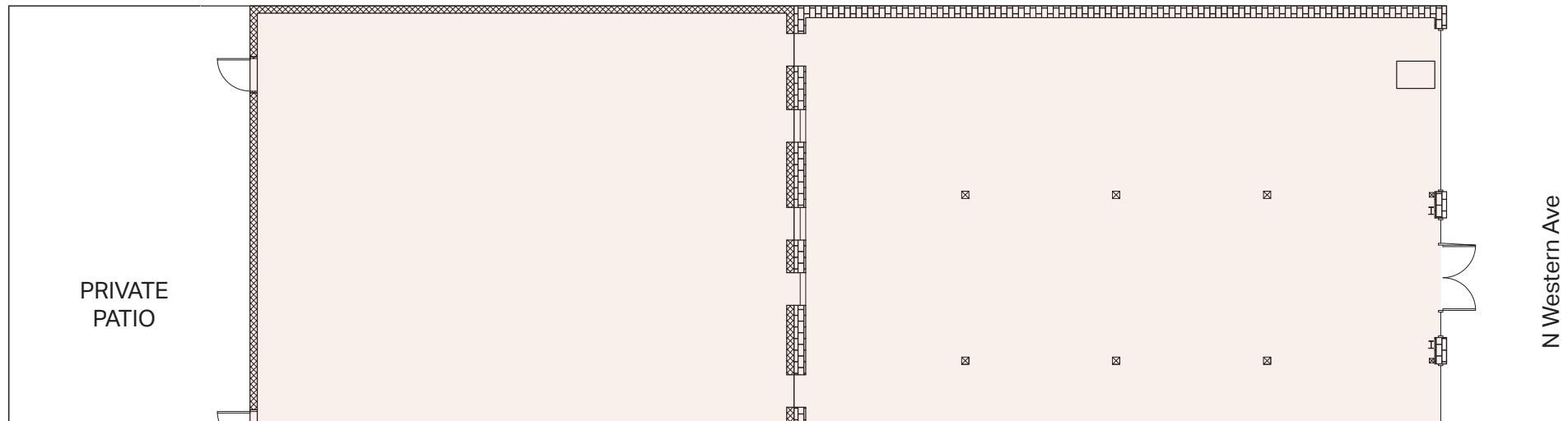
# RENDERING—PRIVATE PATIO



# FLOOR PLAN

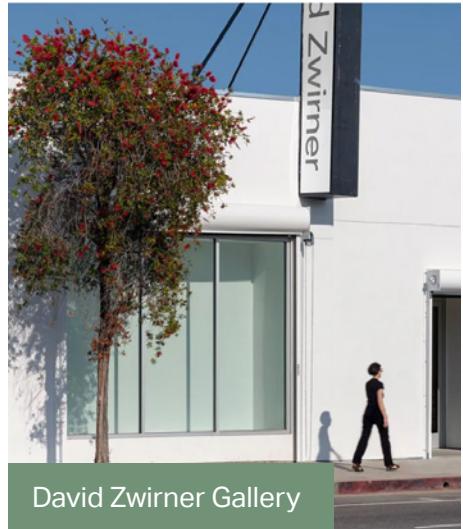
±5,550 RSF

Divisible to ±2,000 SF

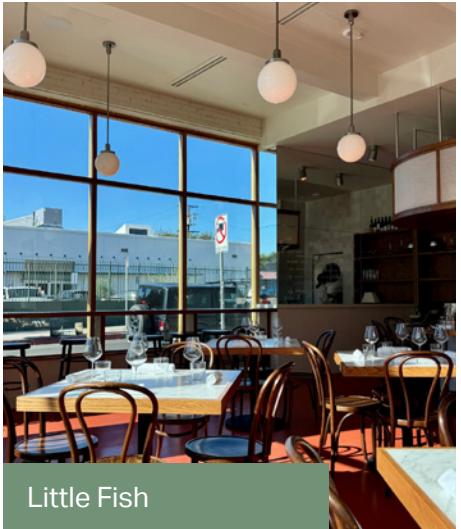


# THE NEIGHBORHOOD

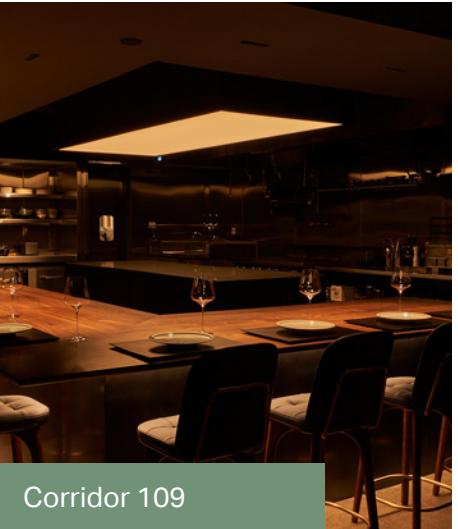
Western & Melrose has emerged as one of Los Angeles' most dynamic cultural and culinary corridors, now home to **more than 35 exciting dining, art, retail, and design tenants**. Anchored by **David Zwirner's** West Coast flagship and a growing collection of critically acclaimed restaurants—including **Corridor 109** and **Chainsaw**—the neighborhood has emerged as one of Los Angeles' most compelling dining, art, and design corridors, drawing attention from across the city and beyond.



David Zwirner Gallery



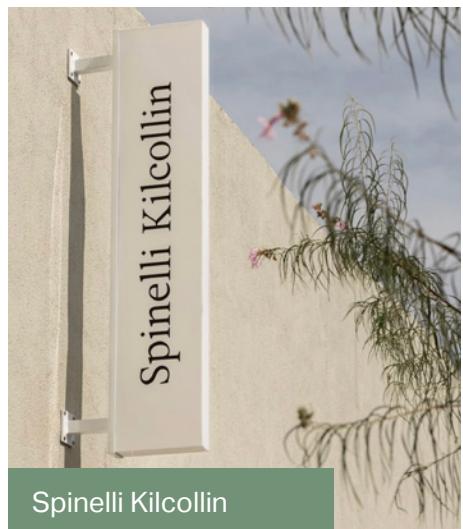
Little Fish



Corridor 109



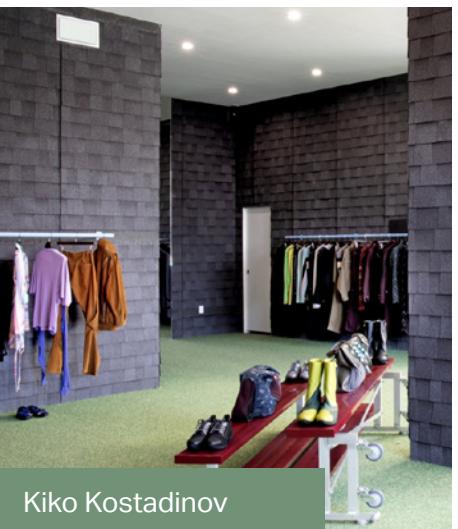
Café Telegrama



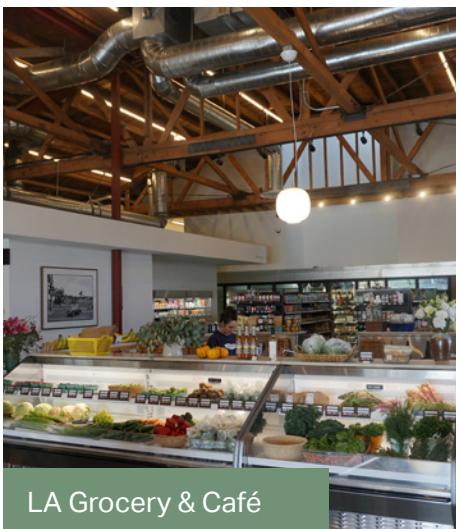
Spinelli Kilcollin



Chainsaw



Kiko Kostadinov



LA Grocery & Café

# LOCATION



For More Information Contact

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Last Updated Jan 9, 2026

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