

FOR LEASE

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

Geoffrey Anenberg

geoffrey@normal-properties.com
323-243-2821
DRE #01831214

Normal Properties

CA DRE #0183124



635 N WESTERN AVE

WESTERN & MELROSE / MELROSE HILL / LOS ANGELES



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



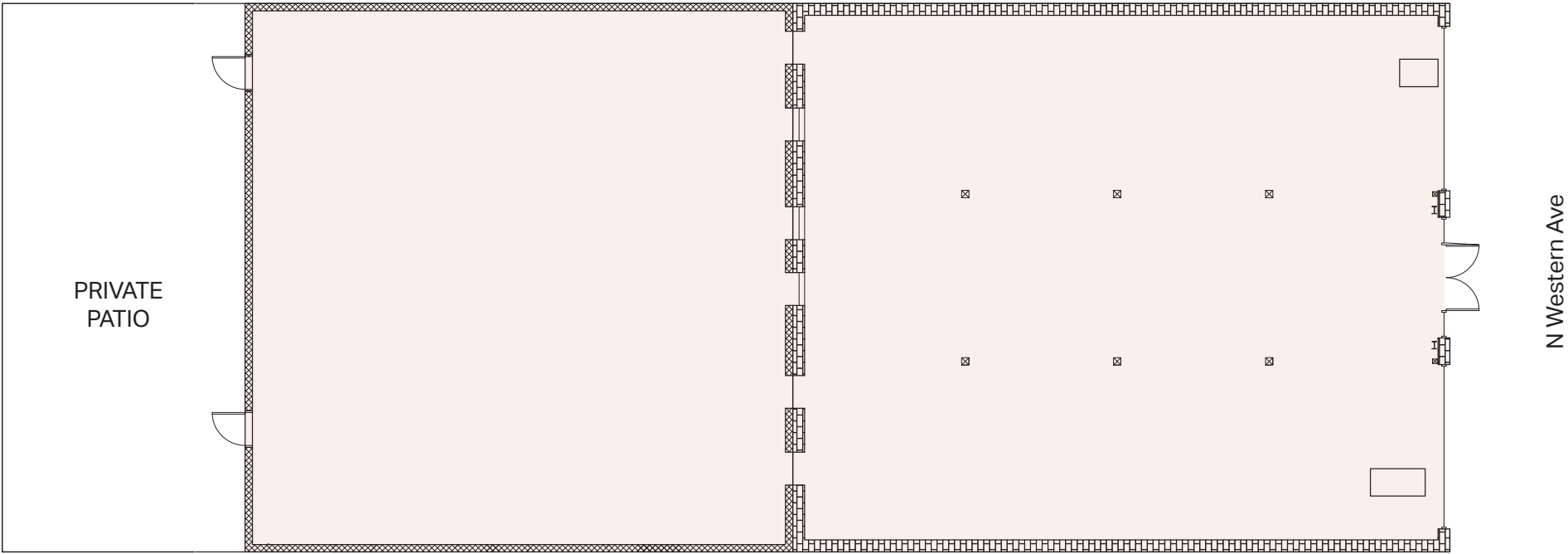
RENDERING—PRIVATE PATIO



FLOOR PLAN

±5,550 RSF

Divisible to ±2,000 SF



THE NEIGHBORHOOD

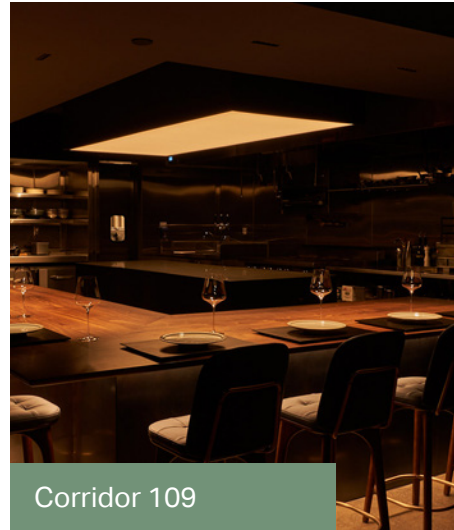
Western & Melrose has emerged as one of Los Angeles' most dynamic cultural and culinary corridors, now home to **more than 35 exciting dining, art, retail, and design tenants**. Anchored by **David Zwirner's** West Coast flagship and a growing collection of critically acclaimed restaurants—including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



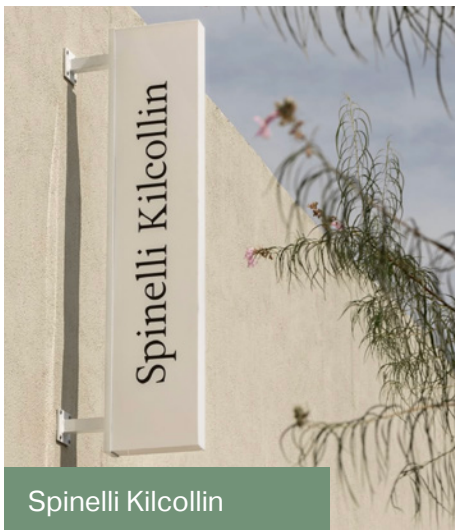
Little Fish



Corridor 109



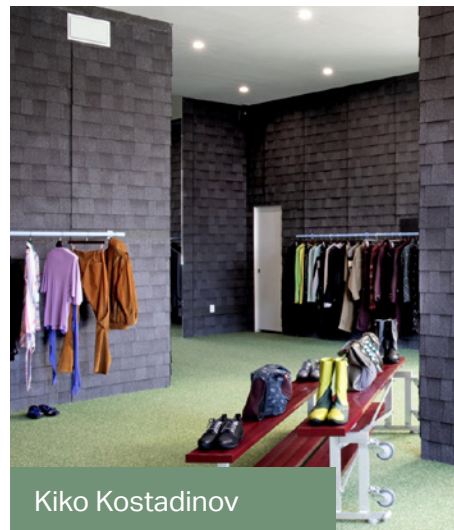
Café Telegrama



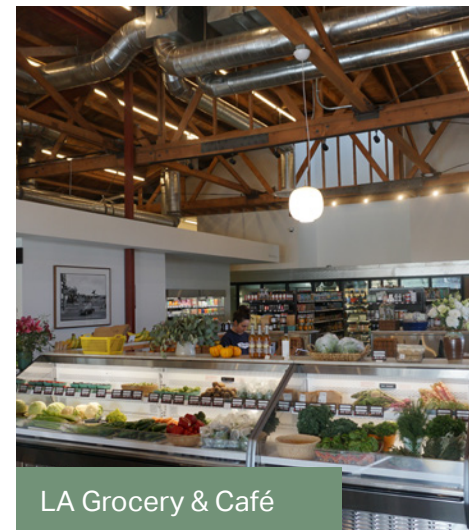
Spinelli Kilcollin



Chainsaw



Kiko Kostadinov



LA Grocery & Café

LOCATION



For More Information Contact

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Last Updated Jan 9, 2026

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