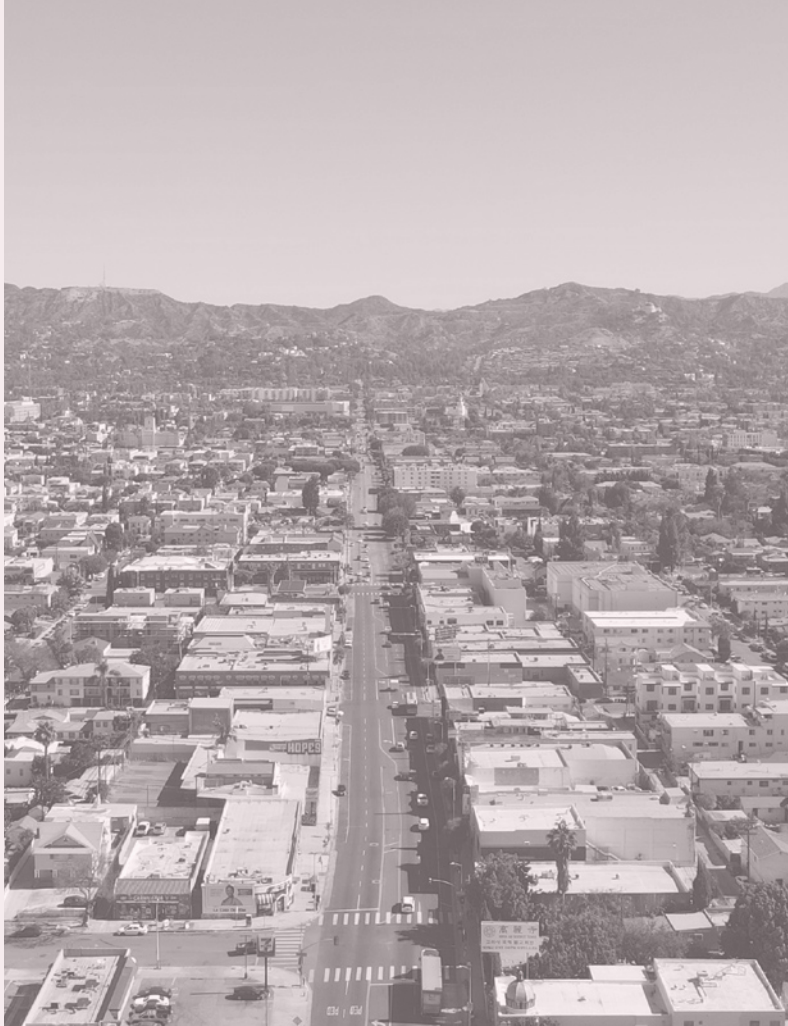


WESTERN & MELROSE



AVAILABLE SPACE
for Lease

Updated March 4, 2025

The *CULTURE, LOCATION, HISTORY*, and *COMMUNITY* are all what's happening at Western & Melrose. Here is what is currently *AVAILABLE FOR LEASE*.



619 N WESTERN AVE

±15,421 RSF

Office, Retail, Showroom

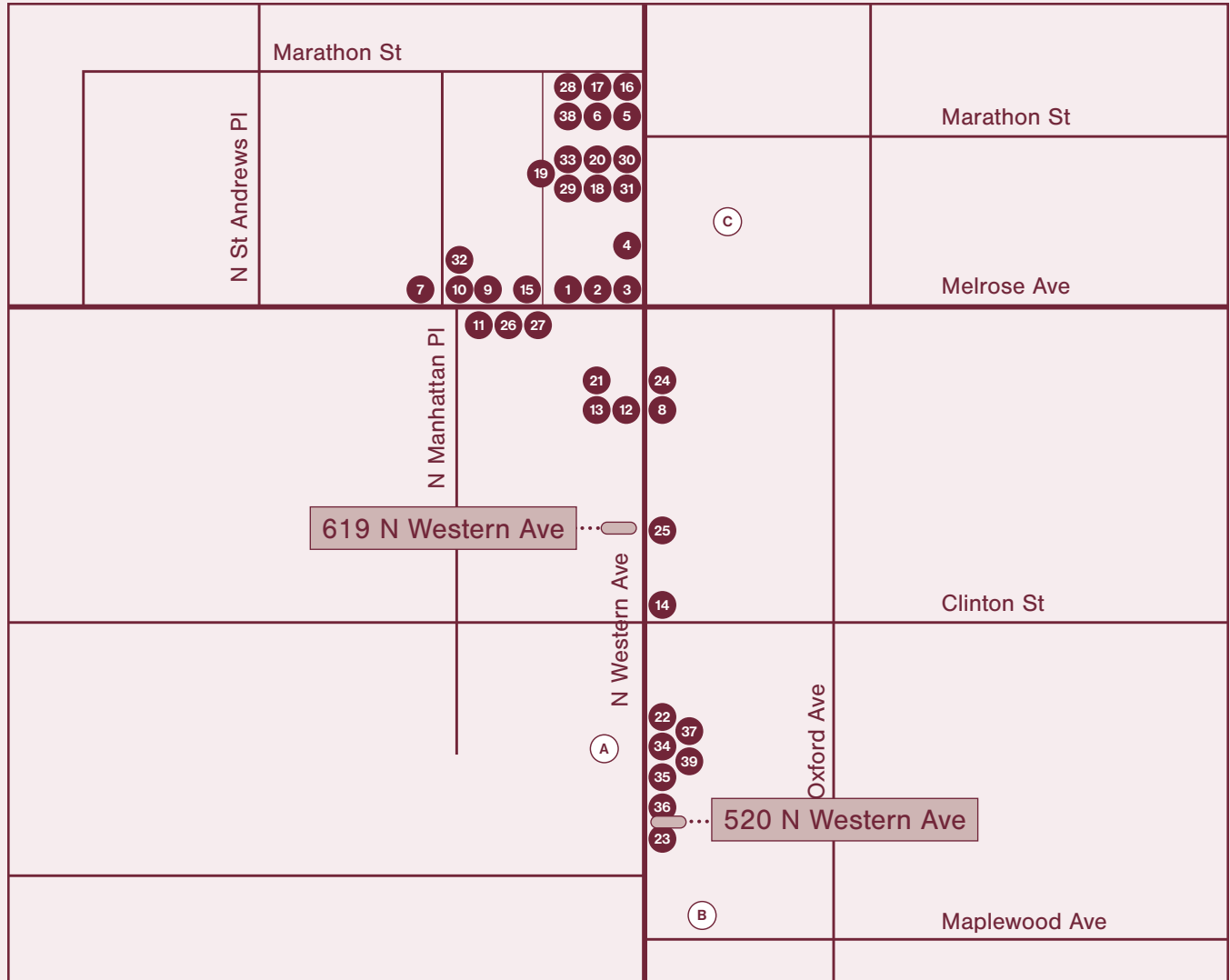


520 N WESTERN AVE

±2,644 RSF

Office, Retail, Showroom

CONTEXT



Food & Beverage

- 1) Ggiata
- 2) Kuya Lord Panciteria
- 3) Organico
- 4) Le Coupe
- 5) Café Telegrama
- 6) Étra
- 7) LA Grocery Market & Cafe
- 8) Bar Étoile
- 9) Little Fish
- 10) Holy Basil
- 11) Chainsaw Bakery
- 12) Corridor 109
- 13) Rocky's Matcha

Art

- 14) David Zwirner
- 15) James Fuentes
- 16) Southern Guild
- 17) Fernberger Gallery
- 18) Nal Studio
- 19) Jasmins
- 20) Hannah Hoffman Gallery
- 21) Morán Morán
- 22) Chateau Shatto
- 23) The Brick

Retail

- 24) Pop Up Home
- 25) CO Collection
- 26) Interior Greens
- 27) Cuff Studio
- 28) Spinelli Kilcollin
- 29) Roseark Jewelry
- 30) Desmar
- 31) Kiko Kostdinov

Health & Wellness

- 32) Vessel Performance
- 33) Hey You! Studio
- 34) FOLM

Office & Creative

- 35) Future Art House Cinema
- 36) Realisation Par
- 37) Western Avenue Capital
- 38) Mahte
- 39) Datum

Parking

- A) 537 N Western Ave: Monthly Parking
- B) Maplewood & Western Ave: Daily and Monthly Parking
- C) Bank of America: Daily Parking After 4PM

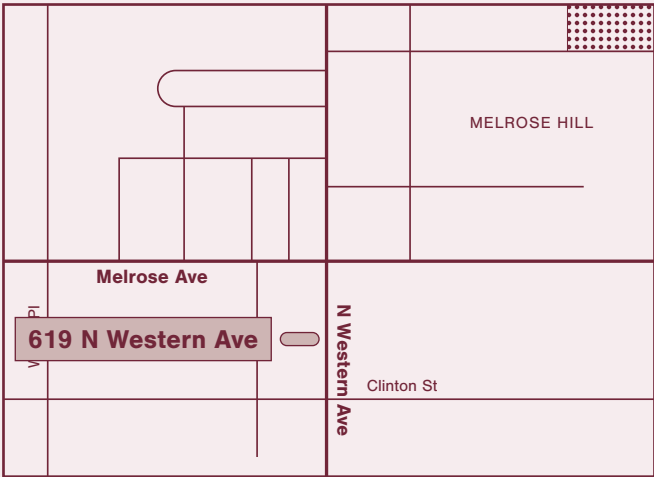
619 N WESTERN AVE
Los Angeles 90004

±15,422 RSF
Ground Floor + Mezzanine
Available Space



Soaring ceilings, abundant natural light, and a striking mezzanine level define this expansive space at 619 N Western Ave. Perfectly positioned just south of Melrose Ave, this blank canvas can accommodate a range of uses. The space includes two restrooms, as well as access to a shared paseo from N Western Ave.

The building is a few doors down from a new concept from acclaimed chef Brian Baik, and across the street from fashion house Co Collection and gallery David Zwirner.



1922 / 2024
Year Built and Renovated

Masonry & Concrete
Construction Type

Office, Retail, Showroom
Uses

Full
HVAC

C2-1
Zoning

18' High
Ceiling Height

Monthly Lot Nearby
+ On-Street
Parking







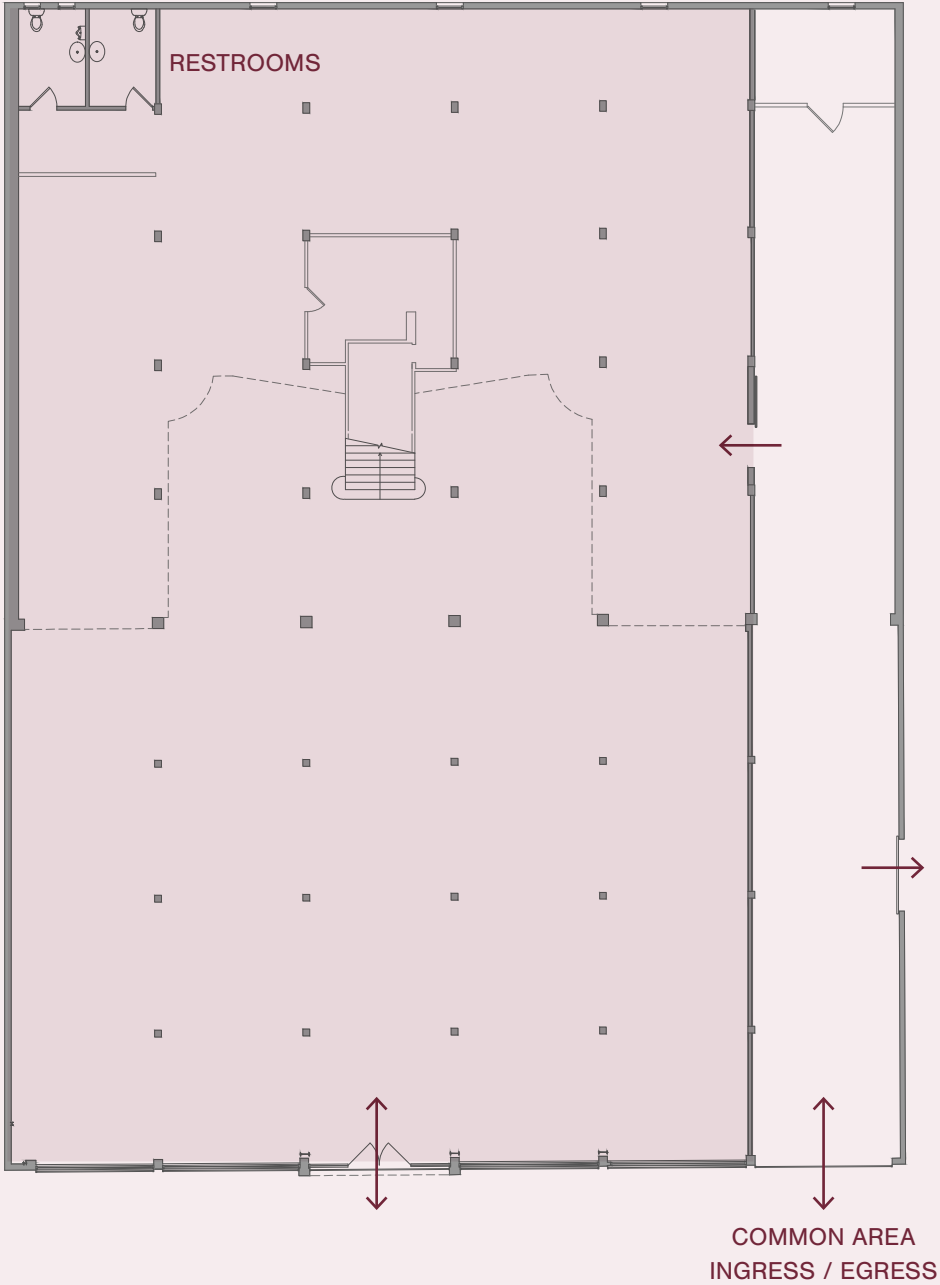


Scenes from an Activation During *FRIEZE* 2025



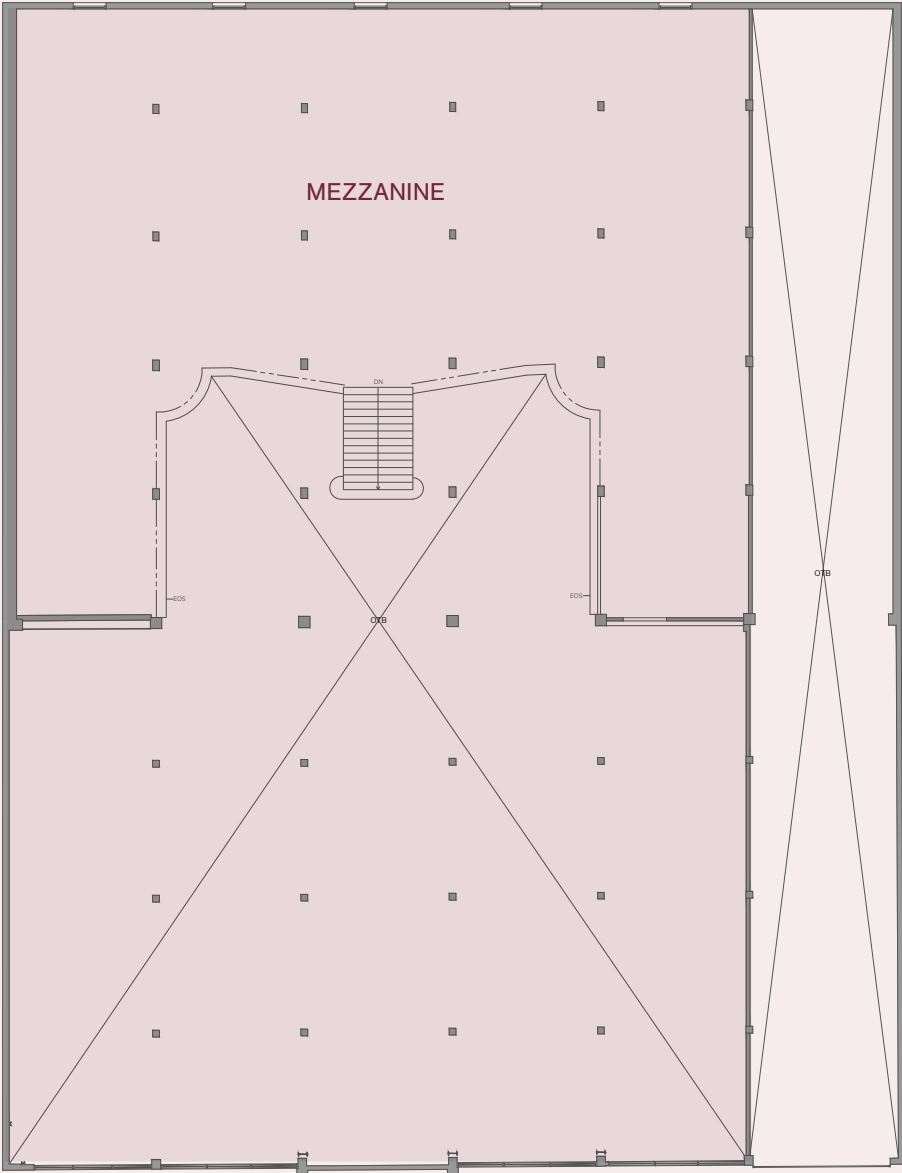
GROUND FLOOR PLAN

±10,776 RSF



N Western Ave

MEZZANINE FLOOR PLAN
±4,646 RSF



N Western Ave

520 N WESTERN AVE

Los Angeles 90004

±2,644 RSF
Ground Floor
 Available Space



Soaring ceilings, abundant natural light, and a striking mezzanine level define this expansive space at 619 N Western Ave. Perfectly positioned just south of Melrose Ave, this blank canvas can accommodate a range of uses. The space includes two restrooms, as well as access to a shared paseo from N Western Ave.

The building is a few doors down from a new concept from acclaimed chef Brian Baik, and across the street from fashion house Co Collection and gallery David Zwirner.

1973
 Year Built

Masonry, Concrete & Wood
 Construction Type

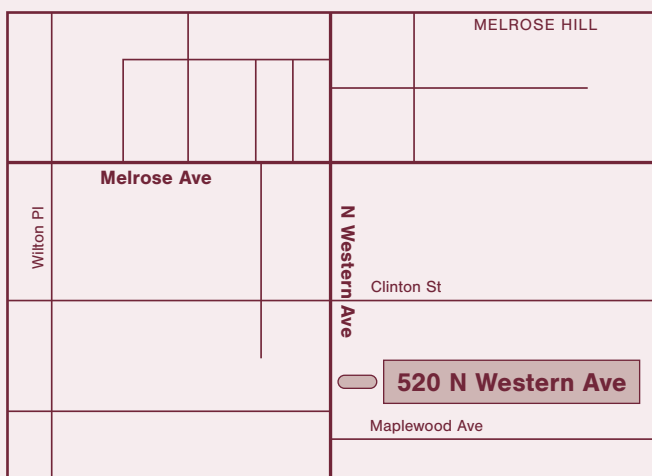
Office, Retail, Showroom
 Uses

Full
 HVAC

C2-1
 Zoning

#' High
 Ceiling Height

On-Site Spaces
 Parking
*Additional Nearby Monthly
 and Street Parking Available*

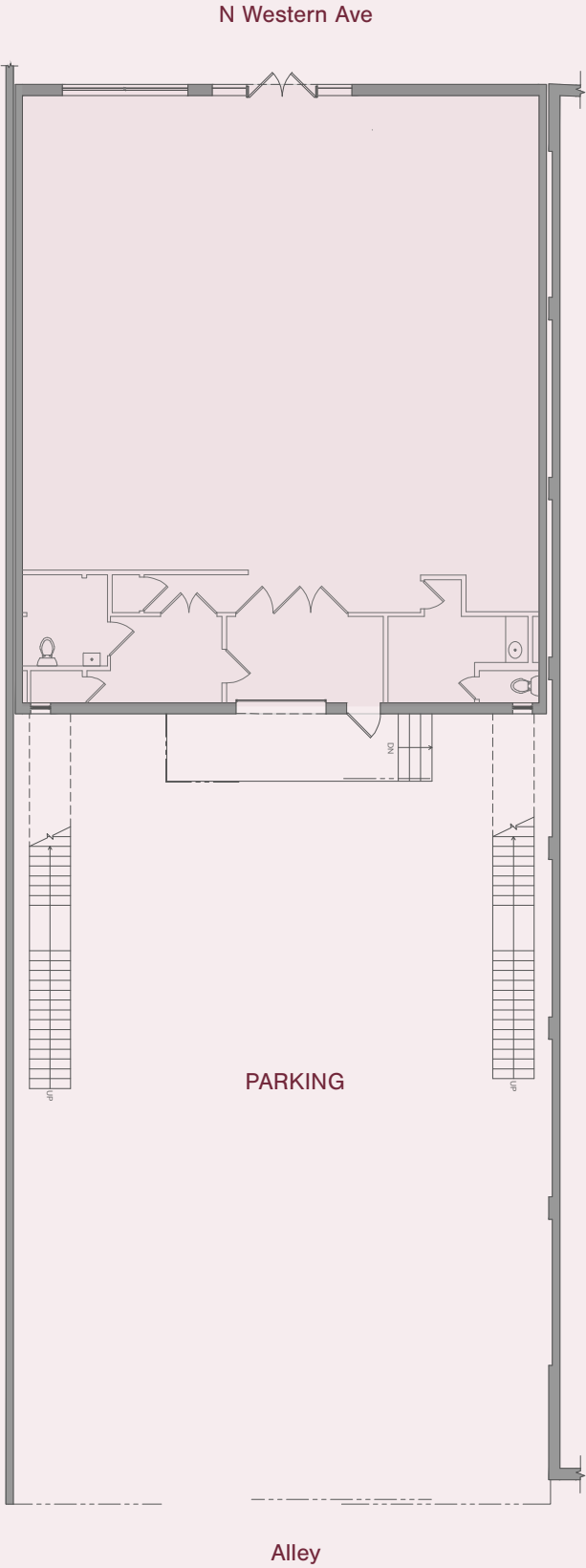




GROUND FLOOR PLAN

±2,644 RSF

520 N Western Ave



N ►

MORE INFORMATION



Geoffrey Anenberg

geoffrey@normal-properties.com

323-243-2821

DRE #01831214



This information has been obtained from sources believed to be reliable but has not been verified.

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