
OFFERING MEMORANDUM

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7974-7978 Melrose Avenue,
& 668 N Edinburgh Avenue,
Los Angeles

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COMMERCIAL

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FOR SALE

7974-7978 MELROSE AVE & 668 N EDINBURGH AVE

LOS ANGELES, CA 90046

\$4,500,000 ALL CASH

PROPERTY DESCRIPTION

1ST TIME ON THE MARKET IN 100 YEARS

7974-7978 Melrose Avenue & 668 N Edinberg Avenue, Los Angeles, presents an excellent Owner/User or repositioning opportunity to acquire a prime corner location at the Southeast Corner of Melrose Avenue and Edinburgh, centrally situated between La Cienega Boulevard and Fairfax Avenue.

The Property was built by half of the current Ownership in 1925 and features a two-story building consisting of approximately 6,943 sq ft. The ground floor is currently owner-occupied, and the second floor is comprised of one-bedroom, one-bath units and one studio apartment unit.

The area is home to a curated collection of notable retailers, restaurants, cafes, and design showrooms such as Oh Polly, REFORMATION, MOSCOT, COMMUNITY GOODS, Denmark 50, and many other notable tenants. Situated in the vibrant Beverly Grove area, the property benefits from high visibility on Melrose Avenue, a world class and renowned shopping and cultural corridor known for its vibrant mix of boutiques, galleries, and lifestyle venues. This prominent corner location presents a rare and valuable branding and signage opportunity to highlight the sales and business growth dynamic in a thriving Los Angeles neighborhood.

The history of 7974-7978 Melrose Avenue & 668 N Edinberg Avenue includes significant charm and character by connecting the present to the past through its unique architectural details, craftsmanship, and cultural significance. Buildings built in 1925 feature original elements such as prominent showroom windows, high ceilings, hardwood floors, and vintage fixtures rarely found in modern construction. These structures serve as tangible links to the area's heritage, telling stories of previous eras and contributing to the neighborhood's identity and sense of community. Ultimately, the building's history transforms it from just a space into a living testament to the architecture, artistry, and legacy of Los Angeles.

Please contact Chris Mara at (310) 927-5865 to discuss and schedule a tour.
Please do not disturb current tenants.



NUMBER OF BUILDINGS

1+Detached Garage

BUILDING SIZE

± 6,943 SF*

LOT SIZE

± 5,745 SF*

LOT DIMENSIONS

± 51 SF X 112 SF*

ZONING

LAC4*

APN

5527-016-005

YEAR BUILT

1925*

ENTITLEMENTS

TOC Tier 3, TOIA Tier 2, OC-2, TCAC
Highest, AB 2334, AB 2097, SB 9, ED1
- Please Review Eligibility

OCCUPANCY

Ground floor, Owner Occupied,
2nd Floor, Residential 100% Occupied

USAGE

Retail/Residential

IMPROVEMENTS

Copper plumbing was redone in 2023 -
Buyer to verify and rely solely on their
own investigation and inspections

*APPROX. PER ASSESSOR'S RECORDS

GLIMPSES INTO HISTORY



RENT ROLL

SCHEDULED INCOME

UNIT	MONTHLY RENT
7974-7978 Melrose Avenue (3 Stores)	Owner Occupied to be vacated at the Close of Escrow.
668 N Edinburgh Avenue	Owner Occupied to be vacated at the Close of Escrow.
7974 ^{1/2} Melrose Avenue Unit 1 (Upstairs)	\$1,095.00 Per Month.
7974 ^{1/2} Melrose Avenue Unit 2 (Upstairs)	\$881.00 Per Month. Increased April 1st, 2025.
7974 ^{1/2} Melrose Avenue Unit 3 (Upstairs)	\$1,162.00 Per Month. Increased April 1st, 2025.
7974 ^{1/2} Melrose Avenue Unit 4 (Upstairs)	\$988.00 Per Month. Increased April 1st, 2025.







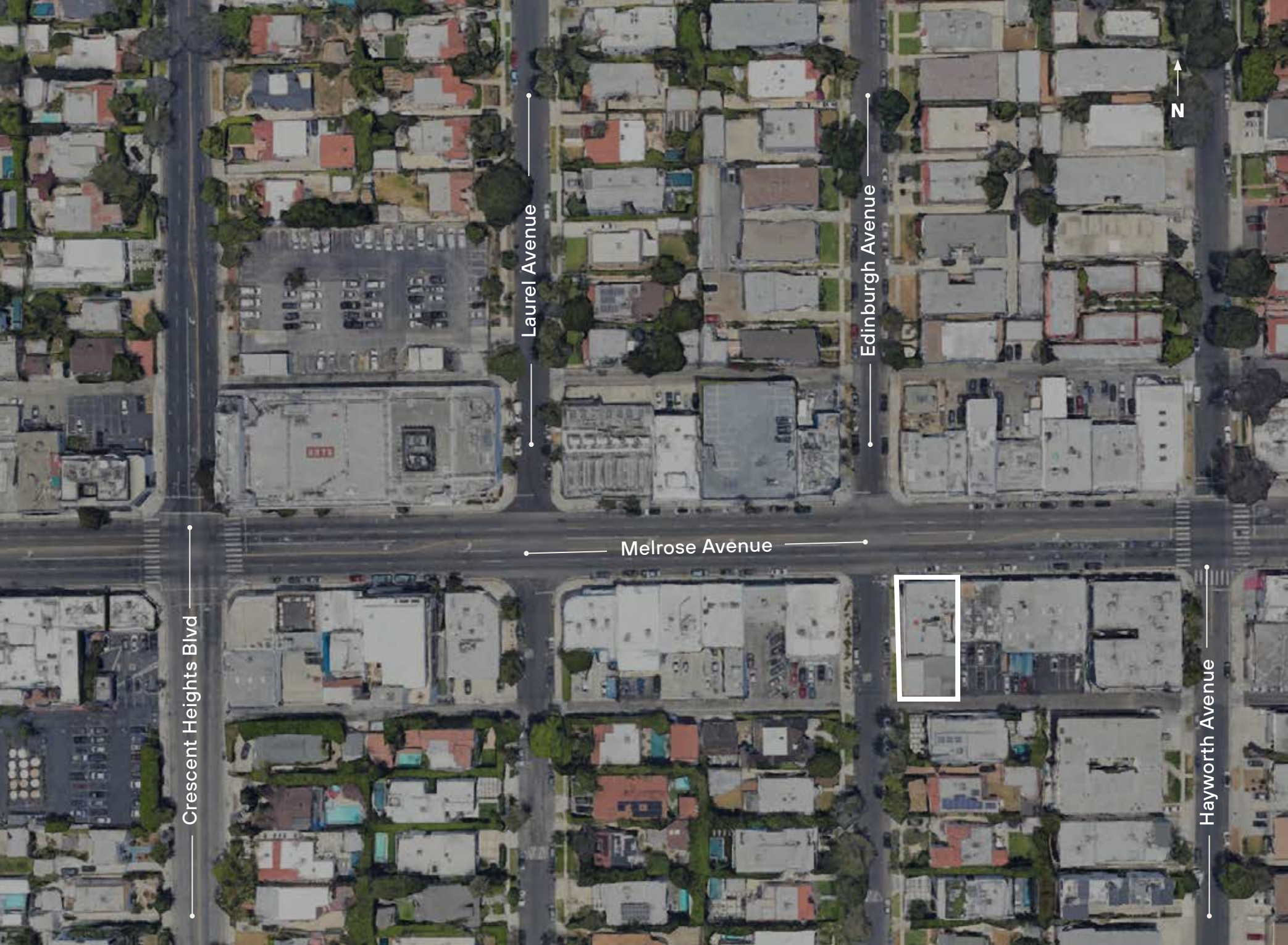


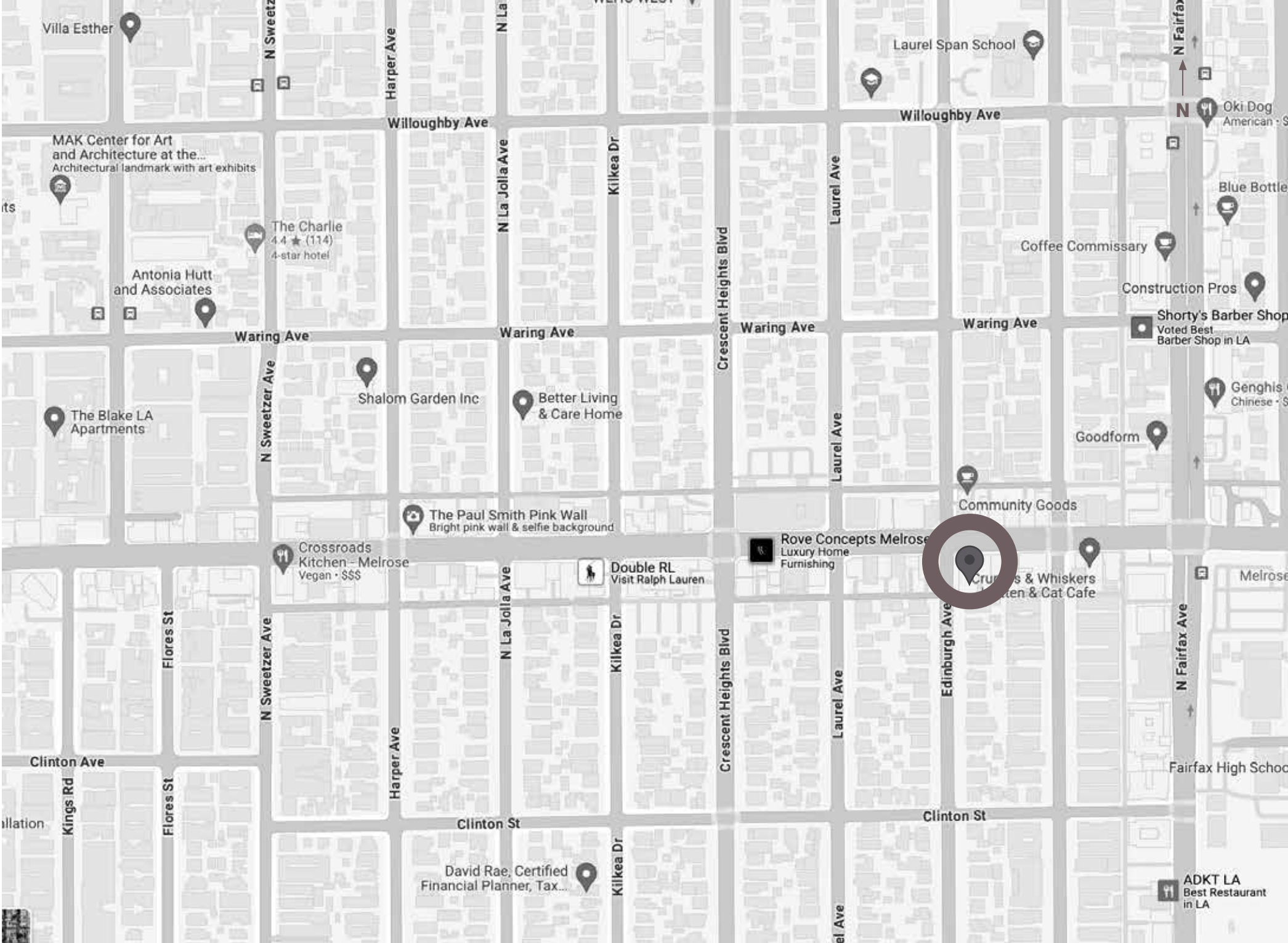




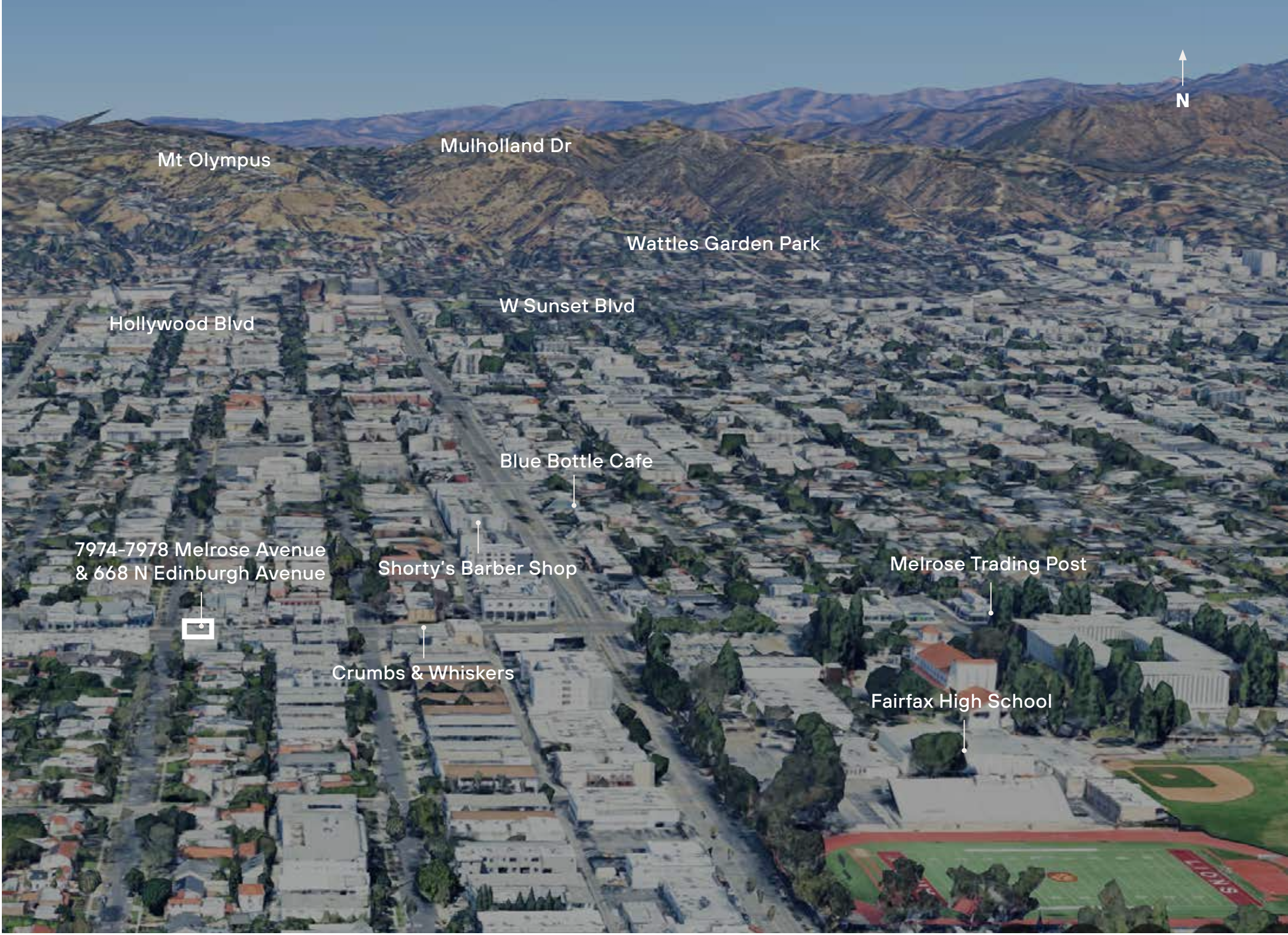












Mt Olympus

Mulholland Dr

Wattles Garden Park

Hollywood Blvd

W Sunset Blvd

Blue Bottle Cafe

7974-7978 Melrose Avenue
& 668 N Edinburgh Avenue

Shorty's Barber Shop

Melrose Trading Post

Crumbs & Whiskers

Fairfax High School

Nearby Developments

1. 854 N. HILLDALE AVE. IN WEST HOLLYWOOD

The proposed project from applicant SC Club Owner, LLC, slated for a property located at 840-854 N. Hilldale Avenue, calls for the construction of a new three-story building featuring 10 residential units - including six affordable units and four rent-controlled market-rate units - atop a parking garage for 10 vehicles. The new construction would be accompanied by the new construction of a new swimming pool and amenity deck for use by the neighboring San Vicente Bungalows, which is owned by the same entity. Good Project Company is designing the new building, with L.Z. Design Group serving as landscape architect. Plans show a contemporary three-story structure with a mix of one- and two-bedroom floor plans. "The proposed apartment building's façade features a 'brise soleil, a structural element designed to house balconies and communal open spaces on the second and third levels," stats a staff report to the Design Review Subcommittee. "This design not only modulates the building's scale but also provides shading and reduces solar gain, contributing to the overall sustainability strategy. Sliding doors on the front façade connect living spaces to these balconies, visually and physically extending the interior while enhancing cross-ventilation through double-hung windows on the rear elevation." - Urbanize LA

3. 1136 LA CIENEGA IN WEST HOLLYWOOD

In West Hollywood, construction is in the home stretch for a LOHA-designed apartment complex just south of the Sunset Strip. The project, located at 1136-1142 N. La Cienega Boulevard, consists of a five-story building that will feature 23 apartments above two levels of subterranean parking when completed. At the time of the project's approval by the West Hollywood Planning Commission in 2017, it was reported that four of the proposed residential units would be set aside as affordable housing. The building is notable for its stepped profile and cantilevering elements. Its exterior is clad in metal. "By eliminating the typical private courtyard solution and pushing the housing volume to one side of the building lot, the design provides each residential unit with public park frontage," reads a description from a project landing page on the LOHA website. According to a representative of LOHA, the property could be ready for move-ins as early as November. - Urbanize LA

2. 8500 SANTA MONICA & LA CIENEGA

A small commercial building at the busy intersection of Santa Monica and La Cienega Boulevards could be razed to make way for a new mixed-use apartment complex, per a presentation scheduled for this week's meeting of the West Hollywood Planning Commission's Design Review Subcommittee. The proposed project, named for its address at 8500 Santa Monica Boulevard, would replace a single-story structure now occupied by a bike tour business with a new six-story edifice featuring 30 one- and two-bedroom apartments above 3,800 square feet of ground-floor commercial space and a two-level, 33-car subterranean parking garage. The project applicant, listed as the entity 8500 WH, LLC, is seeking the approval of a 50 percent density bonus by setting aside five of the proposed apartments for rent by low- and very low-income households. Tighe Architecture is designing 8500 Santa Monica, which is depicted in renderings as a contemporary podium-type building clad in smooth stucco, wood panels, concrete, and metal. Plans show a large amenity deck at the roof level, overlooking both Santa Monica and La Cienega Boulevards. - Urbanize LA





Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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