

# AVAILABLE NOW

*Mixed-Use Development Site or Owner-User Property*

High Visibility Retail, Showroom, Gallery  
& Creative Office Freestanding Building

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



EXCLUSIVELY LISTED BY:

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**543 N Fairfax Ave**

**Los Angeles, CA 90036**

*Prime Identity Corner*

*Across from Fairfax High School*



# PROPERTY OVERVIEW



**Building Approx ±18,719 SF**  
(Lessee or Buyer to confirm)



**Abundant Parking**  
Adjacent to building



**Walk Score**  
96 out of 100



**Lot Size**  
±22,166 SF (+/- .51 Acres)



**Frontage**  
179 Feet on Fairfax Avenue



**Zoning**  
C4-1VL



**TOC Designation**  
Tier 2



**Floor Area Ratio**  
3:25 : 1 Utilizing TOC Tier 2



## Property Details

- Parking ±68 Spaces (8 gated secure spaces)
- General Plan Land Use Neighborhood Office Commercial
- Height Limit 56 Feet utilizing TOC Tier 2
- Density +/-96 Units utilizing TOC Tier 2
- Polished Concrete floors, exposed ceilings and skylights
- Elevators and Stair accessible
- Basement Approx ±1,417 SF
- Ground Floor Approx ±7,664 (Ceiling Heights approx. ±12'9")
- 2nd Floor Approx ±9,638 SF (Various Ceiling Heights approx. ±9')



# PROPERTY PHOTOS



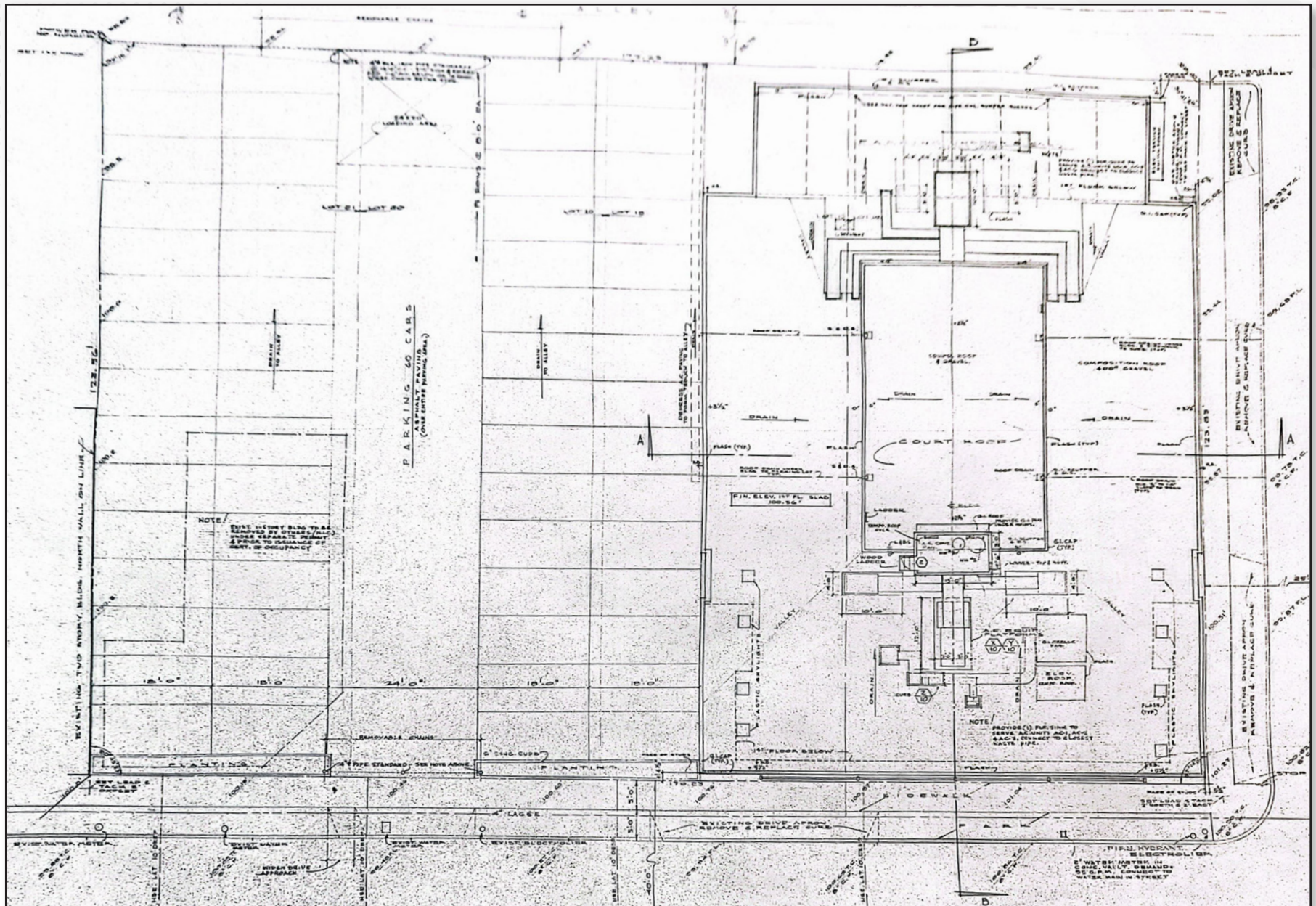


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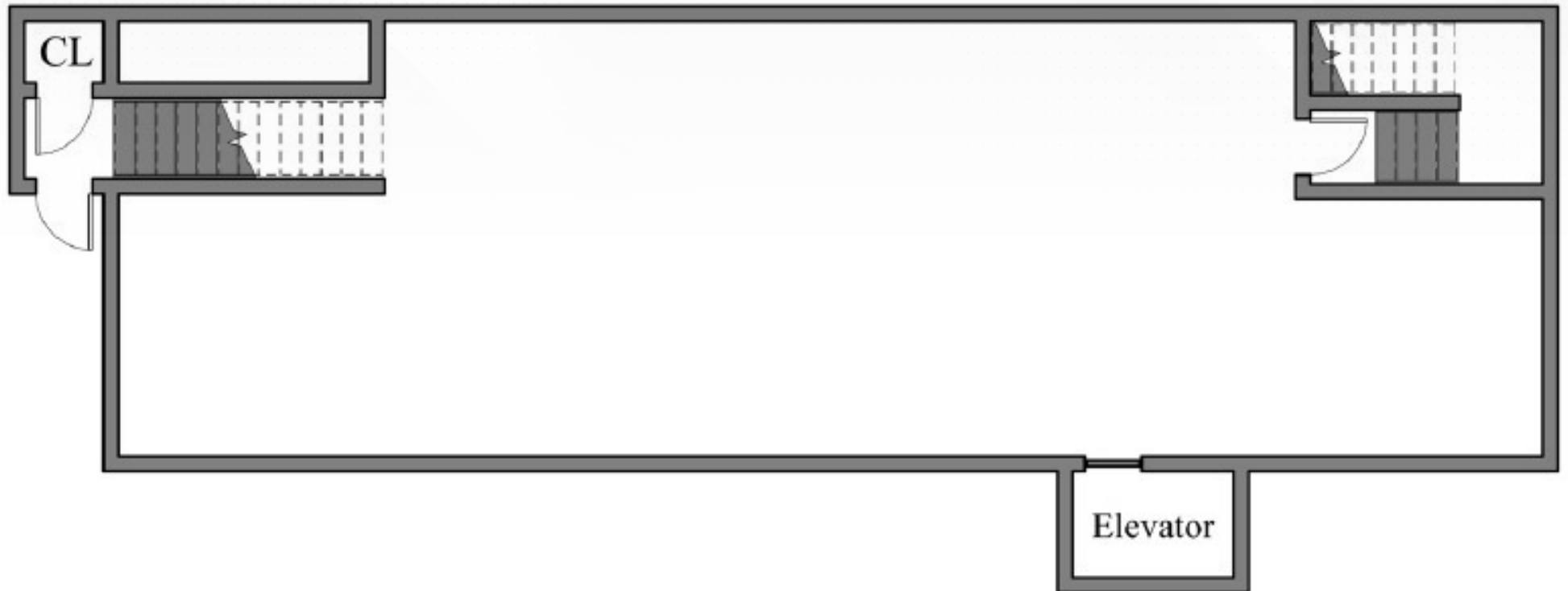


# SITE PLAN



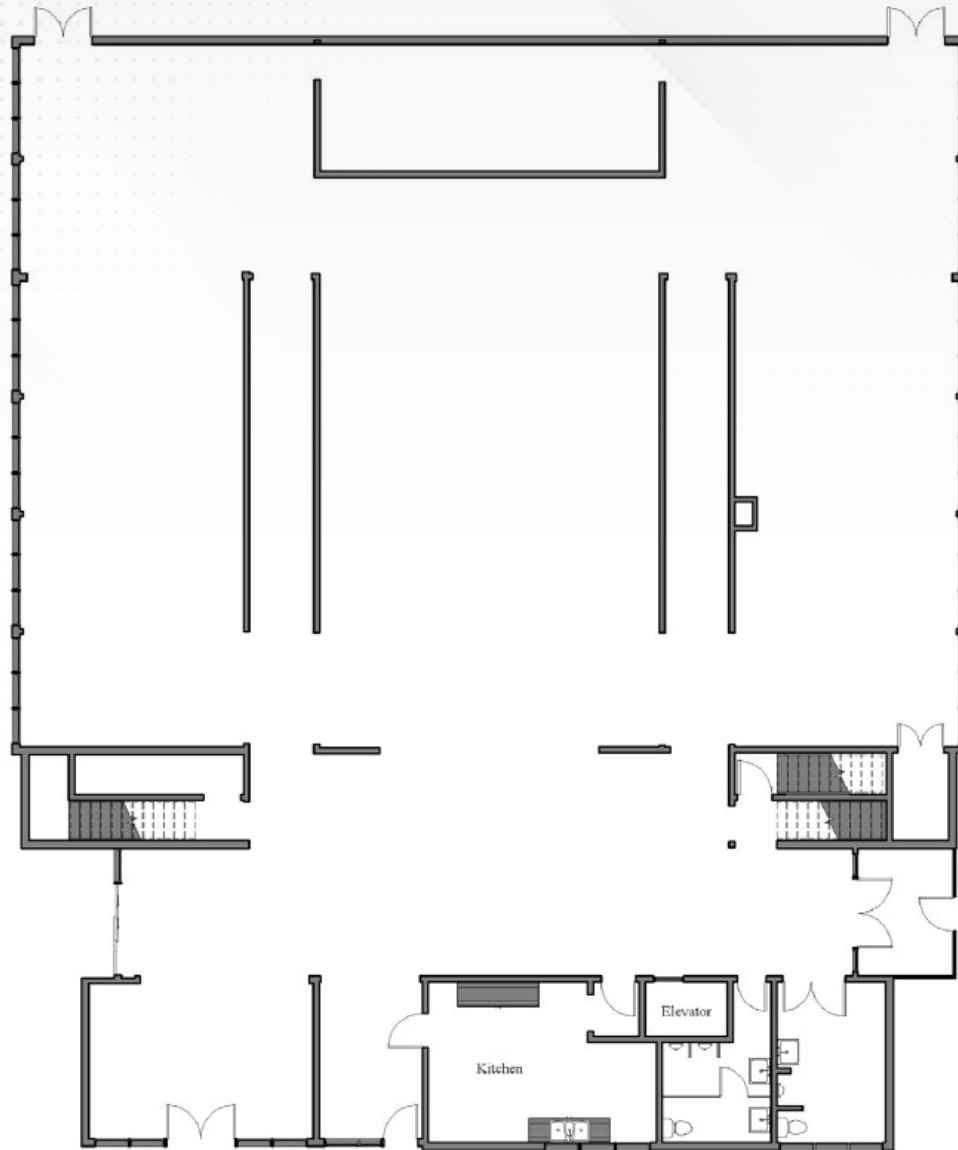
# FLOOR PLAN

Basement | ±1,417 SF



# FLOOR PLAN

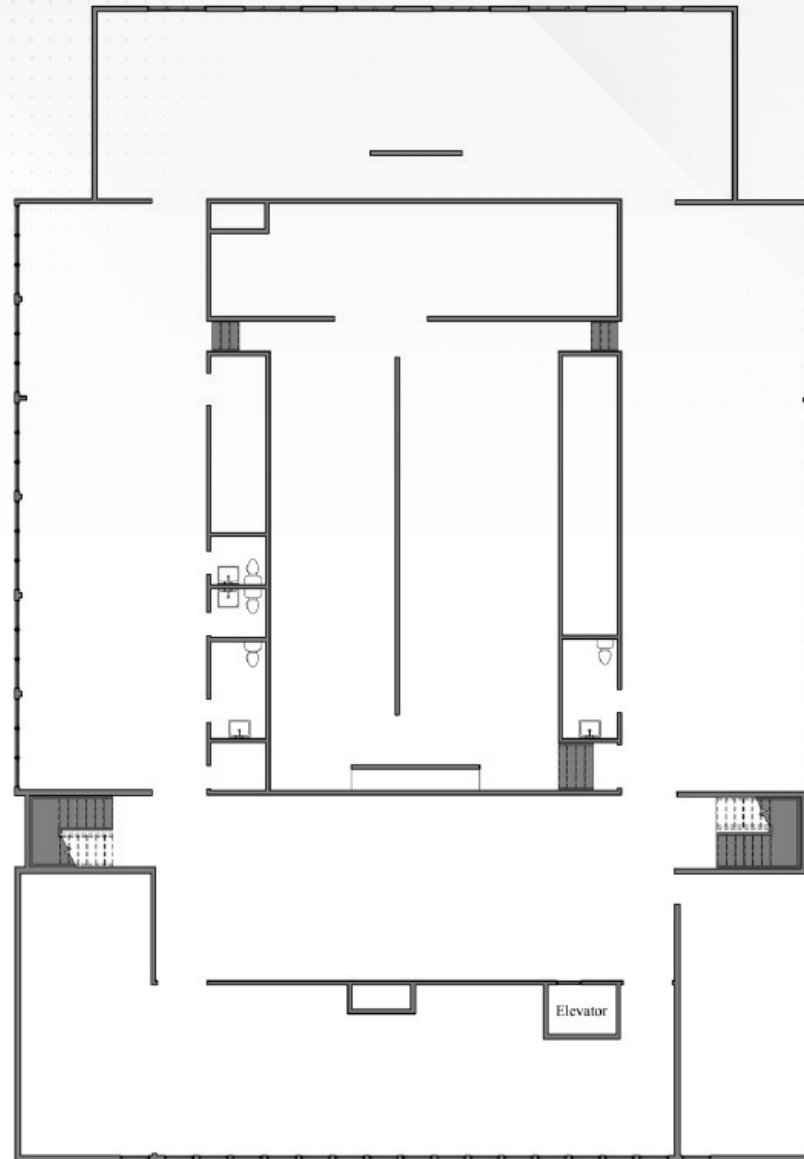
Ground Floor | ±7,664 SF





# FLOOR PLAN

2nd Floor | ±9,638 SF





# AMENITIES MAP





# AERIAL MAP



542 N FAIRFAX AVE LOS ANGELES, CA 110



# AREA OVERVIEW

## Fairfax Avenue

The Highly urbanized Fairfax Avenue has historically been a center of urban fashion in Los Angeles with cutting-edge streetwear designers, as well as hip bars and restaurants. The mix of old and new has led many to name Fairfax “the coolest street in Los Angeles”.

Visitors are drawn to the Fairfax District’s abundance of trendy retail and lively restaurants along Fairfax Avenue. The area is home to The Grove, an outdoor mall featuring upscale shopping and dining, as well as the Original Farmers Market, which retains its 1930s atmosphere with open-air stalls and casual eateries.



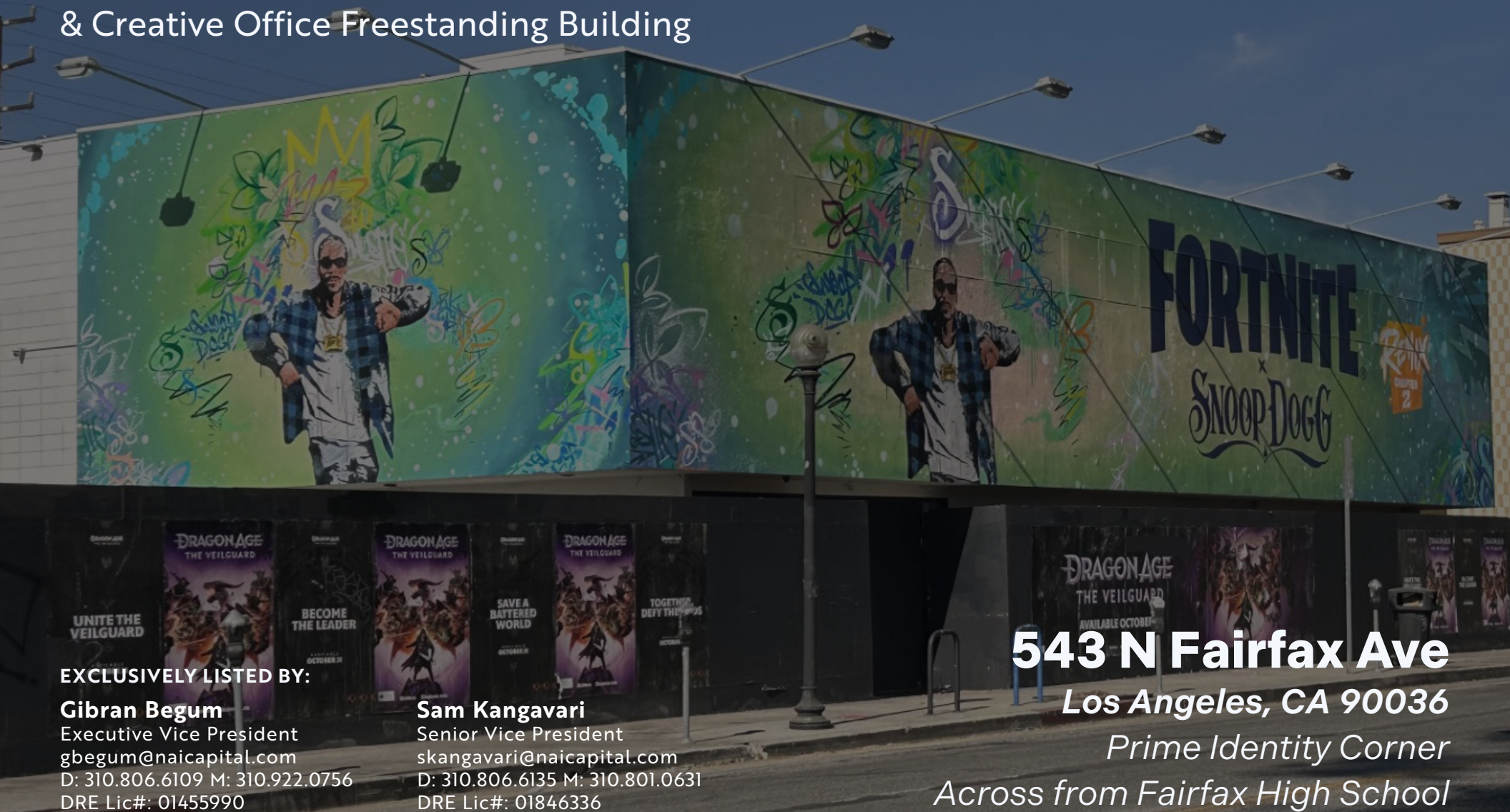


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