

INDU
STRY



RETAIL | GALLERY | SHOWROOM | OFFICE
± 9,807 RSF

559
N WESTERN AVE
MELROSE HILL

FOR LEASE



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FOR LEASE

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559 N WESTERN AVE MELROSE HILL CA 90004

DETAILS

AVAILABLE SF

1st Floor ± 6,291 SF
2nd Floor ± 3,516 SF

RATE

Upon request

OCCUPANCY

Immediate

TERM

5 - 10 years

PARKING

Off-site (monthly)
at prevailing rate

Newly available retail space

FEATURES

Retail space with second-floor office
(can be leased separately)

Highly visible corner and street presence
on busy Western Ave

Directly across the street from the
recently-opened and acclaimed David
Zwirner Gallery

Available for retail, gallery/showroom,
office, and other creative uses

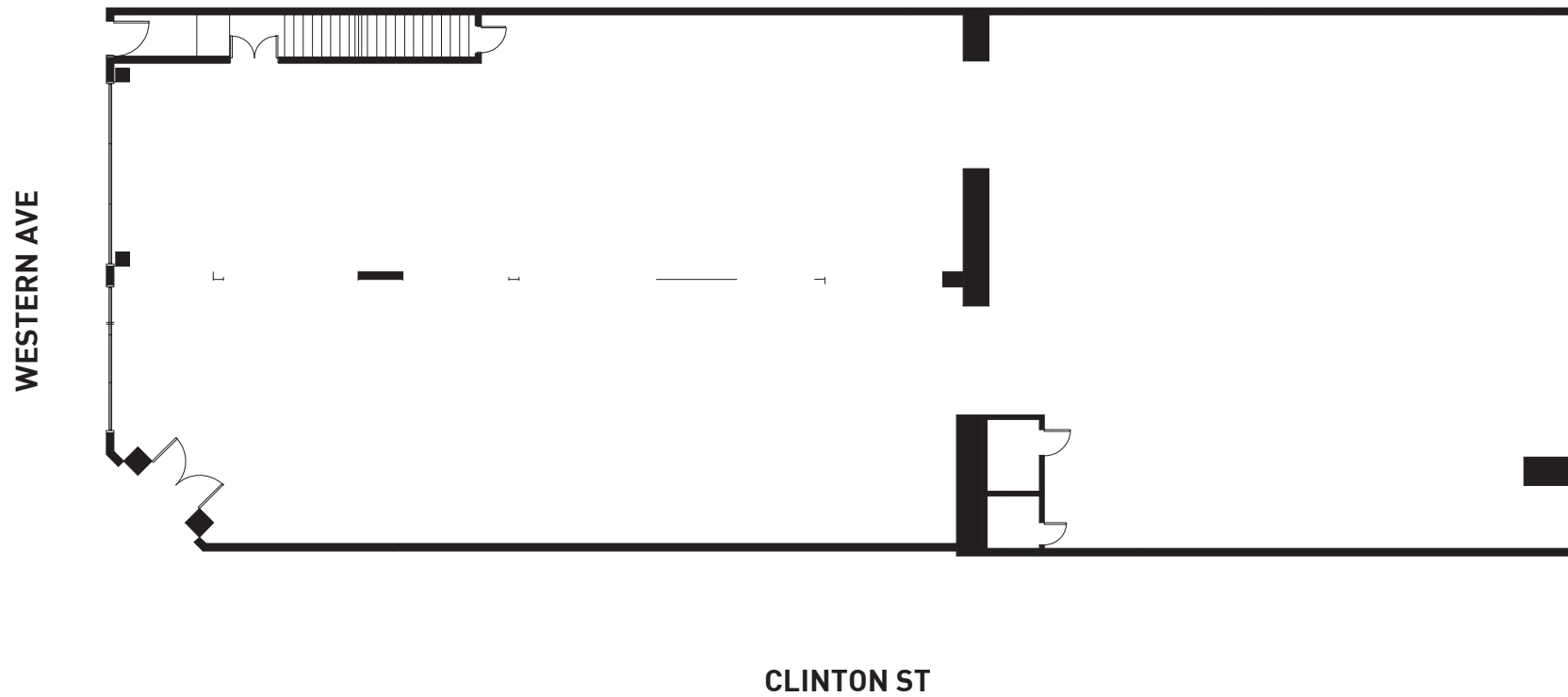
Immediate proximity to Melrose Hill's
newest developments and openings



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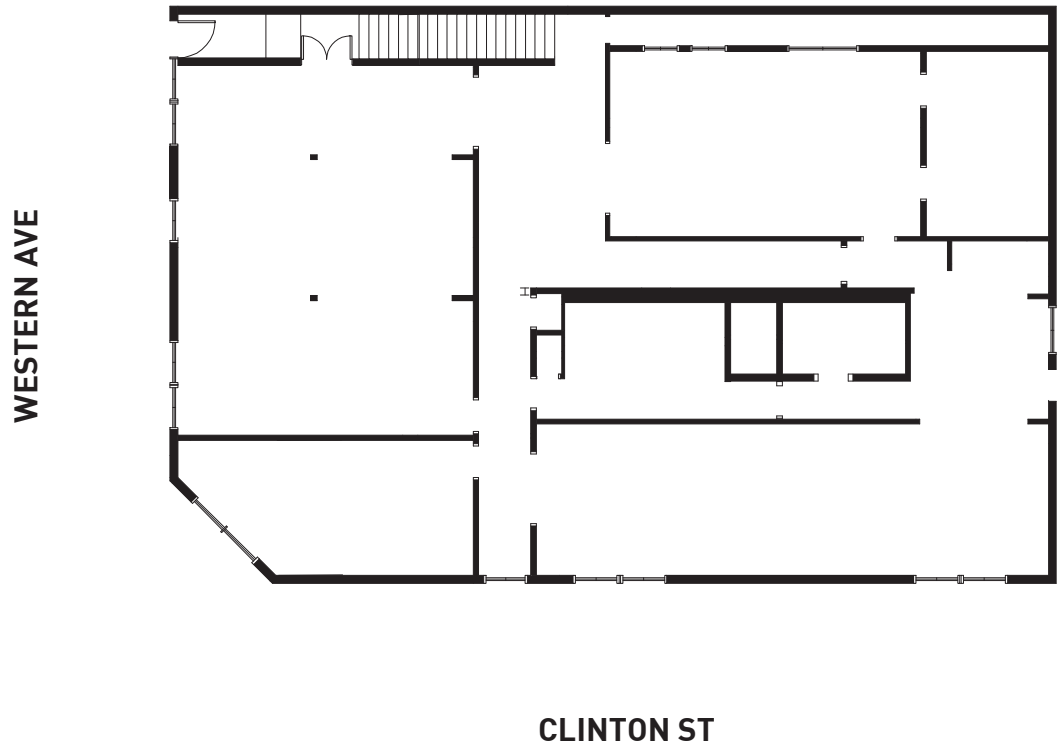
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GROUND FLOOR
±6,291 RSF



NOT TO SCALE.
Floor plan for information purposes only.
Layout and furnishings may vary

SECOND FLOOR
± 3,516 RSF



NOT TO SCALE.
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INTERIOR PHOTOS



4 min WALK



Ggiata Delicatessen: Known for its delicious Italian-inspired sandwiches, fresh ingredients, and friendly service. A local favorite, it offers generous portions and a welcoming atmosphere.

4 min WALK



Ggiata Beer Garden: Ggiata Beer Garden offers a relaxed atmosphere with a variety of craft beers and casual bites. Known for its welcoming vibe and outdoor seating, it's a popular spot for enjoying drinks with friends.

5 min WALK



Étra: An elegant restaurant known for its sophisticated ambiance and contemporary cuisine. Offering a diverse menu of expertly crafted dishes, it's a popular destination for fine dining and special occasions.

5 min WALK



Café Telegrama: A cozy café known for its artisanal coffee and delectable pastries. With a welcoming atmosphere and comfortable seating, it's a favorite spot for coffee enthusiasts and casual gatherings.

5 min WALK



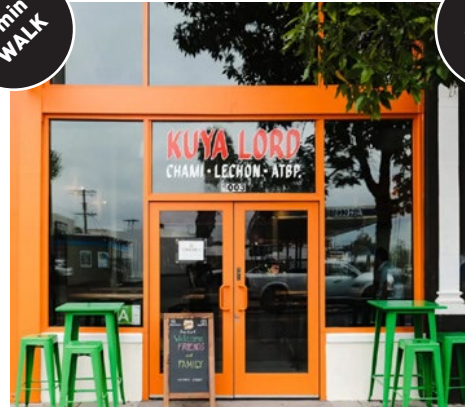
David Zwirner: David Zwirner is a contemporary art gallery showcasing works from renowned and emerging artists. Known for its cutting-edge exhibitions and curated shows, it attracts art enthusiasts and collectors alike.

4 min WALK



Pop Up Home: A unique store offering a curated selection of vintage and contemporary furniture, decor, and art pieces. Known for its eclectic and stylish inventory, it's a go-to destination for interior design enthusiasts.

4 min WALK



Kuya Lord: A Filipino restaurant celebrated for its authentic and flavorful dishes. Known for its welcoming atmosphere and delicious cuisine, it offers a taste of traditional Filipino flavors in a modern setting.

3 min WALK



Morán Morán: A contemporary art gallery featuring innovative works from both established and emerging artists. Known for its dynamic exhibitions and thought-provoking pieces, it is a prominent destination for art lovers.

About the neighborhood

Melrose Hill is a small and picturesque neighborhood in Los Angeles, California, known for its historic charm and peaceful atmosphere. Located near the popular Melrose Avenue, it offers easy access to a variety of shops, restaurants, and cafes. The streets are lined with trees and bungalow-style houses, many of which have been restored, giving it a cozy, residential feel. Local amenities include parks, schools, and convenient access to public transportation, making Melrose Hill an attractive place for both families and young professionals.

93/100 WALKSCORE

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