

# 5454 Virginia Avenue

HOLLYWOOD



VALUE-ADD / OWNER USER OPPORTUNITY



# 5454 Virginia Avenue

HOLLYWOOD

We are pleased to present 5454 Virginia Ave for sale, an 11,194 SF mixed-use retail & office property at the at the crossroads of Western Ave & Virginia Ave in the heart of Hollywood.

This rare owner-user asset offers high visibility, prime access to production studios, trendy restaurants & retail and easy connectivity to major freeways.

Perfect for creative and food-related industries, such as studios and ghost kitchens, the property provides flexible, centrally located space to meet diverse needs.

A unique opportunity to acquire a prime asset in one of Los Angeles' most desirable neighborhoods, appealing to both owner-users and investors.

## LISTING TEAM



### MATTHEW LUCHS

Senior Vice President  
818.519.1429  
matthew@zacutogroup.com  
BRE #01948233

Marcus & Millichap  
THE LIBEROW GROUP

### SAM LIBEROW

Senior Managing Director  
818.212.2795  
sam.liberow@marcusmillichap.com  
BRE #01933858



# DETAILS

**5454 VIRGINIA AVENUE**

LOS ANGELES, CA 90029

*Value add investment /  
Owner-user opportunity*

**BUILDING SIZE**    **LOT SIZE**  
11,194 SF            6,795 SF

**PRICE**  
\$2,995,000 (\$268/SF)

## DYNAMIC HOLLYWOOD LOCATION

Situated in Melrose Hill, one of Los Angeles' most vibrant neighborhoods, known for its cultural diversity, business growth, and economic strength.

## VERSATILE MIXED-USE ASSET

Adaptive layout perfect as creative studio, production, ghost kitchen/catering, with great proximity to major entertainment hubs.

## STRATEGIC LOCATION

Close to Paramount, Netflix, and CBS, ideal for entertainment-related businesses. Accessible via major freeways (101, 10, 110) and close to public transportation options, including the Metro Red Line.





# DETAILS

**5454 VIRGINIA AVENUE**

LOS ANGELES, CA 90029

*Value add investment /  
Owner-user opportunity*

## HIGH DEMAND MARKET

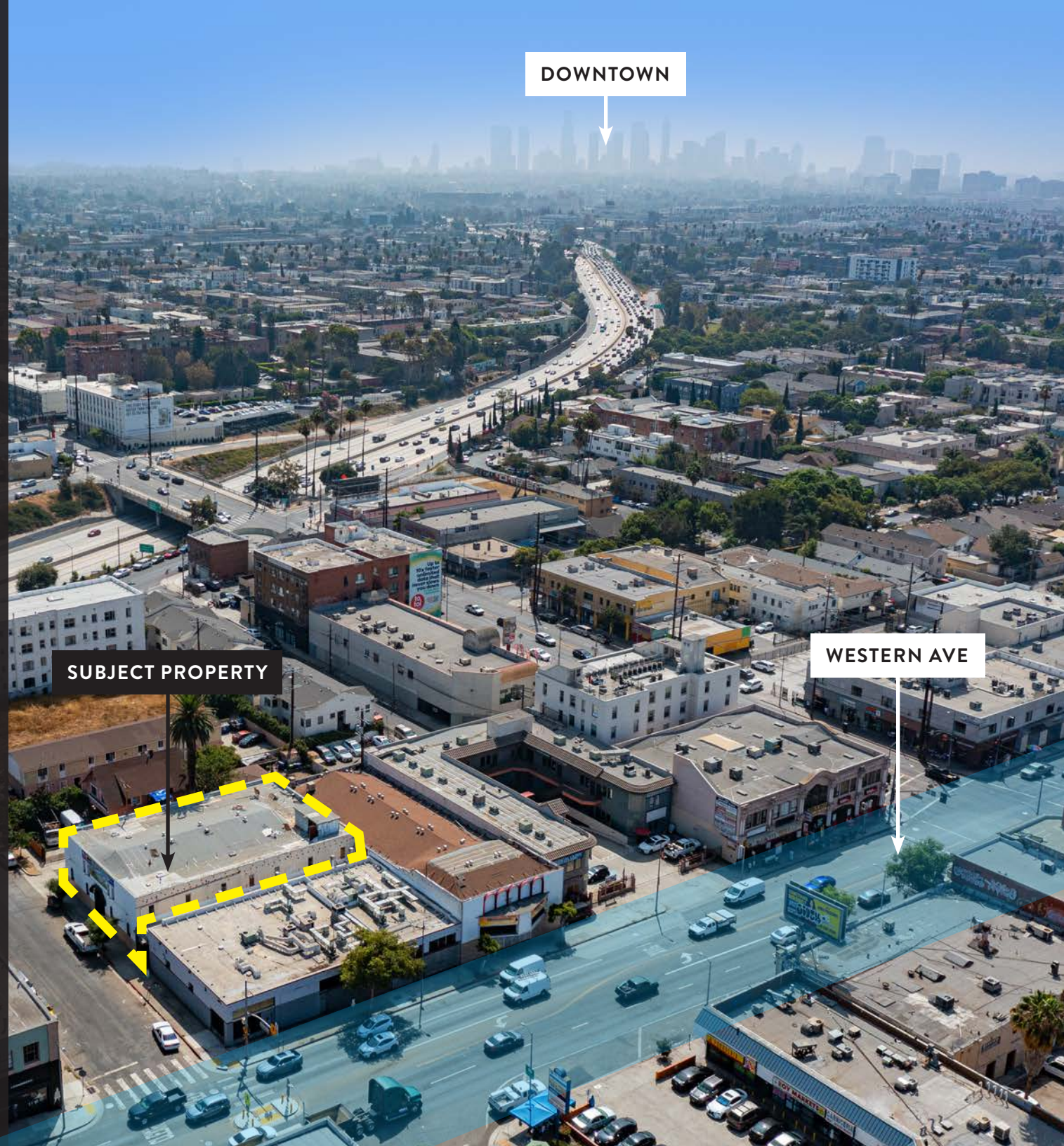
Strong demand driven by a growing local economy, ongoing development, and a thriving entertainment sector. Ongoing commercial and entertainment projects in the area include furniture and design shops, galleries, coffee shops, and cafes/restaurants.

## VALUE ADD POTENTIAL

Opportunities for renovations to increase property value, rental income, and reduce vacancies.

## STRONG DEMOGRAPHICS

The surrounding area boasts a dense population with strong household incomes, providing a robust customer base for potential retail tenants.







## PROPERTY SUMMARY

**Address:** 5454 Virginia Avenue  
Los Angeles, CA 90029

**Price:** \$2,995,000

**Building SF:** 11,194 SF

**Lot Size:** 6,795 SF

**Price/SF (Building):** \$268/SF

**Price/SF (Land):** \$441/SF

**Pro-Forma CAP:** 6.84%

**Year Built:** 1924

**Zoning:** C4-1VL

**APN:** 5536-010-006

**Traffic Counts:** 39,640 VPD

**Cross Streets:** Western Ave &  
Virginia Ave

**Occupancy:** Vacant

**Parking Spaces:** None

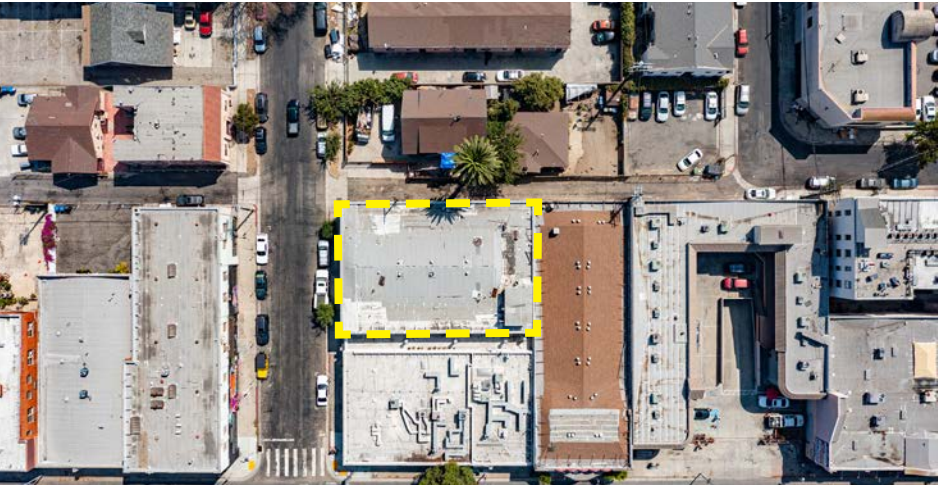
**Parking Ratio:** 0 spaces per 1,000

**Opportunity Zone:** Yes



FOR SALE

5454 VIRGINIA AVE, LOS ANGELES, CA 90029





FOR SALE

5454 Virginia Avenue  
HOLLYWOOD

Santidad a Señora





FOR SALE

5454 VIRGINIA AVE, LOS ANGELES, CA 90029





FOR SALE

superba  
FOOD + BREAD

Barlis

NETFLIX

owen

MOTHER WOLF

CNN

HOLLYWOOD  
WALK OF FAME

W  
HOLLYWOOD  
HOTEL & RESIDENCES

NETFLIX

HOLLYWOOD

SUNSET GOWER STUDIOS

LA DESCARGA



5454 Virginia Avenue  
HOLLYWOOD

WESTERN AVE



ZACUTOGROUP.COM 310.469.9012



# DYNAMIC LOCATION

CENTRAL TO THE BEST RESTAURANTS AND AMENITIES OF HOLLYWOOD/MELROSE HILL



📍 DAVID ZWIRNER | 616 WESTERN AVE



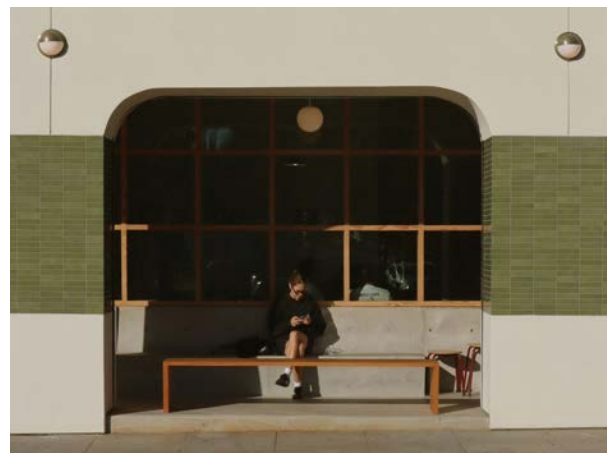
📍 LA DESCARGA | 1159 WESTERN AVE



📍 HOME DEPOT | 5600 SUNSET BLVD



📍 PROVIDENCE | 5955 MELROSE AVE



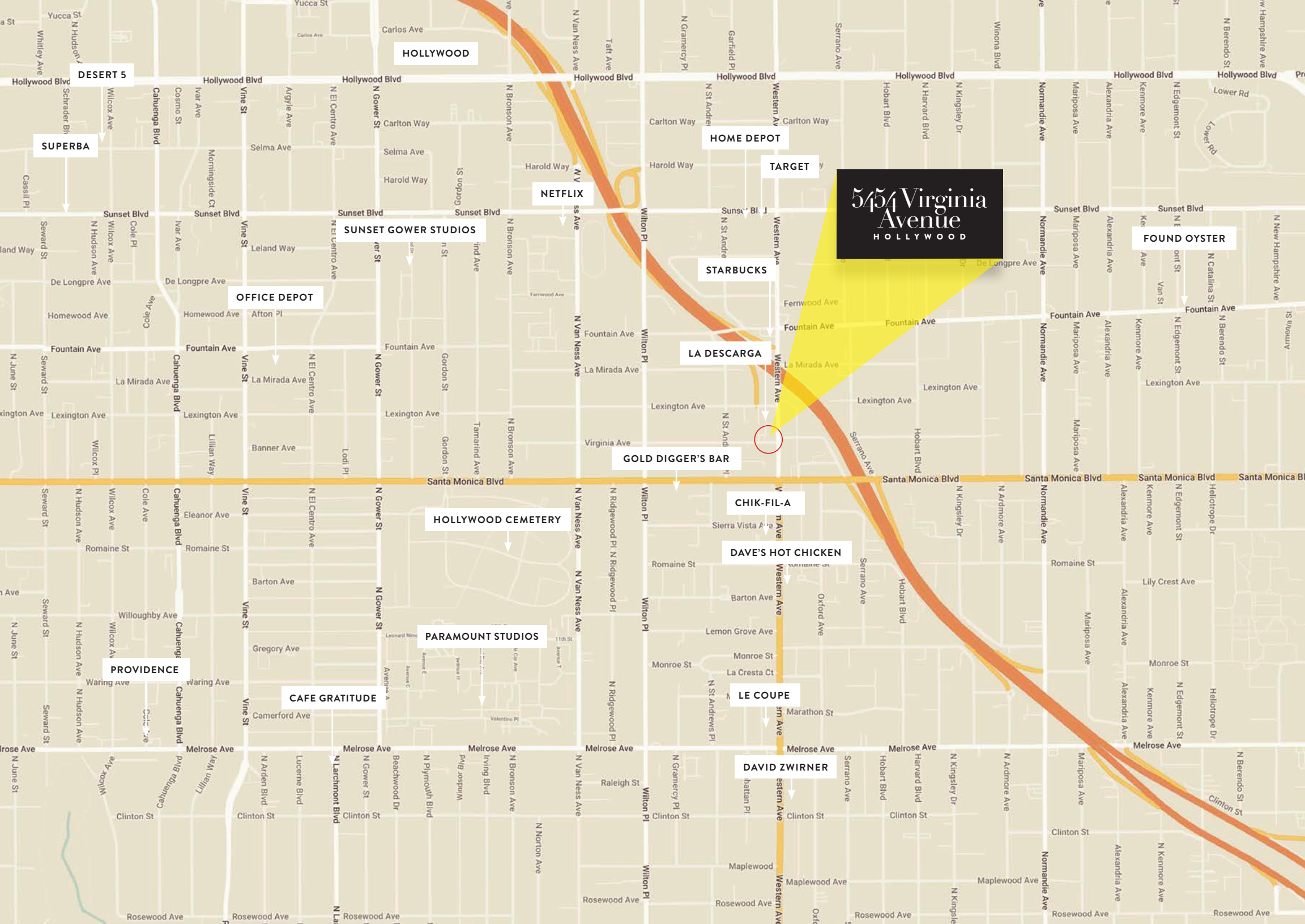
📍 CAFE TELEGRAMA | 4574 BEVERLY BLVD



📍 PARAMOUNT STUDIOS | 5515 MELROSE AVE







**5454 Virginia Avenue**  
HOLLYWOOD

NETFLIX

HOME DEPOT

TARGET

SUNSET GOWER STUDIOS

STARBUCKS

OFFICE DEPOT

LA DESCARGA

GOLD DIGGER'S BAR

CHIK-FIL-A

HOLLYWOOD CEMETERY

DAVE'S HOT CHICKEN

PARAMOUNT STUDIOS

LE COUPE

PROVIDENCE

CAFE GRATITUDE

DAVID ZWIRNER

FOUND OYSTER

DESERT 5

HOLLYWOOD

SUPERBA



# 5454 Virginia Avenue

H O L L Y W O O D



## **MATTHEW LUCHS**

*Senior Vice President*

818.519.1429

[matthew@zacutogroup.com](mailto:matthew@zacutogroup.com)

**BRE #01948233**

Marcus & Millichap  
THE LIBEROW GROUP

## **SAM LIBEROW**

*Senior Managing Director*

818.212.2795

[sam.liberow@marcusmillichap.com](mailto:sam.liberow@marcusmillichap.com)

**BRE #01933858**

*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Buyer to verify. 8/2024*

**ZACUTOGROUP.COM | 310.469.9300**

