

OFFERING MEMORANDUM

709 N Gardner St

Los Angeles, CA 90046

**TURNKEY, FREE-STANDING OFFICE BUILDING JUST
OFF MELROSE AVE | 2,832 SF, FULLY BUILT-OUT |
AVAILABLE FOR LEASE OR SALE**



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Los Angeles, CA 90046

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Marcus & Millichap
THE NEEMA GROUP



709 North Gardner Street presents a rare opportunity for either an owner/user or an investor, located in the highly desirable Fairfax neighborhood of Los Angeles, just north of Melrose Avenue and surrounded by entertainment industry businesses. This two-story, 2,832 square-foot office building is strategically situated near retail landmarks like The Grove and popular dining spots such as Pink's Hot Dogs, Melrose Umbrella Co., and Nomoo. There are two gated parking spaces at the rear of the property, and additional spaces can be leased nearby. (Contact agents for details)



The property's layout is designed for versatility. The top floor includes a large office with a shower and bath, two private offices, a conference room, and an open creative space, while the ground floor offers three private offices, a kitchen, a bathroom, and storage. With its proximity to entertainment destinations like the Hollywood Improv and the Groundlings Theatre, this property offers convenience for tenants in creative or entertainment sectors. The building is fully built-out and well-maintained, making it an attractive investment or business space option.

Property Summary

Property Information

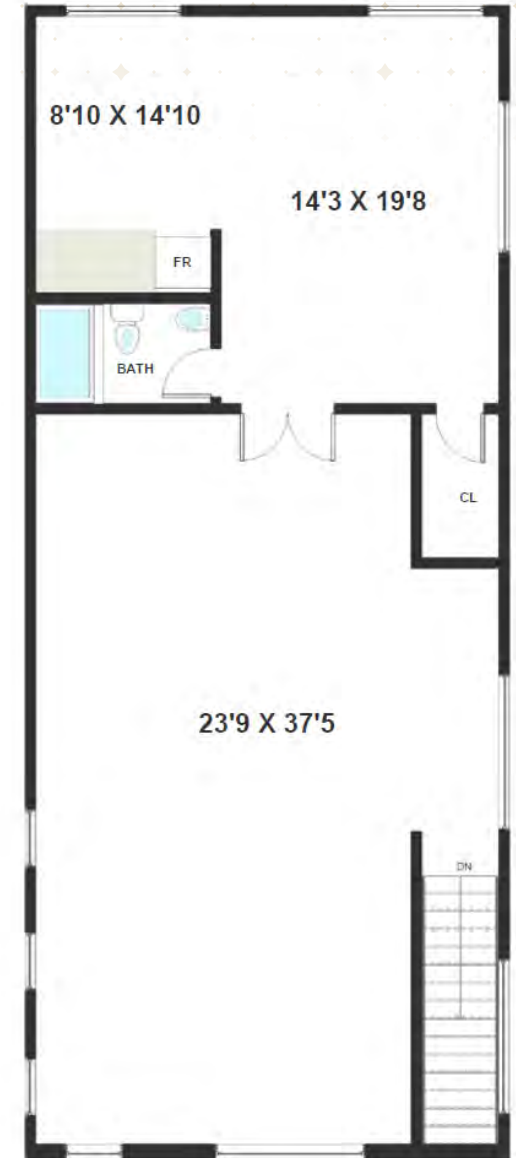
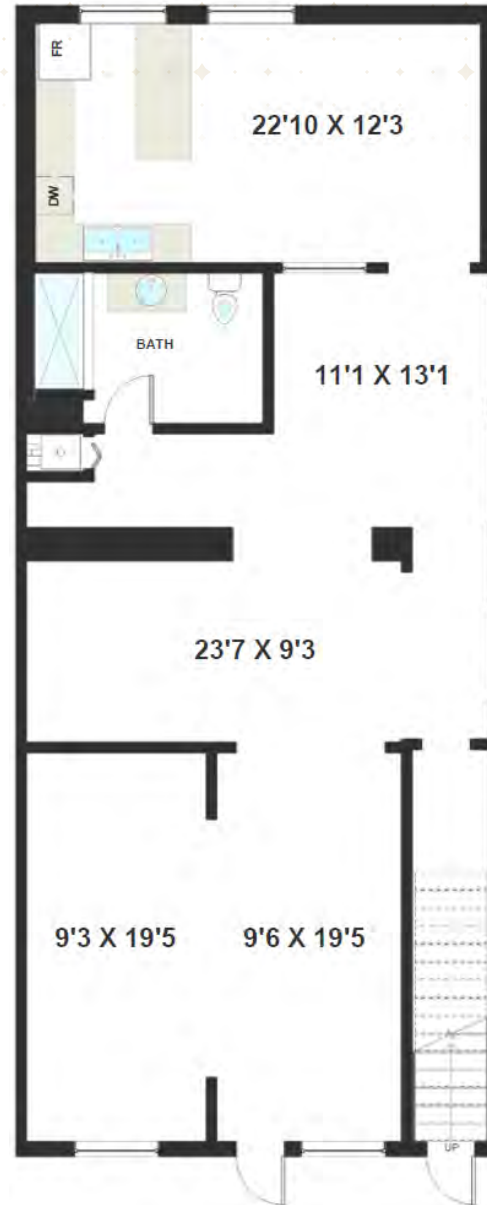
ADDRESS:	709 N Gardner Street Los Angeles, CA 90046
APPROX. GROSS SF:	2,832
APPROX. LOT SIZE:	2,701
YEAR BUILT:	1939
PARCEL NUMBER:	5526-012-029

Pricing Information

SALE PRICE:	\$ 2,400,000
COST PER BLDG SF:	\$ 848

Leasing Information

ASKING MONTHLY RATE:	\$ 11,000
RENT PER SF	\$3.88
TERM	Negotiable



Investment Highlights

★
709 North Gardner Street is a rare free-standing owner/user office or investment opportunity located in Los Angeles' Fairfax neighborhood, just north of Melrose Avenue between North La Brea Avenue and Fairfax Avenue, a location surrounded by businesses within the entertainment industry and just minutes from West Hollywood

★
The subject property features a two-story 2,832 SF building with private parking in the back for two vehicles with additional parking available nearby (current owner leases spaces from the CVS across the street)

★
The top floor consists of one large office including a shower and bath, two private offices, one conference room and a creative open space

★
The downstairs portion of the building consists of three private offices, a kitchen, a bathroom and additional storage space

★
There are two parking spaces at the rear of the property; additional parking may be leased from the CVS across the street (contact agents for details)

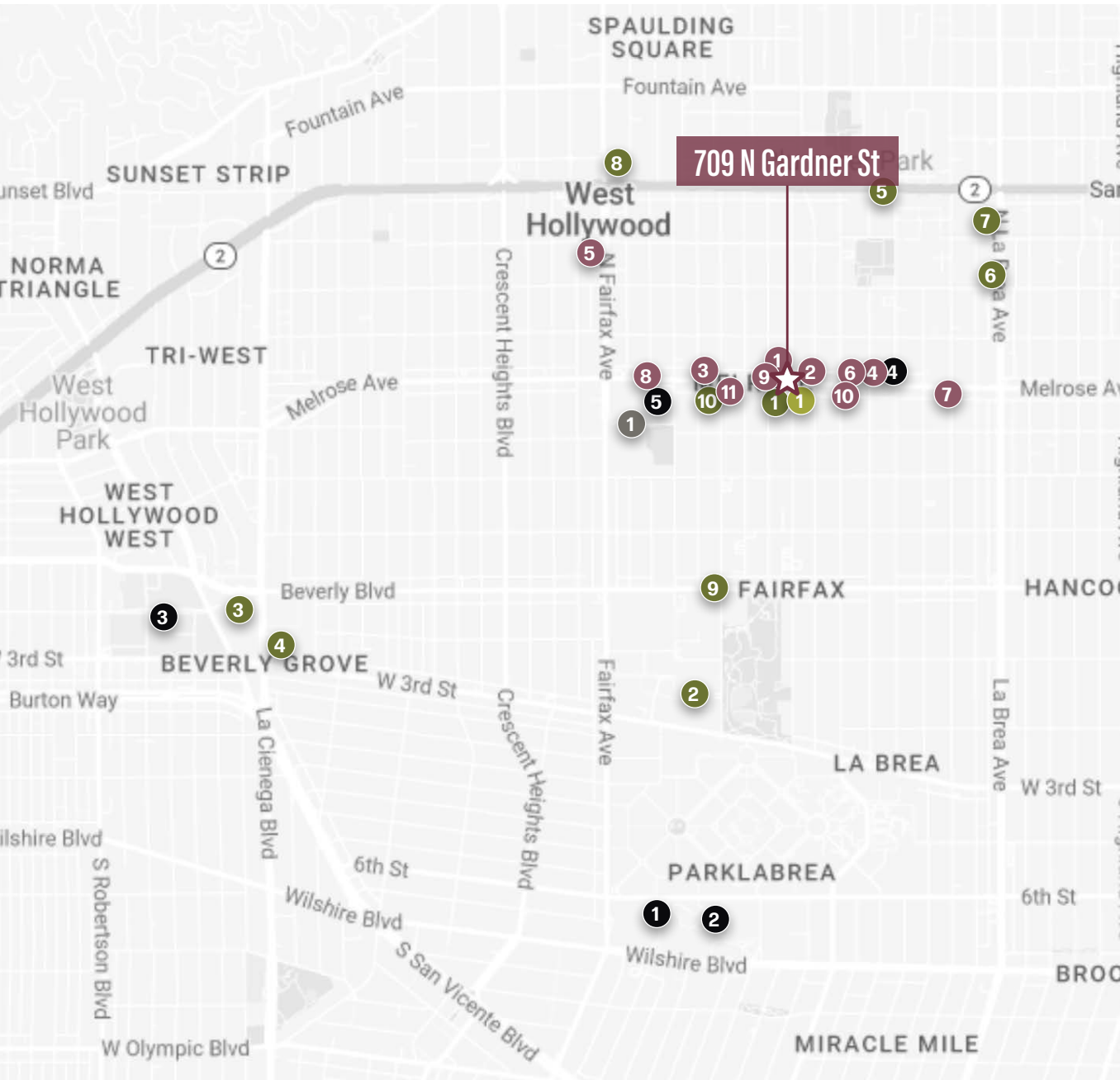
★
709 North Gardner Street is in close proximity to multiple Los Angeles retail landmarks such as The Grove and Pink's Hot Dogs, and just down the street from prominent entertainment destinations such as the Hollywood Improv and the Groundlings Theatre; walking distance to a plethora of restaurants such as Cobras & Matadors, Melrose Umbrella Co, and Nomoo, among others

★
Rare opportunity to purchase a free-standing office building; the space is fully built-out and nicely maintained





Nearby Retail & Amenities



Transportation

- 1 Melrose / Gardner

Schools

- 1 Fairfax High School

Retail

- 1 CVS
- 2 The Grove
- 3 Beverly Center
- 4 Beverly Connection
- 5 Trader Joe's
- 6 Sprouts Farmers Market
- 7 Best Buy
- 8 Whole Foods Market
- 9 Erewhon - Grove
- 10 Urban Outfitters

Miscellaneous

- 1 Art Los Angeles Contemporary
- 2 La Brea Tar Pits and Museum
- 3 Cedars-Sinai Medical Center
- 4 The Groundlings Theatre & School
- 5 Melrose Trading Post

Restaurants

- 1 Cobras & Matadors
- 2 Melrose Umbrella Co.
- 3 Durango Cantina
- 4 Ronan
- 5 Ysabel
- 6 Blu Jam Cafe
- 7 Fratelli Cafe
- 8 Ghost Sando Shop
- 9 nomoo | new american burgers
- 10 The Melrose Station
- 11 Starbucks



Fairfax High School

Melrose / Gardner

Fairfax Melrose

CVS

Melrose Trading Post

Ghost Sando Shop

Starbucks

Urban Outfitters

Durango Cantina

709 N Gardner St

Melrose Ave

1

5

8

10

3

11

9

1

1

1

Melrose Umbrella Co

Melrose /
Gardner

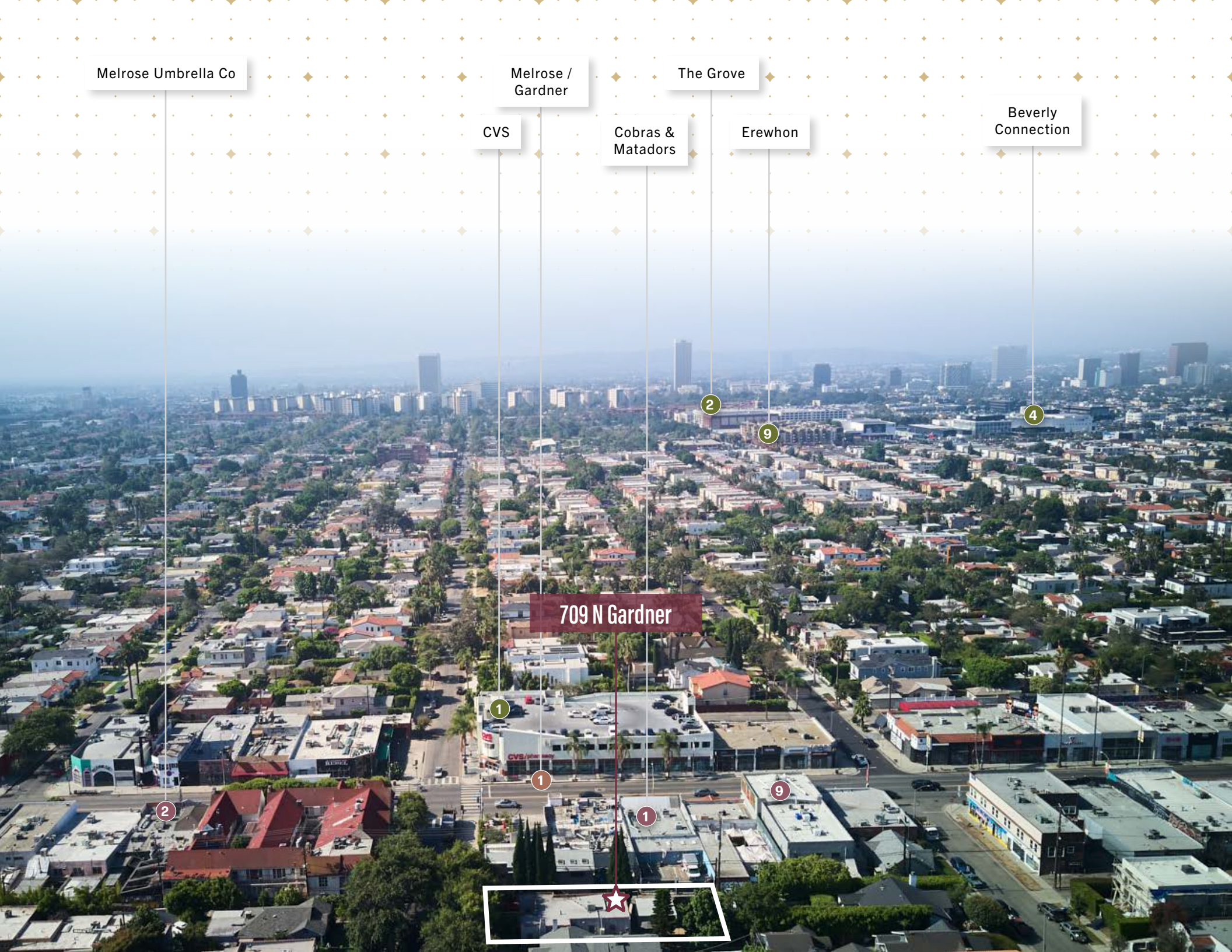
The Grove

Beverly
Connection

CVS

Cobras &
Matadors

Erewhon



709 N Gardner

1

1

1

9

2

9

4

2





NEW REPUBLIC
PICTURE

709

REPUBLI
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FREE

West Hollywood

West Hollywood (“WeHo”) is located in the eastern portion of the West Los Angeles area. The city is bounded by the community of Hollywood to the north, east, and south; and the city of Beverly Hills to the west.

Today, West Hollywood is a top travel destination among the entertainment industry and LGBT global community. West Hollywood’s stylish hotels attract the well-traveled with their dedication to providing premium service and personalized experiences. The scene is densely packed into 1.9 walkable square miles, including a vast culinary landscape, the Sunset Strip’s notorious nightlife, Pacific Design Center (PDC) and designer flag-ships lining The West Hollywood Design District, celebrity hot spots, global annual events, premier spas and fitness, entertainment and much more.

A CULINARY LANDSCAPE

West Hollywood’s culinary landscape is the envy of Los Angeles. Trendy hotspots, historic restaurants and beloved neighborhood diners line the streets, featuring diverse and innovative cuisine from award-winning chefs. Well-known restaurants include AGO, Eveleigh, Catch, Katana, ROKU, BOA Steakhouse, Chateau Marmont, Craig’s, Cecconi’s, and many more. In addition to the fine dining venues, West Hollywood offers many relaxing cafés, boutique eateries, and other local favorites such as Dan Tana’s, Gracias Madre, Hugo’s, The Den, Marco’s Trattoria, Los Tacos, and Le Petit Bistro.



CATCH STEAK LA



SHOPPING

West Hollywood is the destination for tastemakers, where designers, artisans and fashion icons gather to start new trends and perfect their crafts. Located at the crossroads of Melrose, Beverly and Robertson, the West Hollywood Design District offers a distinct mix of global designer flagships, local boutiques, art galleries, interior design showrooms, and chic eateries. This walkable district is an unrivaled international destination for design savvy professionals and sophisticated shoppers alike.



CULTURE

West Hollywood overflows at the brim with creativity taking many forms such as film, street art, literature, music, architecture, and food. Stunning public art installations and world-class private collections stand side-by-side in "the creative city." Residents and visitors can view contemporary works at MOCA Pacific Design Center, walk the city's public sculpture collection, or sip champagne with the avant-garde at an art opening for a taste of West Hollywood's artistic and cultural scene.

Sales Comparables



709 N Gardner St
Los Angeles, CA 90046

SALE PRICE \$ 2,400,000

YEAR BUILT 1939

BUILDING SF 2,832

PRICE PER SF \$ 848

SALE DATE N/A



110 N Doheny Dr
Beverly Hills, CA 90211

SALE PRICE \$ 6,000,000

YEAR BUILT 1952

BUILDING SF 4,400

PRICE PER SF \$ 1,364

SALE DATE On Market



8748 Holloway Dr
West Hollywood, CA 90069

SALE PRICE \$ 2,850,000

YEAR BUILT 1956

BUILDING SF 2,280

PRICE PER SF \$ 1,250

SALE DATE On Market



6711 Melrose Ave
Los Angeles, CA 90038

SALE PRICE \$ 1,895,000

YEAR BUILT 1957

BUILDING SF 1,960

PRICE PER SF \$ 967

SALE DATE On Market



726 N Cahuenga Blvd
Los Angeles, CA 90038

SALE PRICE \$ 3,050,000

YEAR BUILT 1984

BUILDING SF 3,600

PRICE PER SF \$ 847

SALE DATE 7/3/2024



503 N Larchmont Blvd
Los Angeles, CA 90004

SALE PRICE \$ 2,850,000

YEAR BUILT 1978

BUILDING SF 3,700

PRICE PER SF \$ 770

SALE DATE 3/29/2024



6700 Melrose Ave
Los Angeles, CA 90038

SALE PRICE \$ 4,000,000

YEAR BUILT 1946

BUILDING SF 3,373

PRICE PER SF \$ 1,186

SALE DATE 2/1/2024



6769 Lexington Ave
Los Angeles, CA 90038

SALE PRICE \$ 1,075,000

YEAR BUILT 1968

BUILDING SF 1,625

PRICE PER SF \$ 662

SALE DATE 10/30/2023

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