1646 N. Las Palmas Ave.

LOS ANGELES, CA 90028

AVAILABLE FOR SALE & LEASE

OFFERING MEMORANDUM

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Property Overview

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CityStreet Commercial is proud to present an extraordinary opportunity to acquire a landmark corner property at **1646 N. Las Palmas Ave**, in the heart of the Hollywood Entertainment District. This high-visibility site sits along the Hollywood Walk of Fame, which draws over 10 million visitors annually and anchors one of Los Angeles' most iconic and heavily trafficked destinations. The property is centrally located within the Hollywood Streetscape Revitalization Project—designed to enhance pedestrian experience and support local business—and is surrounded by major attractions like the TCL Chinese Theatre, Ovation, and popular restaurants including Grandmaster Recorders and Mother Wolf.

This location is steeped in cultural heritage as the longtime home of Miceli's, Hollywood's oldest Italian restaurant, founded in 1949. Over the decades, Miceli's welcomed legendary patrons such as Frank Sinatra, Marilyn Monroe, Dean Martin, Elizabeth Taylor, the Beatles, and even Presidents John F. Kennedy and Richard Nixon. Its vintage interiors and singing waitstaff became a beloved part of Hollywood lore. Whether continuing that legacy or launching a new vision, this site offers rare positioning for hospitality, dining, nightlife, or experiential retail in one of LA's most dynamic and enduring neighborhoods.

Area Highlights

CityStreet Commercial is proud to present **1646 N. Las Palmas Ave.** to the Los Angeles market, home to the iconic Miceli's Restaurant. This second-generation restaurant space with grandfathered signage rights offers exceptional visibility and brand presence in the heart of the Hollywood Entertainment District. Located just steps from renowned destinations such as the TCL Chinese Theatre, Ovation, and Musso & Frank Grill, the property benefits from consistent foot traffic from both tourists and locals. With prime street frontage on a high-profile corner and close proximity to hotspots like Mother Wolf, Grandmaster Recorders, and Dream Hollywood, this site is ideal for a full-service dining concept, a cocktail lounge, or an immersive hospitality experience.

Deal Points

- **Asking Price: $4,550,000.00**
- Asking Rent: Inquire with Broker
- TI Allowance Available for Qualified Tenants
- Building Size: Appx 7,584 SF
- Land Size: Appx 4,942 SF
- APN: 5547-014-015
- Retail Tenant located at the Front of the Building occupies appx 1,500 SF & is currently paying $5,500/mo on a Month-to-Month Lease
- Zoning: LAC4
- Hollywood Blvd Identity Opportunity
- "Grandfathered" Type-47 Liquor License with No Operating Restrictions

Aerial Photo

Area Map

1646 N. Las Palmas Ave.

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Welcome to the Neighborhood

Hollywood Boulevard stands as one of Los Angeles' most iconic and globally recognized destinations—an energetic blend of history, culture, and nonstop activity. Famed for the Hollywood Walk of Fame and historic landmarks like the TCL Chinese Theatre and Dolby Theatre, the boulevard draws millions of visitors each year from around the world. The area is a vibrant mix of retail, dining, nightlife, and entertainment, featuring a diverse array of flagship stores, boutique retailers, trendy restaurants, and entertainment venues. Surrounded by world-class hotels, major film premieres, and cultural institutions, Hollywood Boulevard offers an electric atmosphere day and night, with constant foot traffic, excellent public transit access, and an unbeatable location at the crossroads of commerce and culture in Los Angeles.

Property Photos

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Micelli's

Hollywood Demographics

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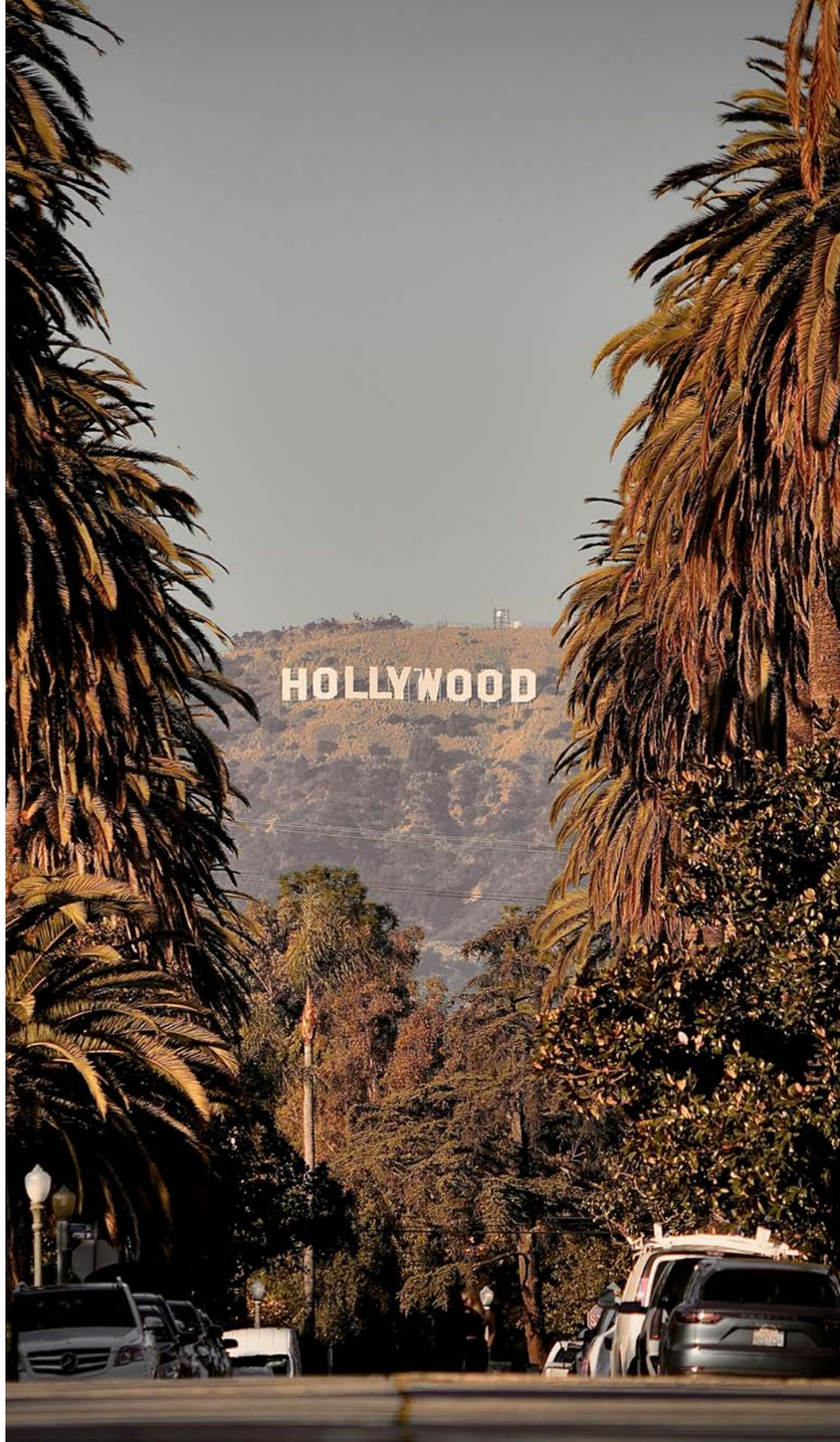
	1 Mile	2 Miles	3 Miles
Total Population	60,514	165,857	330,917
Median Age	37.8	38.9	39.2
Total Spending on Restaurants	$267.9 M	$712.4 M	$1.4 B
Average Household Income	$85,317	$94,968	$101,959



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