



PRIME IN-FILL RE-DEVELOPMENT OPPORTUNITY

4100 MELROSE AVE • LOS ANGELES, CA



RIGHT SITE

ALEC WANSIKEHIAN

CA DRE #0221365

949.636.8344

aw@rightsite.com

N MADISON AVE

MELROSE AVE

PROPERTY PROFILE

LOT SIZE $\pm 14,985^{\text{SF}}$ ($\pm 0.34^{\text{AC}}$)

BUILDING SIZE $\pm 2,400^{\text{SF}}$

APN 5539-023-001

ZONING NEIGHBORHOOD COMMERCIAL
(C2-1)

CLICK [HERE](#) FOR ALLOWABLE USES

YEAR BUILT 1935

TOC TIER 3

OPPORTUNITY ZONE YES

ED1 ELIGIBLE SITE YES

PARKING REQUIREMENTS NONE
(LOW VEHICLE TRAVEL AREA)



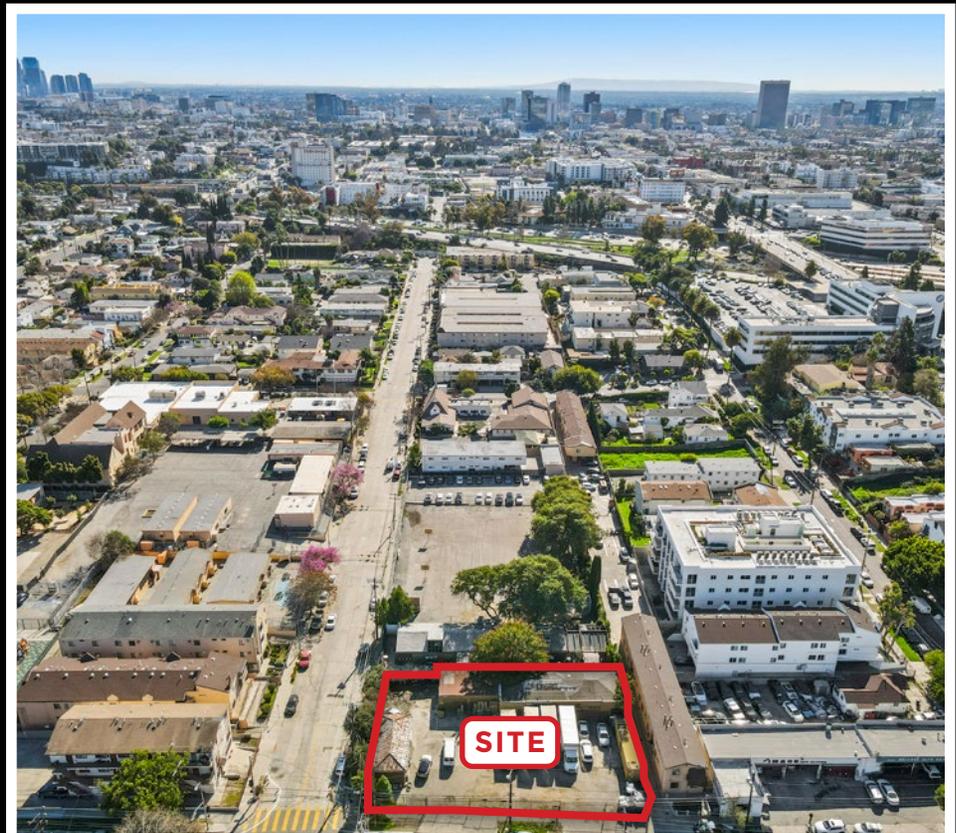
**CURRENTLY ENTITLED FOR
33 RESIDENTIAL UNITS WITH
CREATIVE OFFICE.
CAN QUALIFY FOR 100% BONUS
DENSITY AND OBTAIN 65+ UNITS**



**TENANT ON A MONTH TO
MONTH BASIS PAYING
\$4,100.00/ MONTH**

NO RENT CONTROL!

PRICE: \$3,300,000.00



NEIGHBORHOOD PROFILE: SILVER LAKE/MELROSE HILL

This site is located right in the middle of Silver Lake and Melrose Hill — two historic central LA neighborhoods with a rich history that are a hub for art, entertainment, and gastronomy. Both of these areas have a strong sense of community and plenty of modern amenities that makes these areas a hot spot for young professionals, families, and investors alike.

The area's relative affordability plus close proximity to both Hollywood and Downtown makes this a prime location for investors looking to benefit from a growing market. Plus the site is just one block away from the Los Angeles City College, which guarantees a steady traffic of students and young professionals.



MAJOR EMPLOYERS



LA City College
±200 employees
0.1 mi / 1 min



Children's Hospital Los Angeles
±7,000 employees
1.3 mi / 6 min



MAJOR NEARBY SCHOOLS



LA City College
±25,800 students
0.1 mi / 1 min



Central City Value HS
±480 students
0.8 mi / 3 min



MAJOR NEARBY HOSPITALS



Kaiser Permanente Los Angeles
1.2 mi / 5 min



Children's Hospital Los Angeles
1.3 mi / 6 min



Hollywood Presbyterian
1.0 mi / 4 min



NEARBY PUBLIC TRANSIT

BUS STOP	WALK	DISTANCE
VERMONT/MELROSE	3 MIN	0.1 MI
MELROSE/VIRGIL	4 MIN	0.2 MI
METRO STOP	WALK	DISTANCE
BEVERLY/VERMONT	13 MIN	0.6 MI
VERMONT/SANTA MONICA	12 MIN	0.6 MI

NOTABLE NEARBY DEVELOPMENTS



1. 1023 N. BERENDO ST
 Address:
 1023 N. Berendo St
 131 Apartment units
STATUS: UNDER CONSTRUCTION



2. WILLOWBROOK
 Address:
 6727 W. Melrose Ave
 74 Apartment units
STATUS: PROPOSED



3. 1141 N. VERMONT AVE
 Address:
 1141 N. Vermont Ave
 290 Apartment units
STATUS: UNDER CONSTRUCTION



4. JAYDEN APARTMENTS
 Address:
 4632 Santa Monica Blvd
 177 Apartment units with ground floor retail
STATUS: RECENTLY COMPLETED



5. BURNS VILLAS
 Address:
 4419 Burns Avenue
 79 Apartment units
STATUS: PROPOSED



6. 700 N VIRGIL AVE
 Address:
 700 N. Virgil Ave
 37 Apartment units with ground floor retail
STATUS: UNDER CONSTRUCTION

DEMOGRAPHICS

(2025 EST.)

POPULATION

1 mile	80,806
2 mile	327,480
3 mile	563,831

MEDIAN AGE

1 mile	36.2
2 mile	36.8
3 mile	36.9

AVERAGE HOUSEHOLD INCOME

1 mile	\$101,161
2 mile	\$101,434
3 mile	\$108,453

ETHNICITY

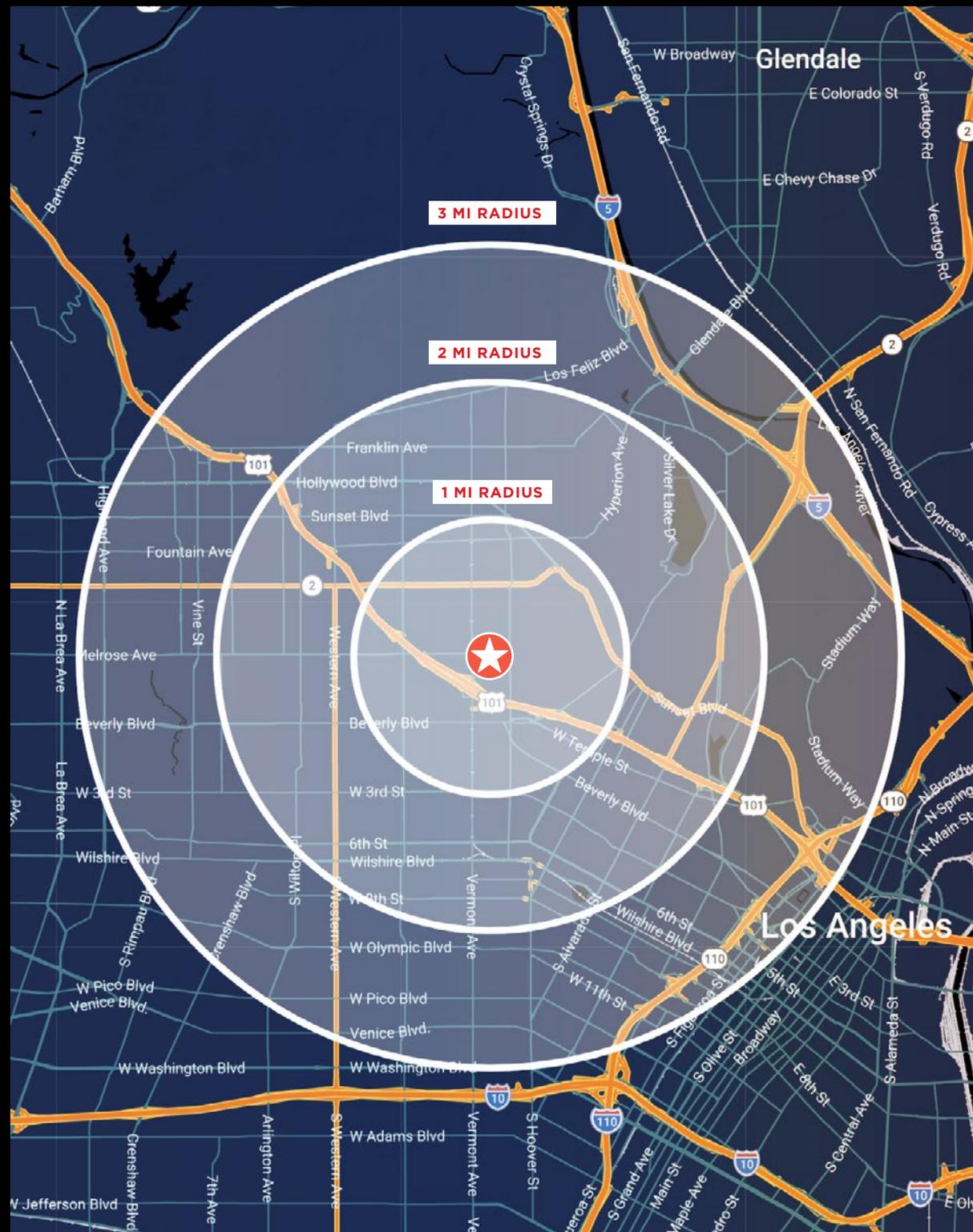
	WHITE	ASIAN	HISPANIC
1 mile	29.2%	20.5%	49.6%
2 mile	29.8%	24.1%	45.2%
3 mile	30.7%	22.5%	45.6%

EDUCATION

	HIGH SCHOOL	ANY COLLEGE	BACHELOR OR HIGHER
1 mile	17.4%	61.0%	38.8%
2 mile	17.6%	60.8%	40.6%
3 mile	17.7%	60.8%	41.1%

DAYTIME POPULATION

1 mile	18,006
2 mile	91,918
3 mile	230,857



OVERHEAD AERIAL



LOS ANGELES CITY COLLEGE
LACC
The City's College.
±25,800 STUDENTS

OVERHEAD AERIAL

US
101

±230,020 ADT*

SITE

RINCÓN CHILENO

MELROSE AVE

N VERMONT AVE

N MADISON AVE

CLINTON ST

VIRGIL AVE

76

US
101

CURAGE BAGELS

CALIFORNIA GRILL

SQIRL

BUDONOKI

LACC SWAP

QUE RICOS

YOSHINOYA

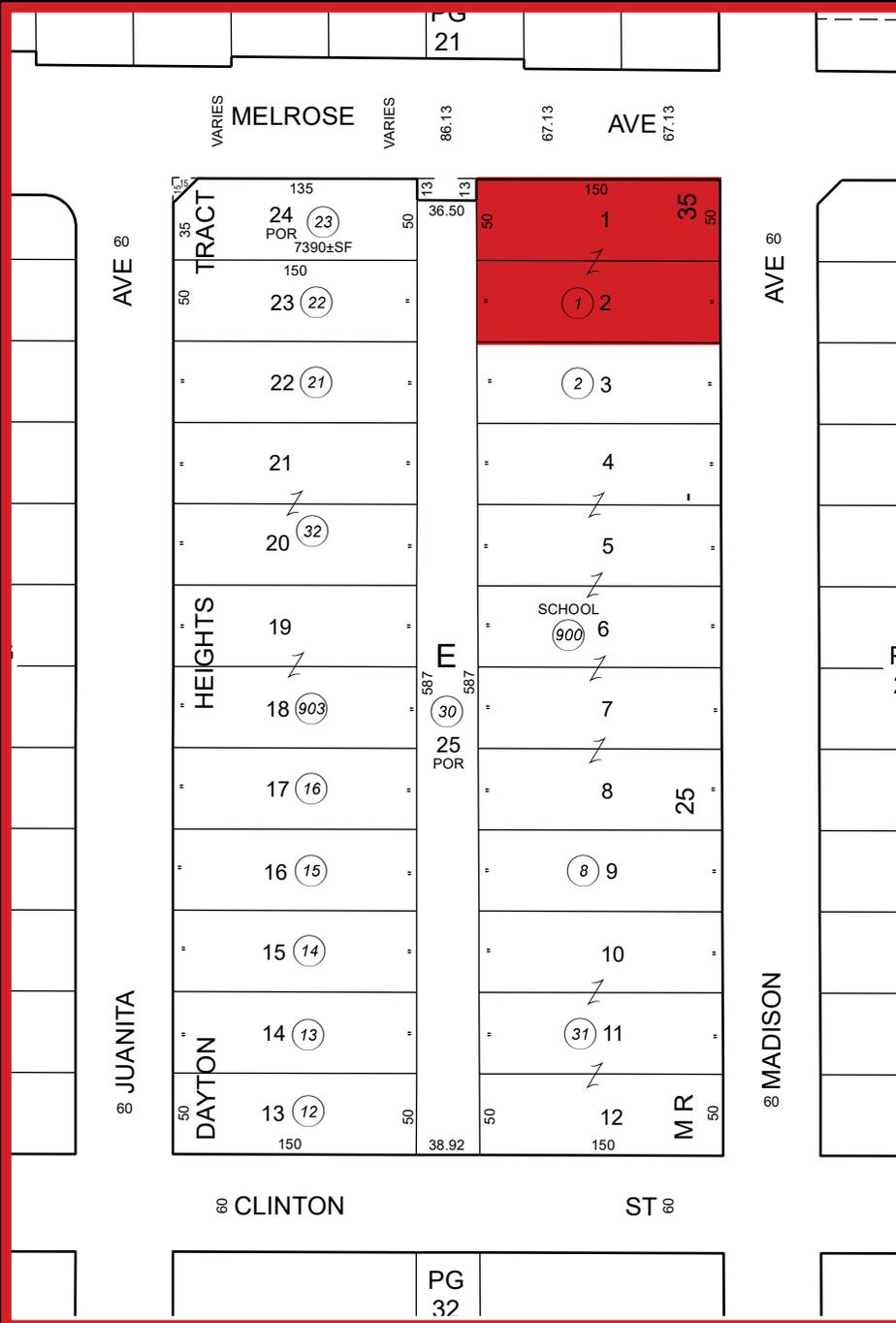
VIRGIL CAFE

Mobil



*Last traffic counts on Hwy 101 was taken in 2023. 2026 projections are based on a 2% annual increase.

PARCEL MAP



ZONING LEGEND

- RESIDENTIAL (R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP)
- COMMERCIAL (CR, CI, C1.5, C2, C4, C5, CQ, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU)
- PUBLIC FACILITIES (PF)

PARCEL INFORMATION

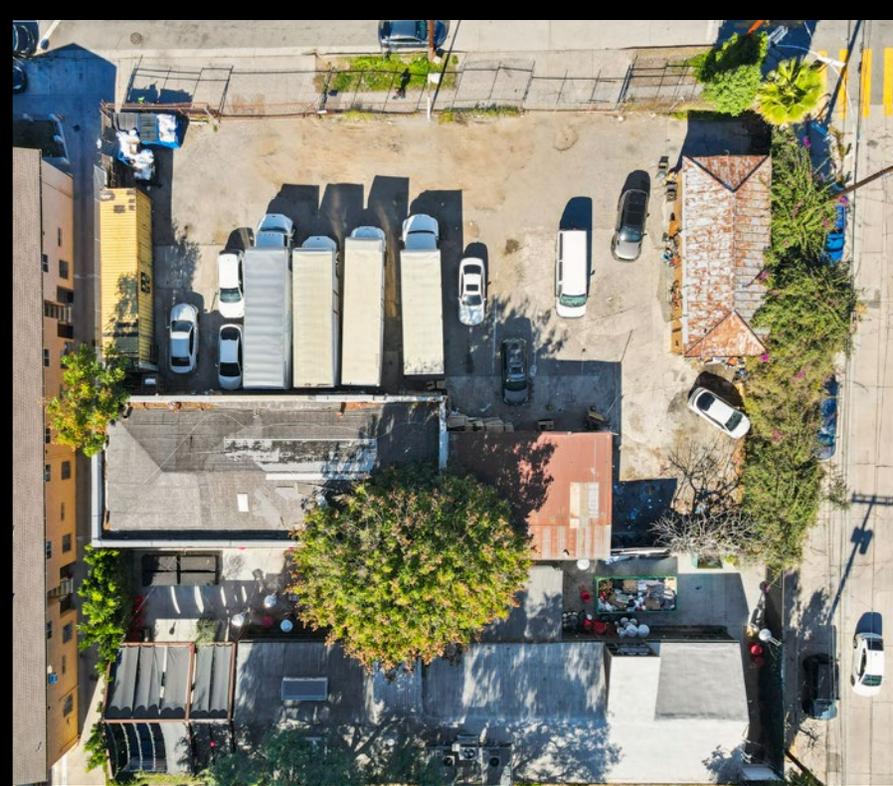
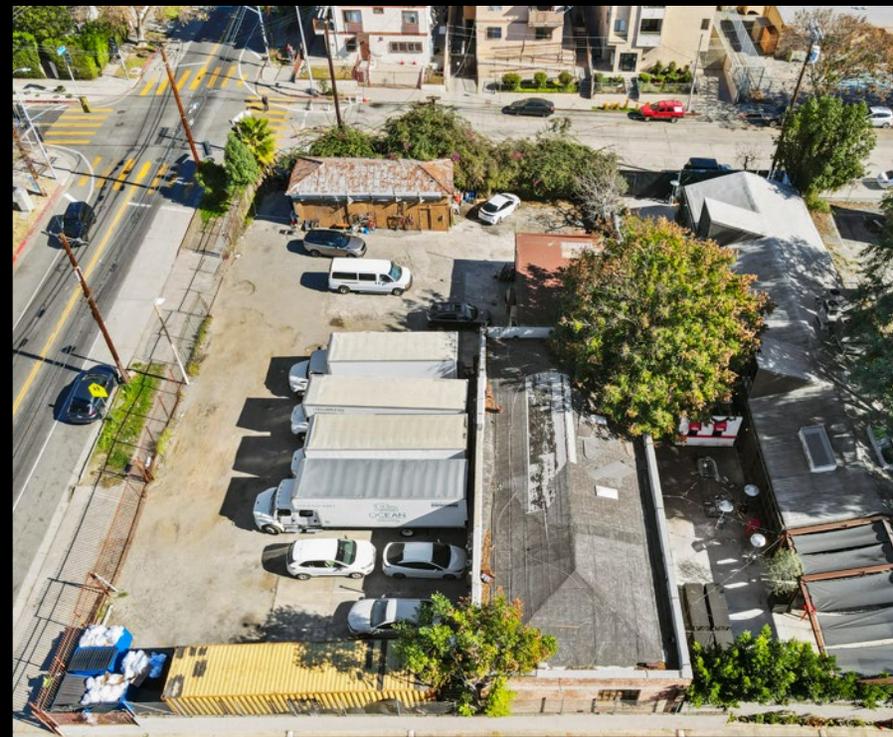
PARCEL SIZE: ±14,985^{SF} (±0.34^{AC})

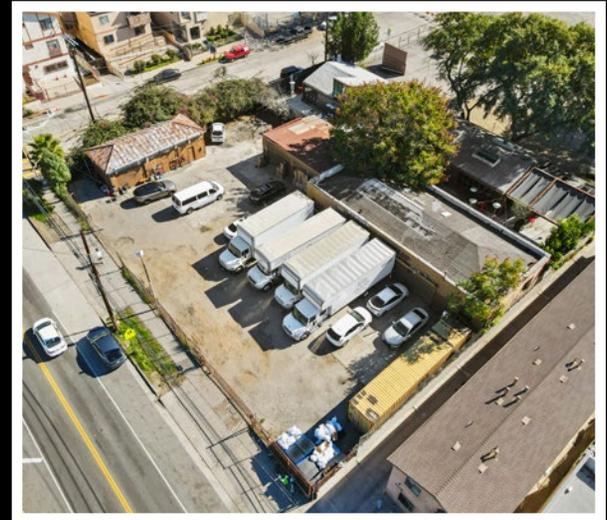
APN#: 5539-023-001

ZONING: NEIGHBORHOOD COMMERCIAL (C2-1)

GENERAL PLAN USE: NEIGHBORHOOD OFFICE COMMERCIAL

PROPERTY PHOTOS





CONTACT

ALEC WANSIKEHIAN

CA DRE #0221365

949.636.8344

aw@rightsite.com

RIGHT SITE