

# DESIGN CORRIDOR

## RETAIL | OFFICE

**438 - 444**  
**N. LA CIENEGA BOULEVARD**  
*West Hollywood, California*

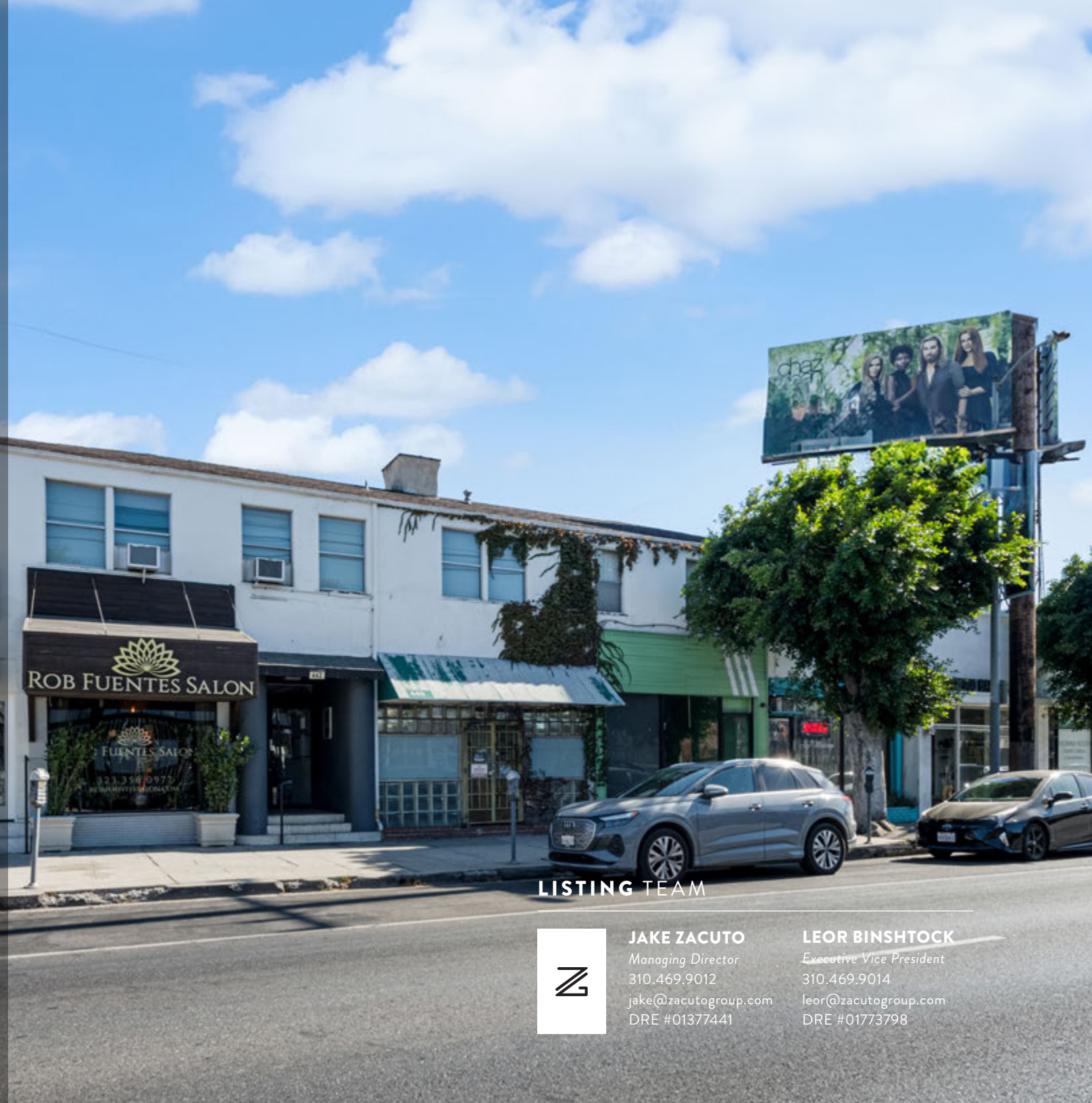




# FOR SALE

## 438 - 444 N. LA CIENEGA BOULEVARD *West Hollywood, California*

Zacuto Group is pleased to present a rare investment offering in one of the most sought after locations in Los Angeles. In the heart of the West Hollywood Design Corridor, 438-444 N. La Cienega Boulevard is a collection of retail storefronts + boutique 2nd floor offices with excellent parking and high visibility south of Melrose Avenue and Melrose Place.



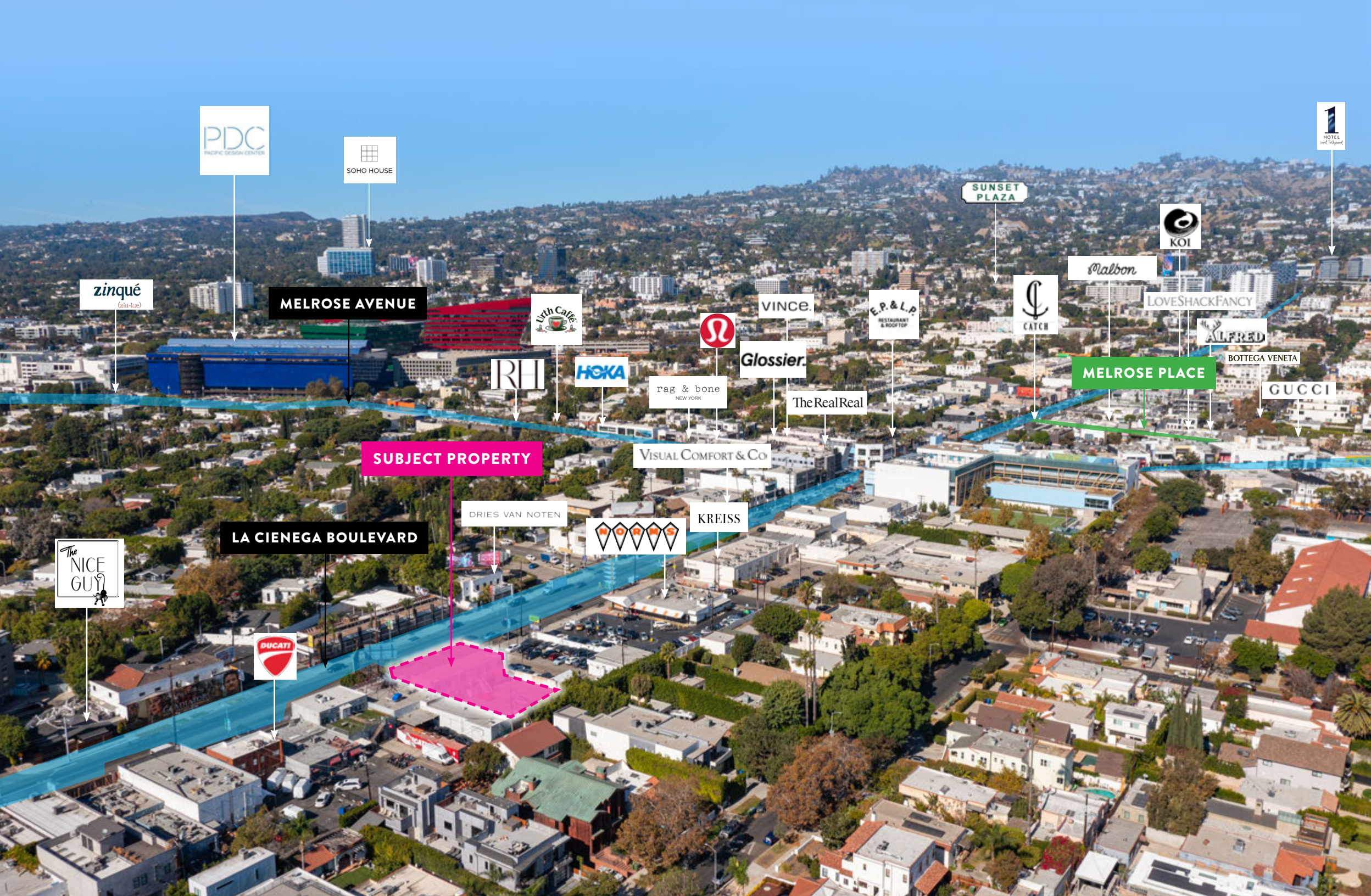
### LISTING TEAM



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PDC  
PACIFIC DESIGN CENTER

SOHO HOUSE

zinqué  
(zín-kwé)

MELROSE AVENUE

Urth Caffé

RIH

HOKA

rag & bone  
NEW YORK



Glossier.

The RealReal

SUBJECT PROPERTY

VISUAL COMFORT & CO

DRIES VAN NOTEN

NORMS

KREISS

LA CIENEGA BOULEVARD

The NICE GUY



SUNSET PLAZA



Malbon

LOVESHACKFANCY

ALFRED

BOTTEGA VENETA

GUCCI

MELROSE PLACE

1  
HOTEL  
and Hollywood



# 438 N LA CIENEGA BOULEVARD

WEST HOLLYWOOD, CALIFORNIA 90048

## DETAILS

FOR SALE	BUILDING SIZE	LOT SIZE
\$5,995,000.00	7,571 SF	10,712 SF
APN	PPSF	LOT/PPSF
5514-001-004	\$792/SF	\$560/SF

## VALUE-ADD | INVESTMENT OPPORTUNITY

All tenants month-to-month. Re-craft a destination asset along a highly trafficked, design focused, main street boulevard at the crossroads of West Hollywood.

## HIGH VISIBILITY, BOULEVARD FACING ASSET

Prominent positioning between Melrose Ave and Beverly Boulevard.

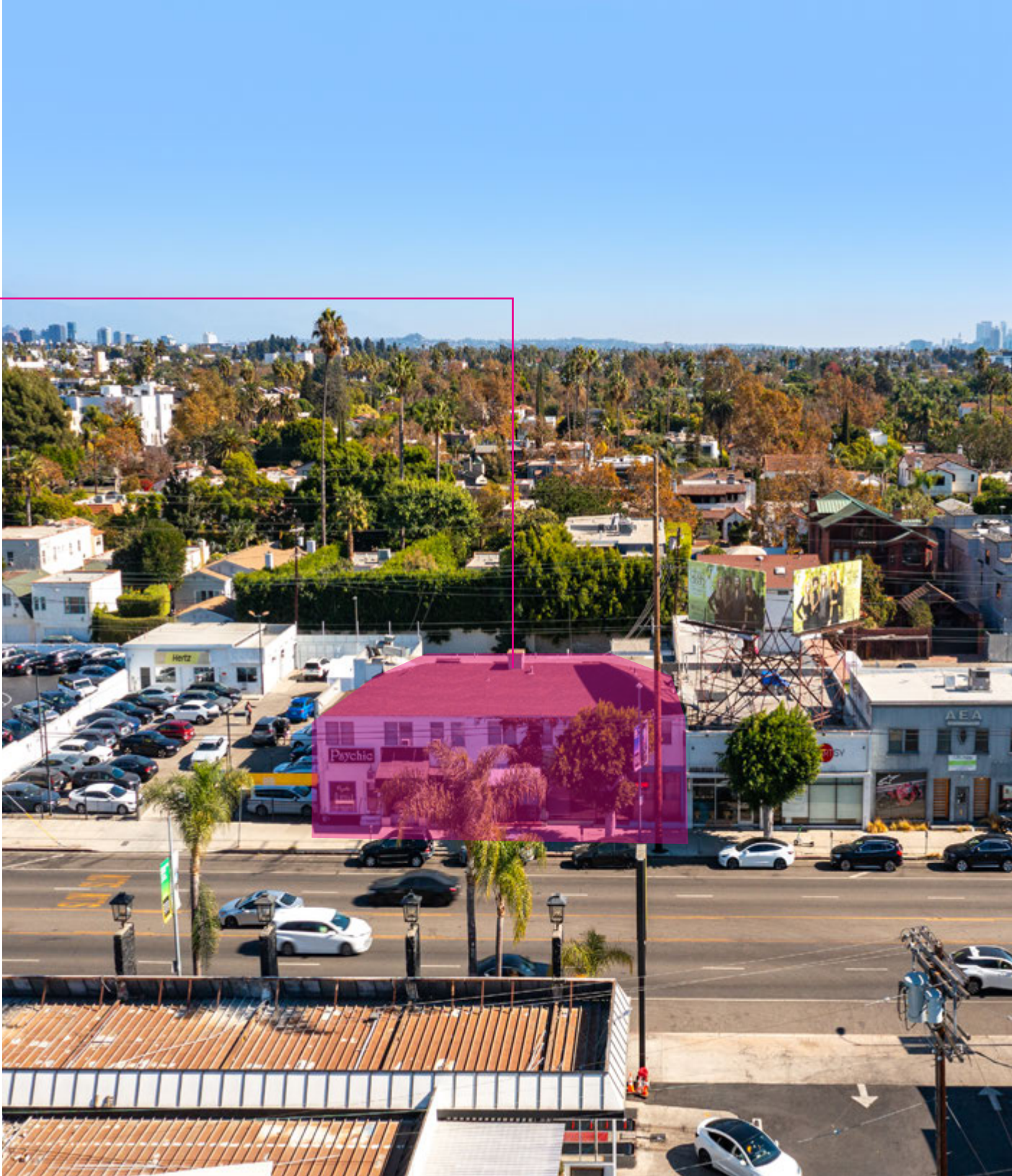
## DEVELOPMENT POSSIBLE\*

Ability to create one-of-a-kind property among a mix of high end retail, dynamic restaurants and new development projects.

## ON-SITE PARKING FOR 22 CARS

Rear gated lot, with striped spaces for up to 22 vehicles.

\*Buyer to verify allowable uses







BEVERLY  
CENTER

SOFITEL

Cedars  
Sinai

BEVERLY  
HILLS

FOUR SEASONS

bloomingdales

NORDSTROM  
rack

LUCKY STRIKE  
LANES

★macy's

OFF  
5TH

CVS  
pharmacy

The  
NICE  
GUY

SUBJECT PROPERTY

LA CIENEGA BOULEVARD



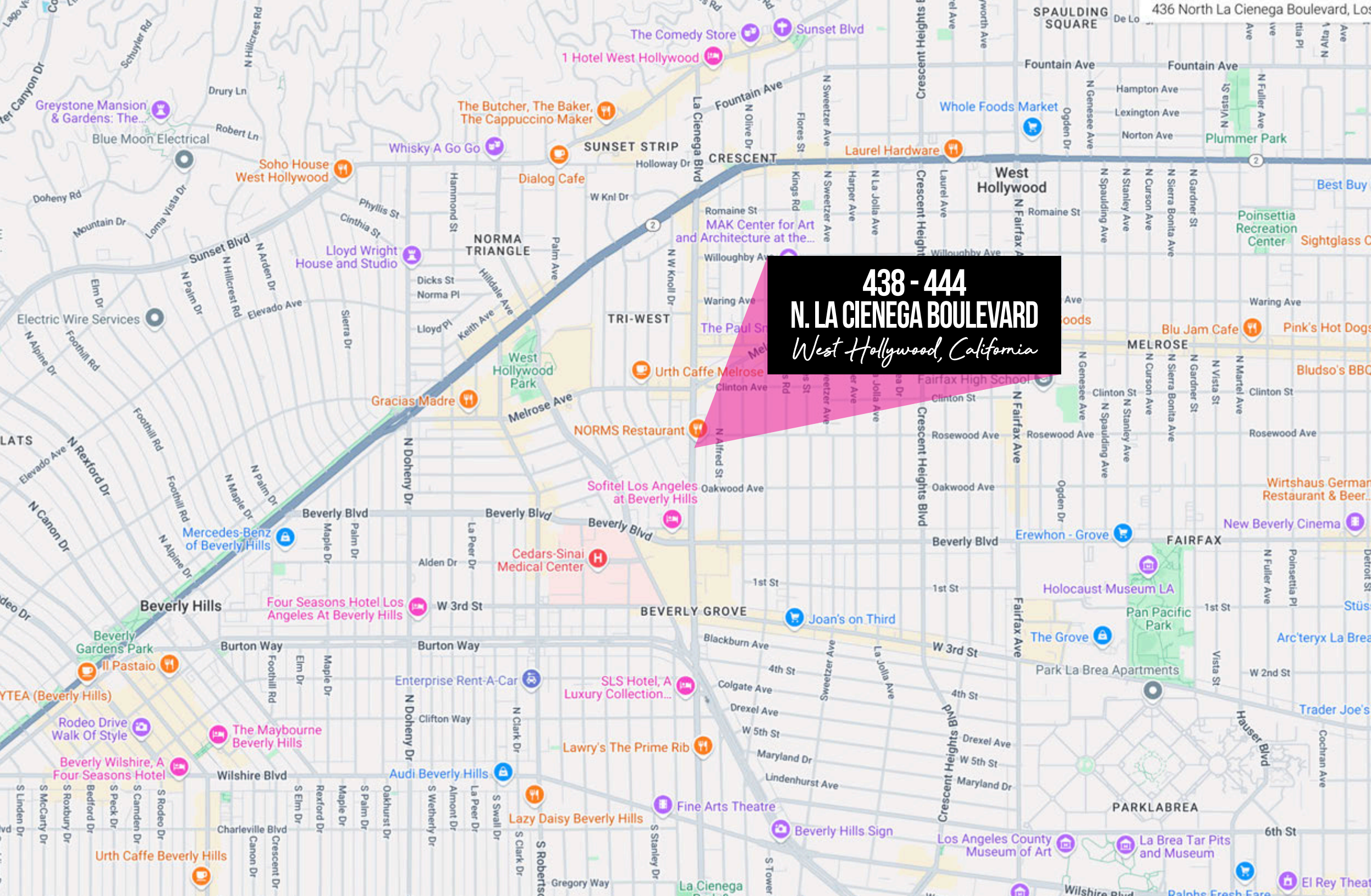








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COMMERCIAL REAL ESTATE

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