

FOR SALE

ONE OF A KIND FREE STANDING SINGLE TENANT PROPERTY

5969 MELROSE AVE
LOS ANGELES, CALIFORNIA



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CBRE

EXCELLENT FRONTAGE



INVESTMENT SALE OPPORTUNITY

This one-of-a-kind free standing building is located along the iconic Melrose Avenue in Los Angeles situated between LA's most recognized cities, Hollywood and West Hollywood. This property offers on site parking, excellent frontage and visibility and is an excellent opportunity for any owner-user or investment. Nearby tenants include: Los Angeles Tennis Club, The Hollywood Comedy, Healthy Spot, Larchmont Blvd and so much more!



HIGHLIGHTS



PRICE: \$5,567,375.00



FREE STANDING SINGLE TENANT PROPERTY

SIZE: ±8,274 SF BUILDING
±14,161 SF LAND AREA



ZONING: C4-1*

*Buyer/Tenant to confirm zoning and particular uses allowable by the City at the Site.



±18 Parking Spaces plus 1 Handicap accessible parking space



Owner-User / Investment Opportunity



Excellent Frontage



Located on the busy corner of Melrose Ave and Wilcox Ave



INTERIOR



ON-SITE PARKING (Approx. 18 Spaces + 1 Handicap)



BEVERLY HILLS

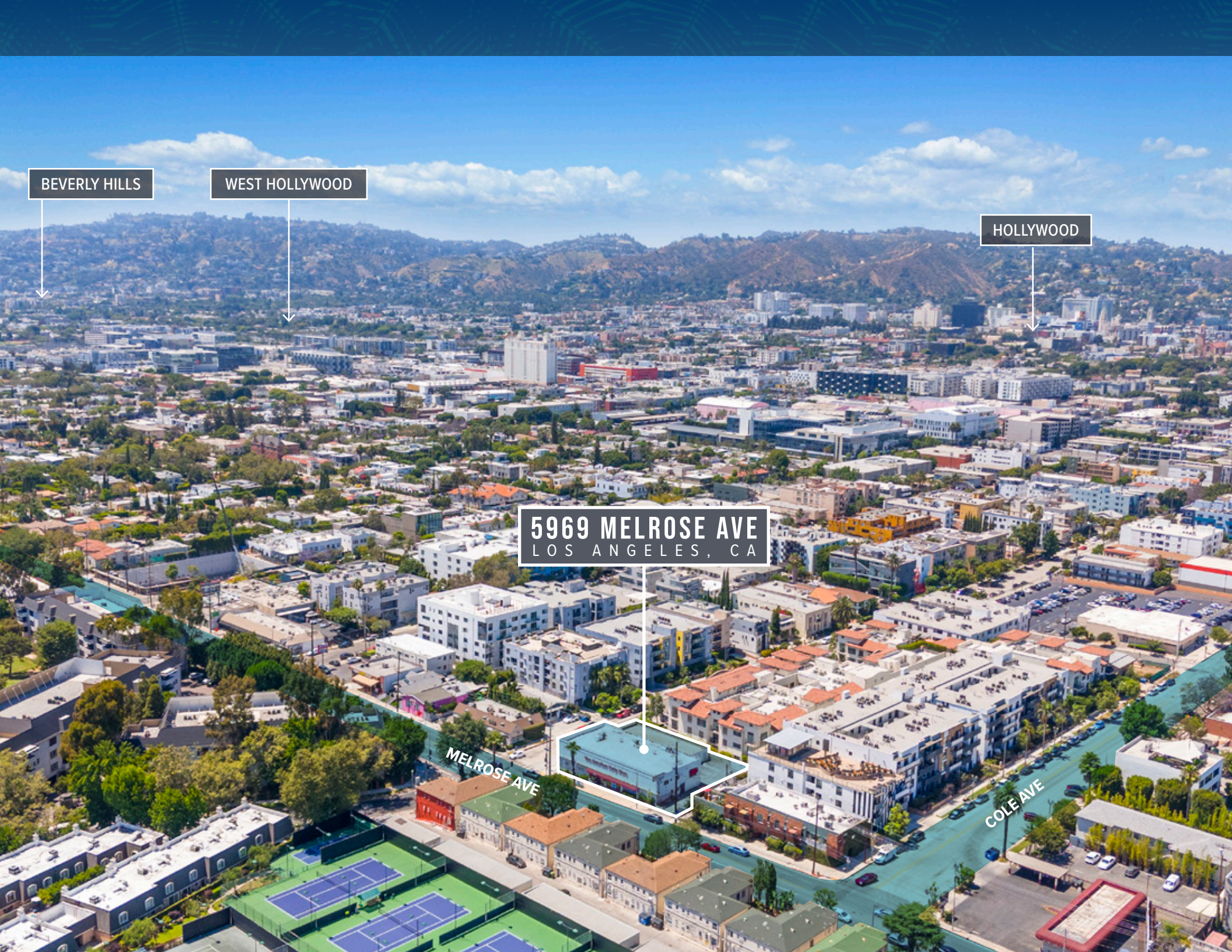
WEST HOLLYWOOD

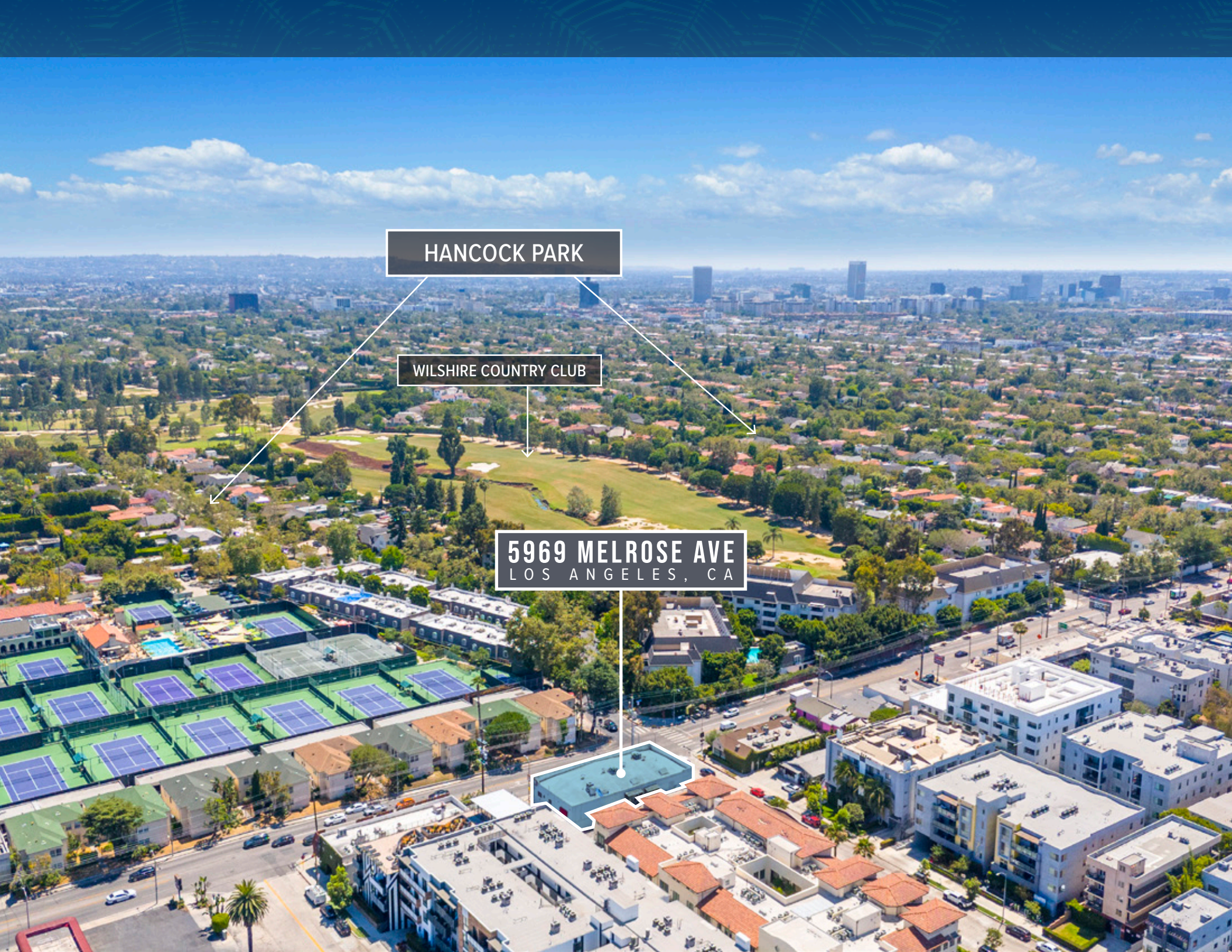
HOLLYWOOD

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LOS ANGELES, CA

MELROSE AVE

COLE AVE





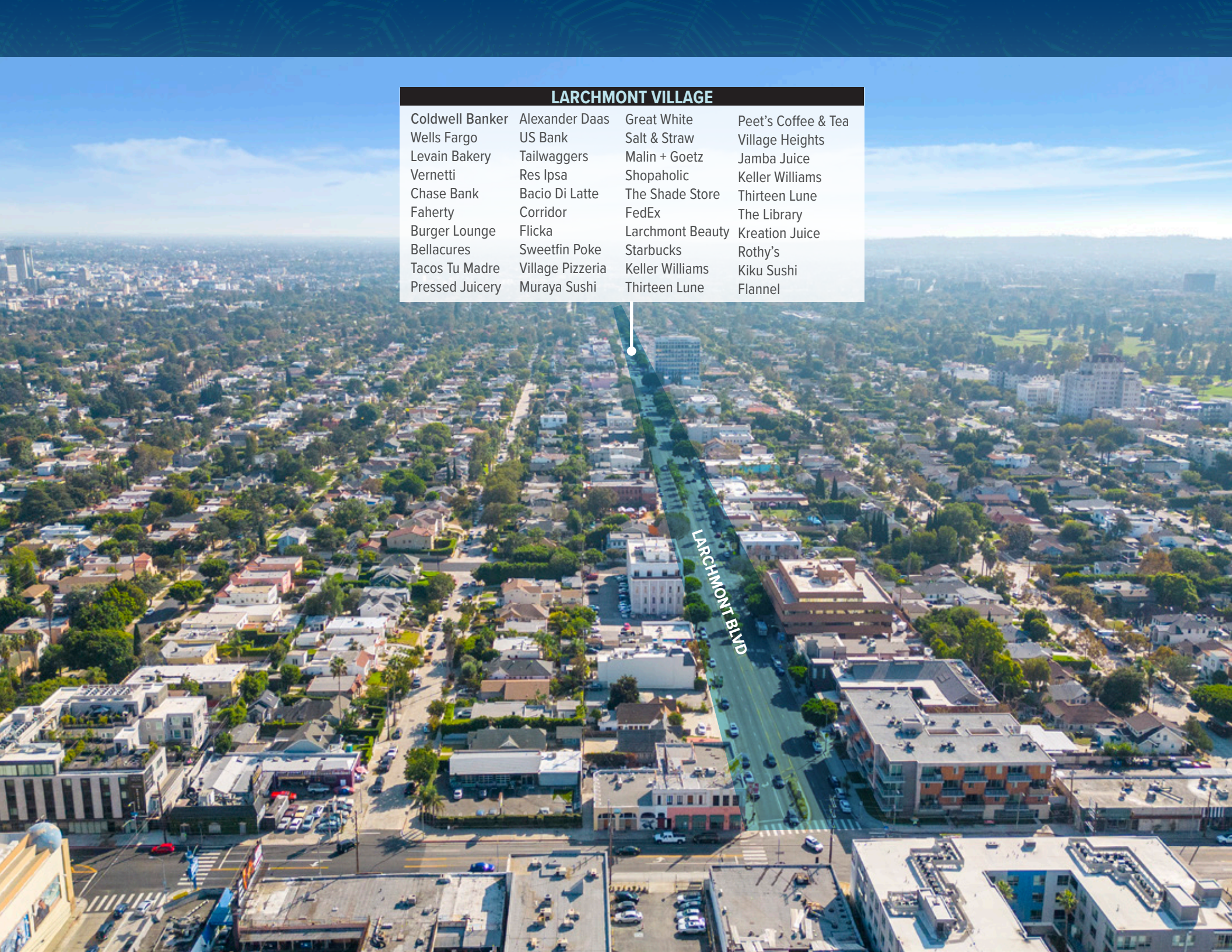
HANCOCK PARK

WILSHIRE COUNTRY CLUB

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LARCHMONT VILLAGE

Coldwell Banker	Alexander Daas	Great White	Peet's Coffee & Tea
Wells Fargo	US Bank	Salt & Straw	Village Heights
Levain Bakery	Tailwaggers	Malin + Goetz	Jamba Juice
Verneti	Res Ipsa	Shopaholic	Keller Williams
Chase Bank	Bacio Di Latte	The Shade Store	Thirteen Lune
Faherty	Corridor	FedEx	The Library
Burger Lounge	Flicka	Larchmont Beauty	Kreation Juice
Bellacures	Sweetfin Poke	Starbucks	Rothy's
Tacos Tu Madre	Village Pizzeria	Keller Williams	Kiku Sushi
Pressed Juicery	Muraya Sushi	Thirteen Lune	Flannel



1000 N SEWARD STREET



LA City Council recently approved a new 10-story building featuring 137,000 square feet of offices, approximately 13,600 square feet of ground-floor commercial space, and parking for 310 vehicles.

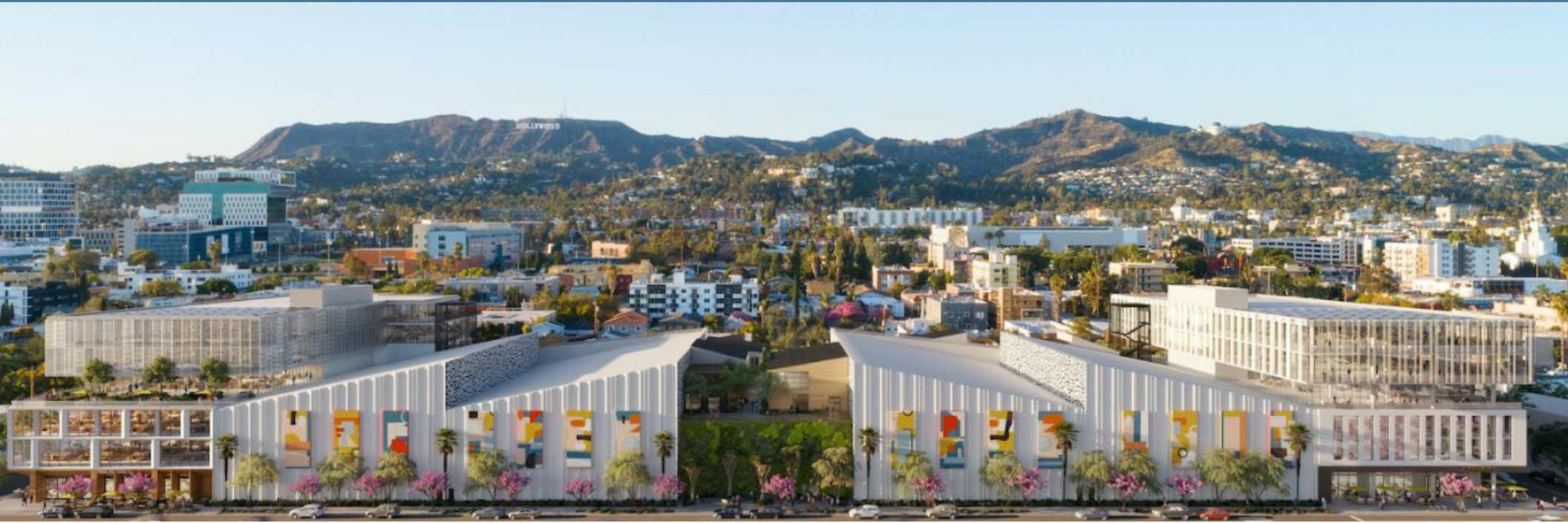
Despite the turbulent office market in the wake of the pandemic, developers appear to be bullish on the Hollywood office market and are pushing ahead with a plethora of new development - often in conjunction with new production facilities.

6061 W SUNSET



With construction set to begin as early as 2026, this \$1-billion project is planned for a 2-acre site in close proximity to the Sunset Grower Studios and will feature 22 stories of class A office space spanning across +/-525,000 SF.

5601 SANTA MONICA BLVD - ECHELON STUDIOS



Echelon Studios, a joint venture between Bardas Investment Group and Bain Capital will extend a full block at 5601 W. Santa Monica Boulevard. Construction began in early 2024 and with expected completion in approximately three years. The project will consist of:

- 110,000 square feet of production studios and support space;
- More than 388,000 square feet of offices;
- 12,300 square feet of ground-floor restaurant space; and
- Parking for 981 vehicles in two subterranean levels.

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