

SALE/LEASE  
5,000 SF  
CREATIVE OFFICE  
RETAIL  
WAREHOUSE  
FLEX

550  
N. WESTERN  
AVENUE  
LOS ANGELES, CA

# 550 N. WESTERN AVENUE, LOS ANGELES, CA 90004

PROPERTY INFORMATION	LEASE RATE	SALE PRICE	PRICE/SF	BUILDING SIZE	LOT SIZE	ZONING	PARKING SPACES
	\$2.25/SF MG	\$2,495,000	\$499	5,000 SF	6,253 SF	C2-1 TOC TIER 2 BUILDABLE UP TO 26 UNITS	6

## OVERVIEW

Opportunity to purchase or lease a flex building at the crossroads of Western and Melrose Avenue. Trendy, up and coming location neighboring Larchmont Village, Koreatown, and East Hollywood, west of the 101 freeway.

550 N. Western Avenue offers owners the possibility to create multiple configurations with the current space, or opt for updating the interiors to accommodate creative office, retail or development.

The space features high ceilings with semi exposed bow truss, concrete floors, HVAC throughout, a rear gated parking lot, and 50 feet of frontage along Western Avenue.

## LISTING AGENTS



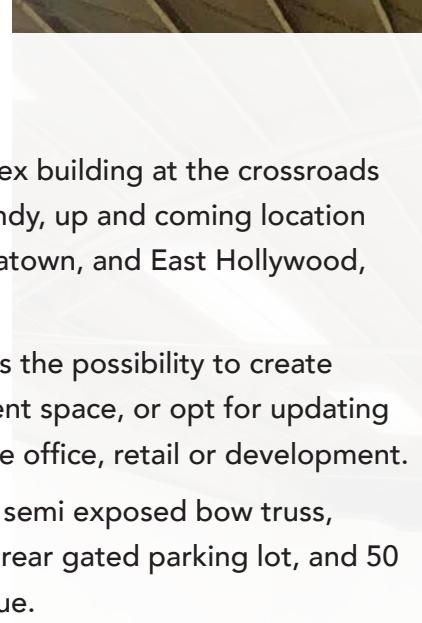
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# DETAILS

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004

5,000 SF BUILDING

FLEX SPACE

50 FT. OF FRONTAGE  
ON WESTERN AVE

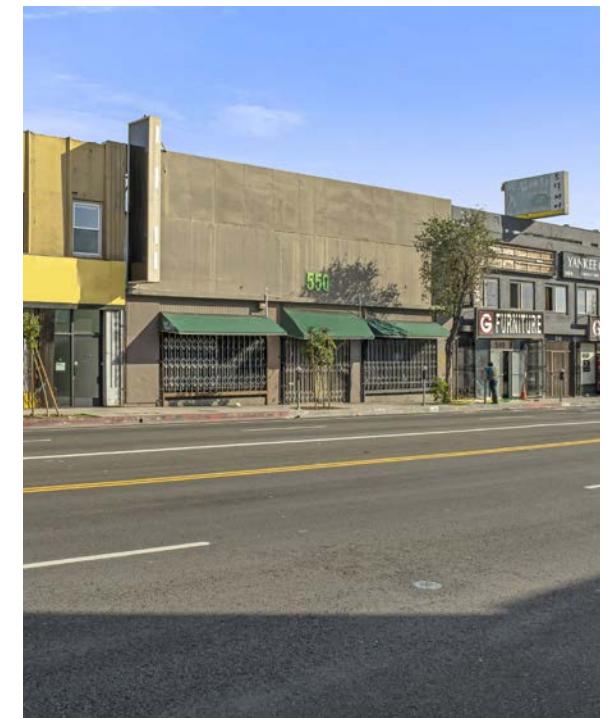
6 GATED  
PARKING SPOTS

CLEAR SPAN BUILDING  
WITH 14'-20' FT  
CEILING HEIGHTS\*

NEW HVAC THROUGHOUT

NEW ROOF

\*Buyer to verify



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# AERIAL

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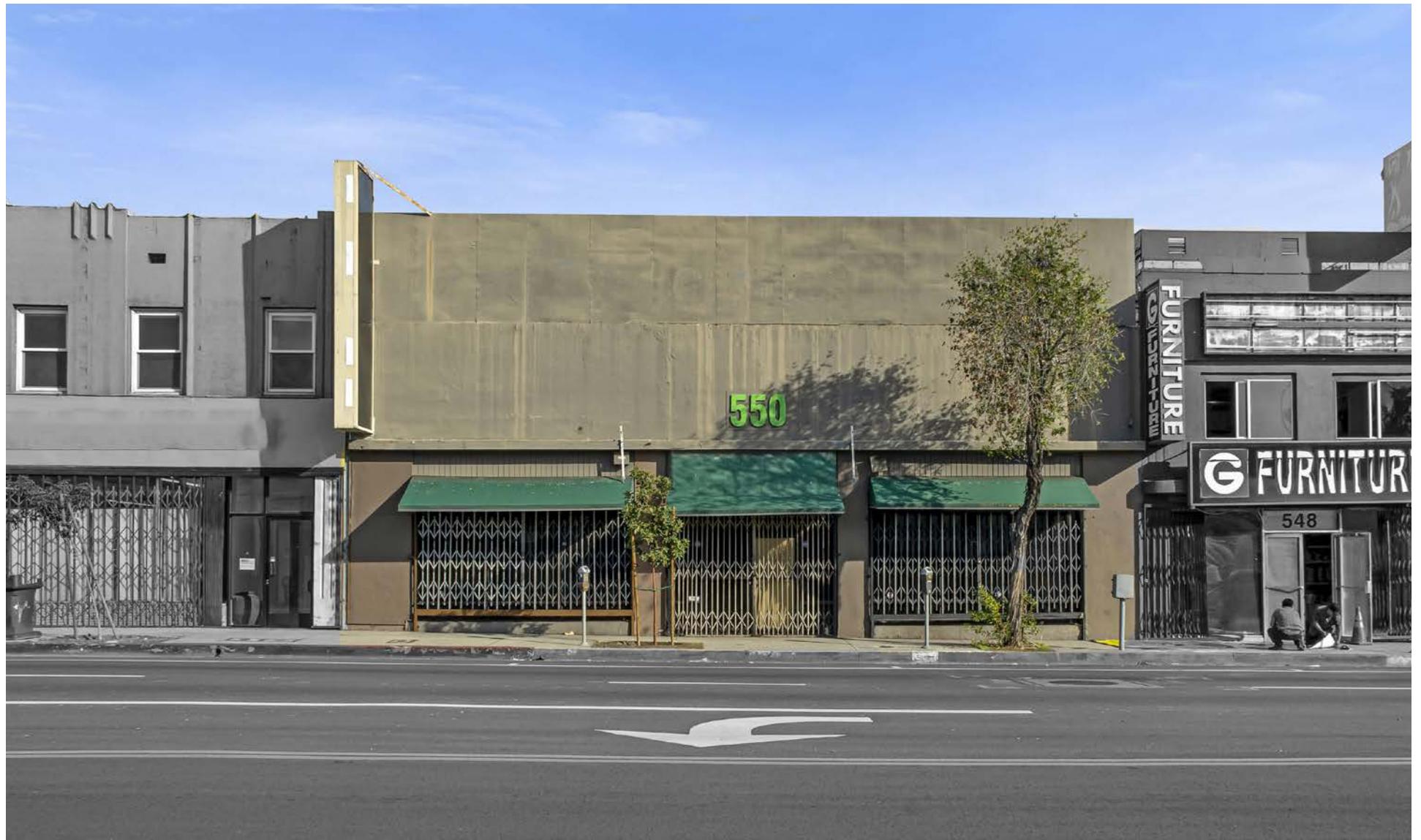
# DETAILS

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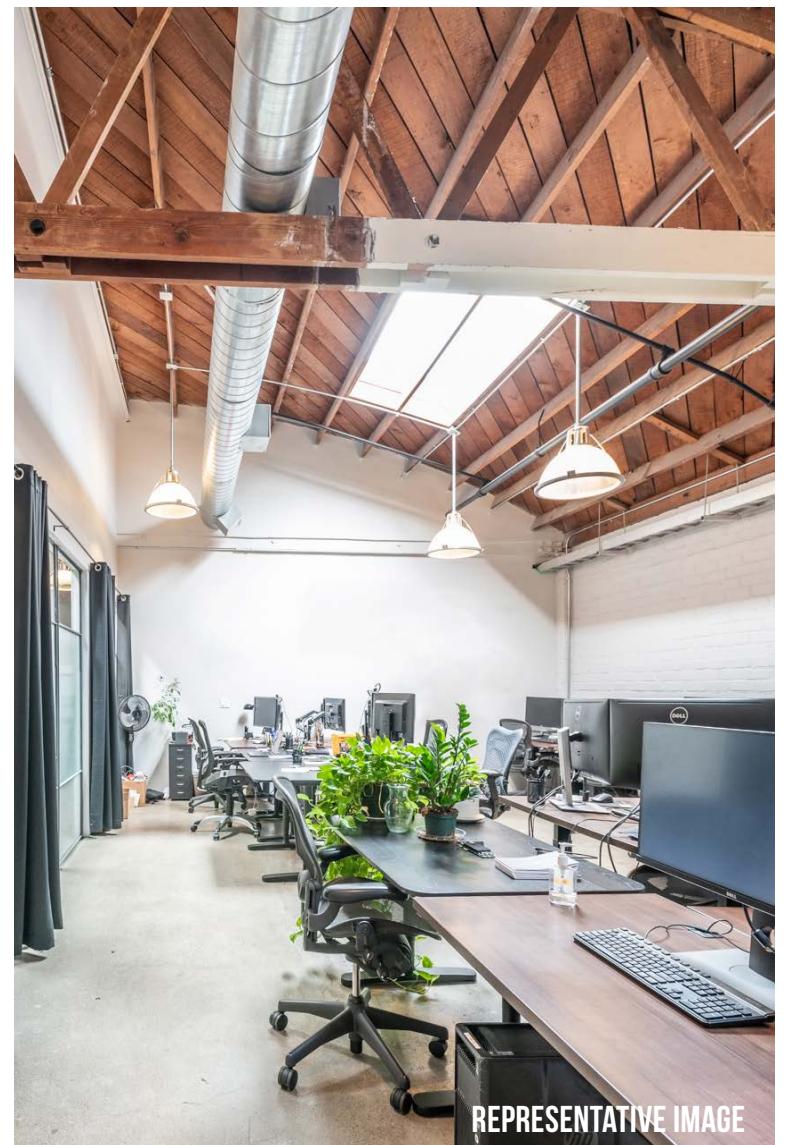
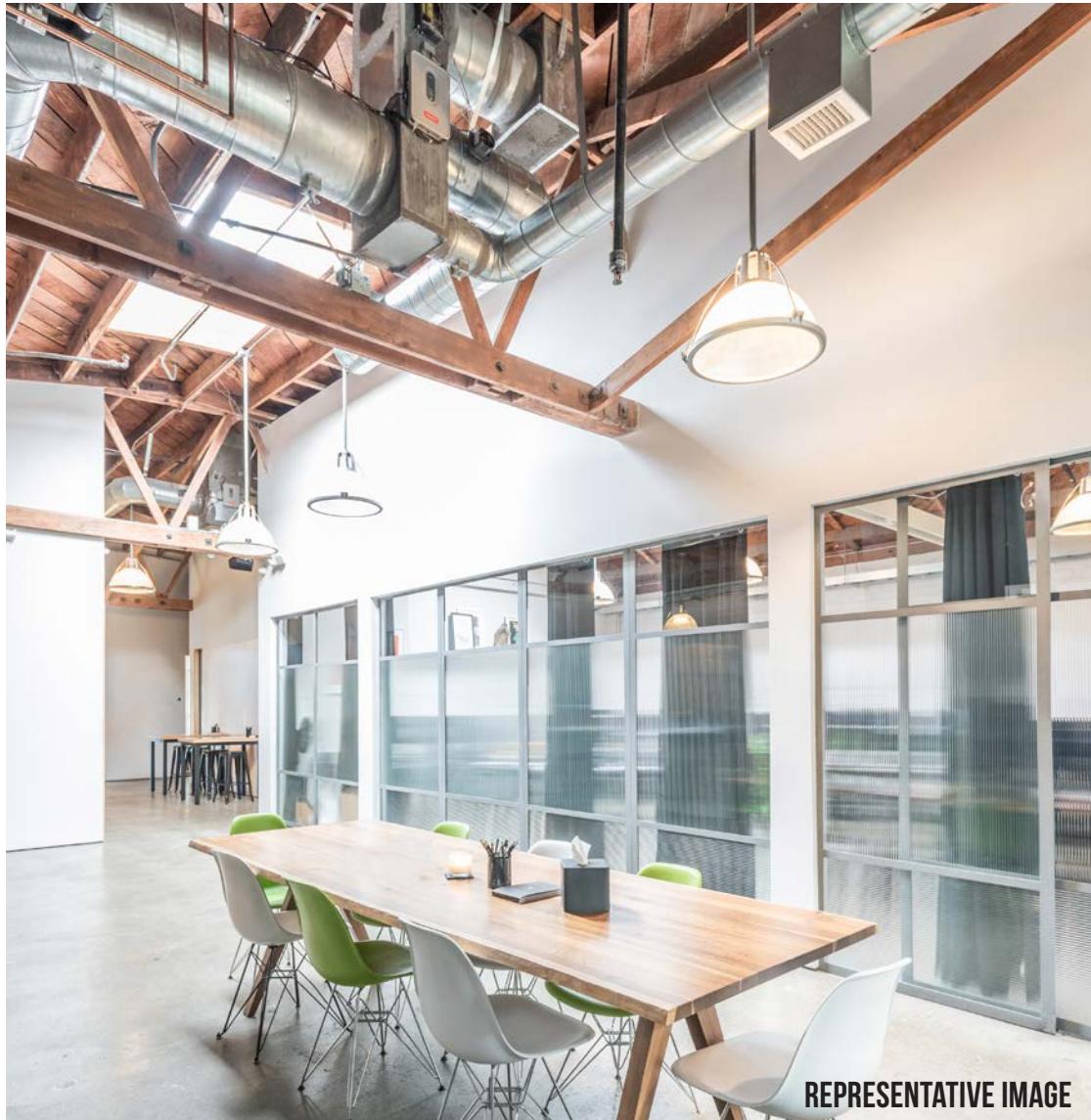
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# CREATIVE OFFICE PORTRAYAL

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# NEIGHBORHOOD OVERVIEW

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004

Located between Hancock Park, Koreatown, and Hollywood, 550 N. Western Avenue is positioned at a crossroads of Los Angeles.

In recent months, the neighborhood has seen a resurgence of developments and an eclectic mix of retail, office and hospitality outlets.

Within walking distance to the building are gourmet restaurants Osteria La Buca, and The Edmon, as well as fast casual dining options Burgerim, West & Mel, and Viet Noodle Bar. An international selection of cafes and pubs are also popular in the area, as is Larchmont Village, a destination street popular for its name brand shopping, acclaimed restaurants, and renowned weekend farmers market.



**Osteria La Buca**  
5210 Melrose Avenue



**West & Mel**  
615 N. Western Avenue



**Burgerim**  
5001 Melrose Avenue

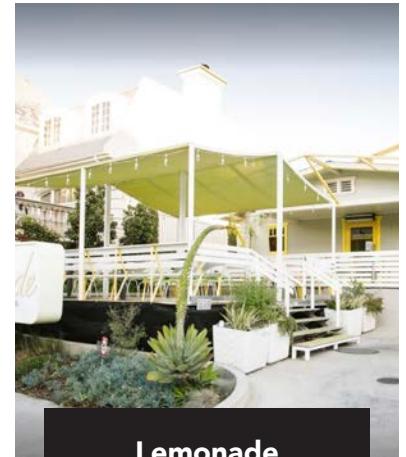
Anytime is Burgerim time - Burgerim best after the party - Eat it in style - Homemade quality - Good things come in small boxes - Different and better



**The Edmon**  
5168 Melrose Avenue



**Strength RX Crossfit**  
547 N. Westernnue



**Lemonade**  
626 N Larchmont Avenue

# LOCATION

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004



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# NEW DEVELOPMENTS

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004



**4760 Melrose at Harvard**

33 Units

**4847 Beverly Blvd at Wilton**

16 units

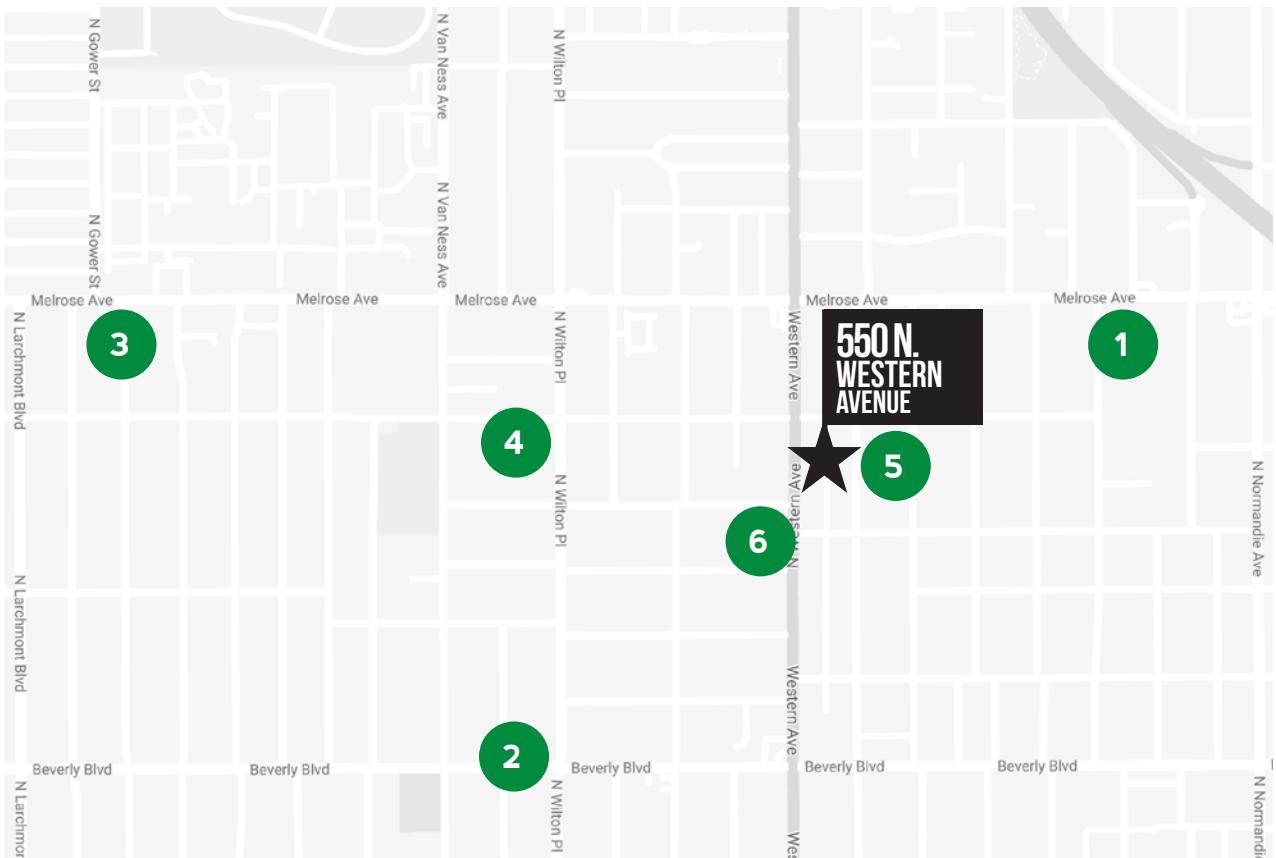
**5570 Melrose Ave at Gower**

55 units

5,500sqft  
Ground retail

**525 Wilton Beverly Blvd at Wilton**

88 units



**555 N Oxford Ave at Clinton Street**

Townhomes



**525 - 541 N. Western Ave**

63 Units



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ELEVATE YOUR PERSPECTIVE

