



ZACUTO
GROUP

COMMERCIAL REAL ESTATE



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
\$2.25/SF MG

SALE PRICE
\$2,495,000

PRICE/SF
\$499

BUILDING SIZE
5,000 SF

LOT SIZE
6,253 SF

ZONING
C2-1 TOC TIER 2
BUILDABLE UP TO 26 UNITS

PARKING SPACES
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.



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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

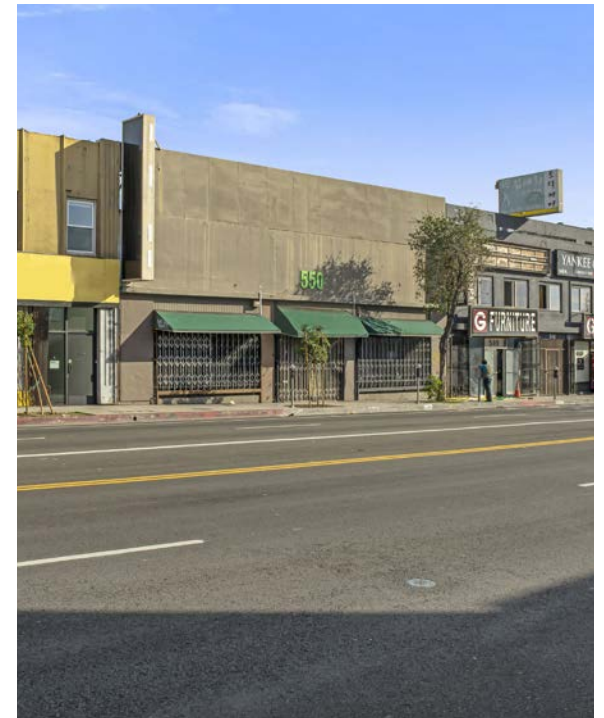
6 GATED
PARKING SPOTS

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

NEW HVAC THROUGHOUT

NEW ROOF

**Buyer to verify*



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AERIAL

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004



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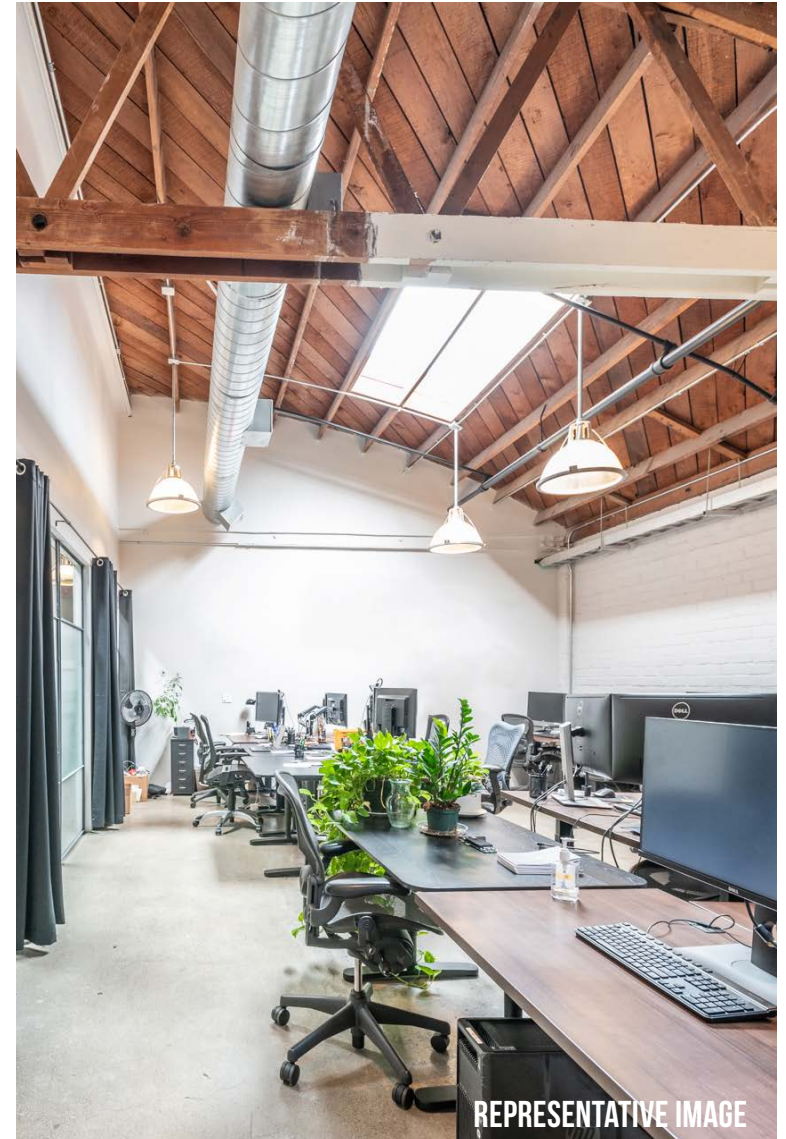
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CREATIVE OFFICE PORTRAYAL

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004



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NEIGHBORHOOD OVERVIEW

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.



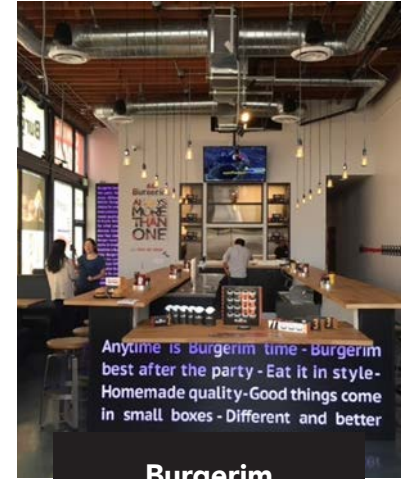
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Osteria La Buca
5210 Melrose Avenue



West & Mel
615 N. Western Avenue



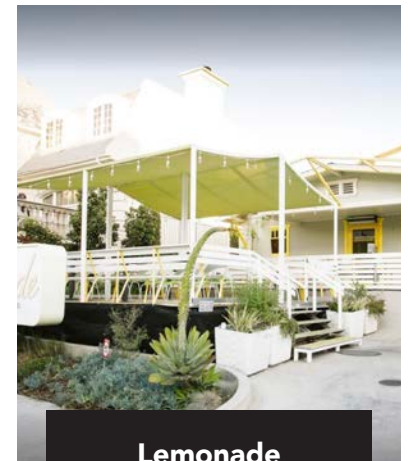
Burgerim
5001 Melrose Avenue



The Edmon
5168 Melrose Avenue



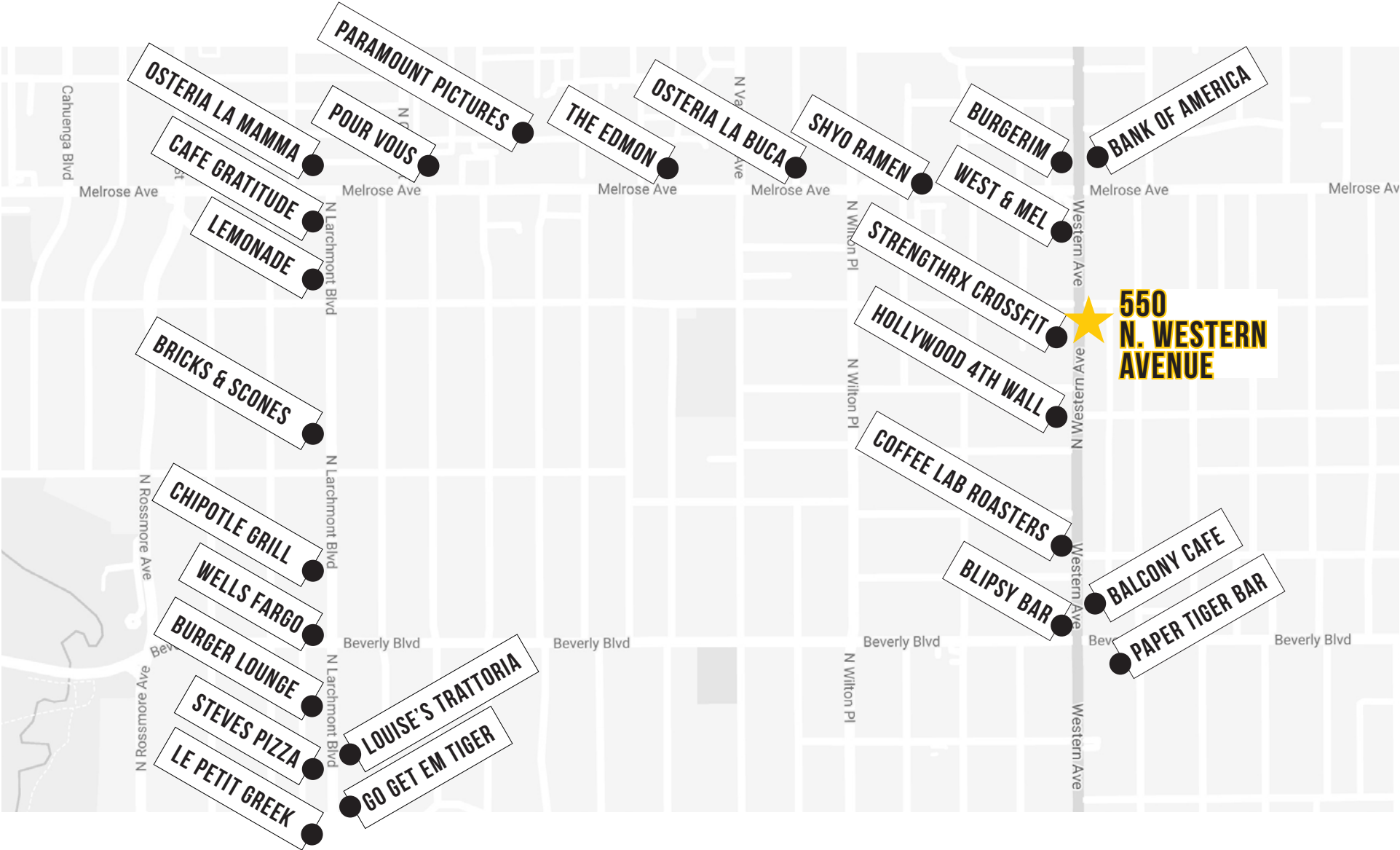
Strength RX Crossfit
547 N. Western Avenue



Lemonade
626 N Larchmont Avenue

LOCATION

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004



NEW DEVELOPMENTS

550 N. WESTERN AVENUE, LOS ANGELES, CA 90004

1



**4760 Melrose
at Harvard**
33 Units

2



**4847 Beverly
Blvd at Wilton**
16 units

3

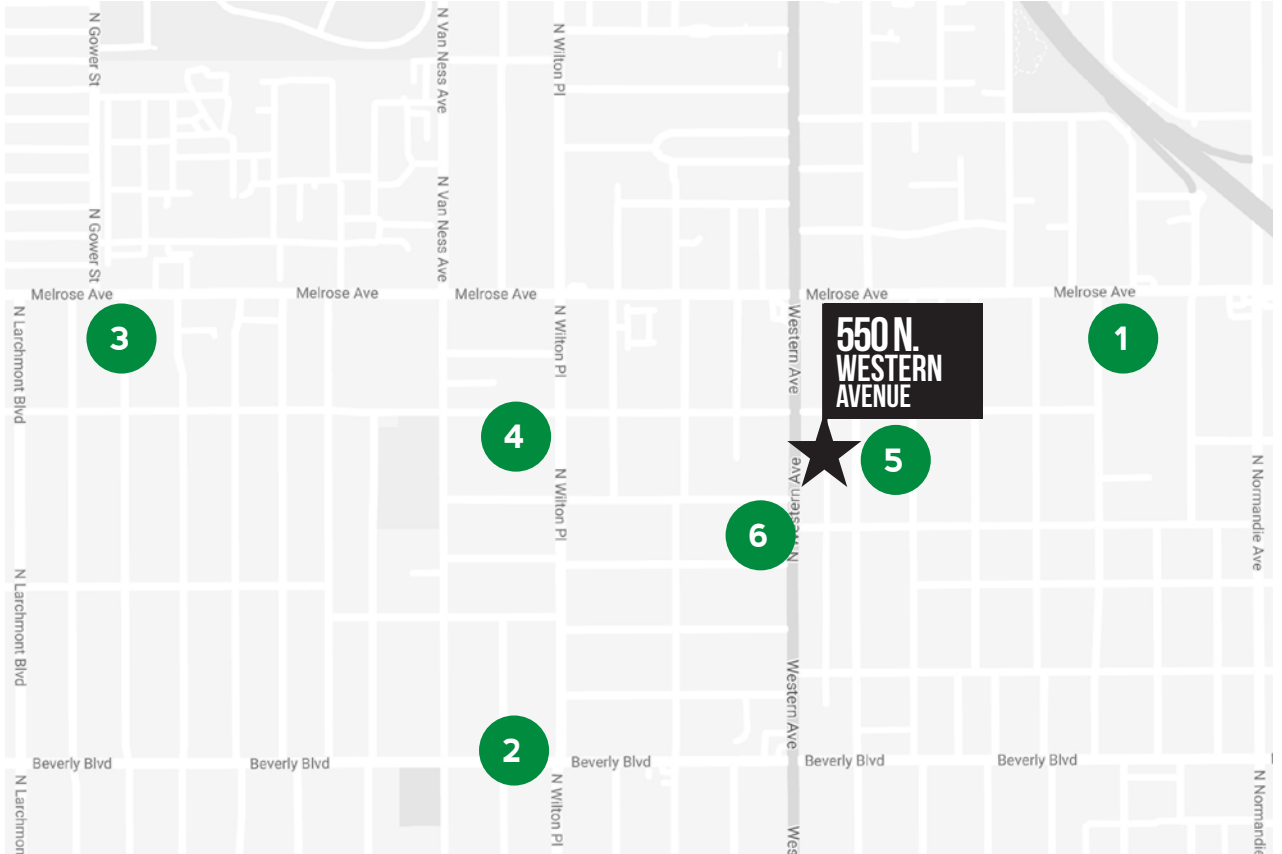


**5570
Melrose Ave
at Gower**
55 units
5,500sqft
Ground retail

4



**525 Wilton
Beverly Blvd
at Wilton**
88 units



5



**555 N
Oxford Ave
at Clinton
Street**
Townhomes

6



**525 - 541 N.
Western Ave**
63 Units



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ELEVATE YOUR PERSPECTIVE

