

# 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.

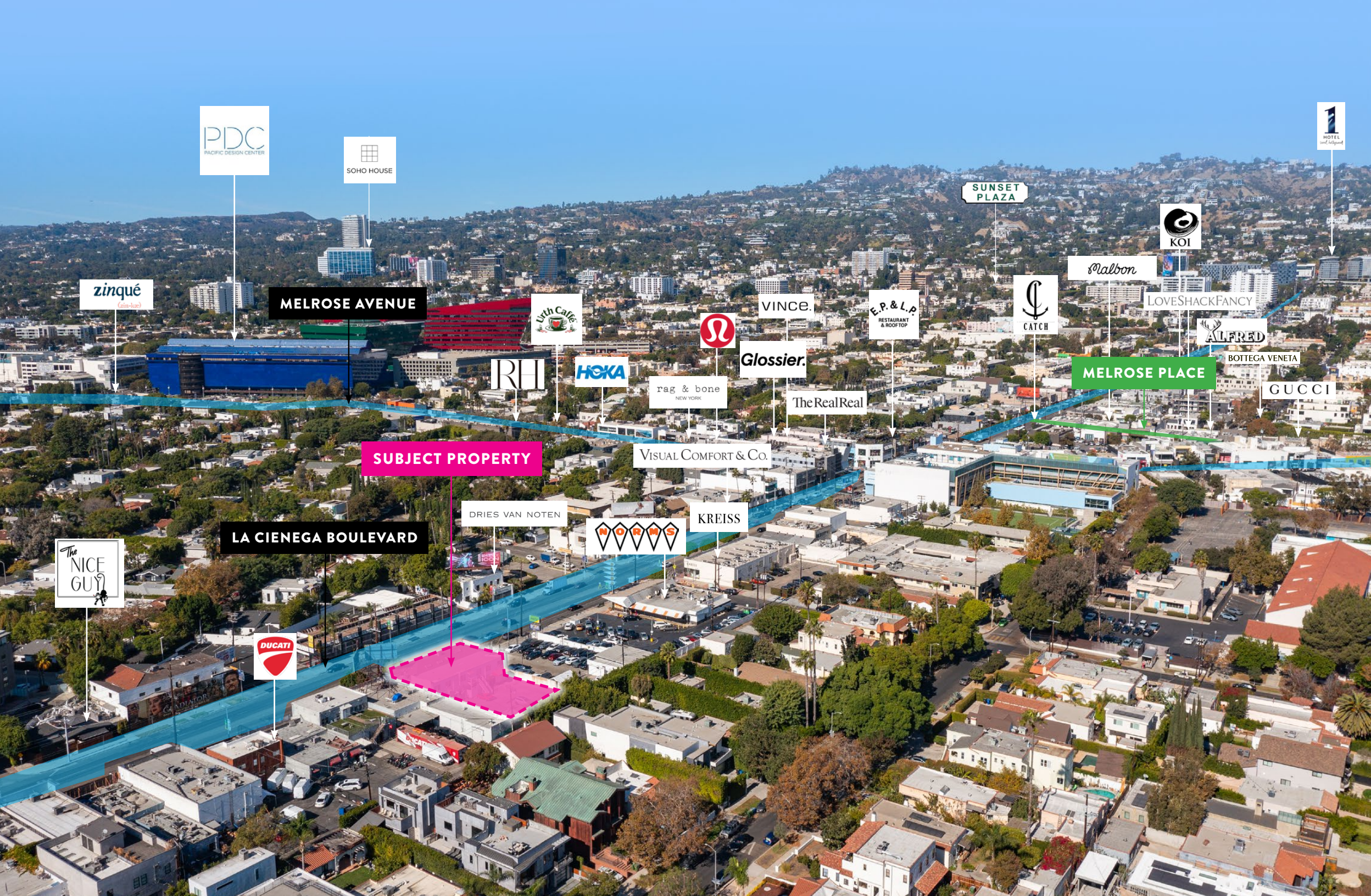


### LISTING TEAM



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PDC  
PACIFIC DESIGN CENTER

SOHO HOUSE

zinqué  
(cristobal)

MELROSE AVENUE

Lith Cafe

RIH

HOKA

rag & bone  
NEW YORK

Glossier.

The RealReal

VISUAL COMFORT & Co.

DRIES VAN NOTEN

NORMS

KREISS

The NICE GUY

LA CIENEGA BOULEVARD

DUCATI

SUBJECT PROPERTY

VINCE.

E.P.&L.P.  
RESTAURANT & ROOFTOP

CATCH

SUNSET PLAZA

Malbon

KOI

LOVESHACKFANCY

ALFRED

BOTTEGA VENETA

GUCCI

MELROSE PLACE

1  
HOTEL  
and beyond

## 438 N LA CIENEGA BOULEVARD

WEST HOLLYWOOD, CALIFORNIA 90048

### DETAILS

#### FOR SALE

\$6,995,000

#### BUILDING SIZE

7,571 SF

#### LOT SIZE

10,712 SF

#### APN

5514-001-004

#### PPSF

\$924/SF

#### LOT/PPSF

\$653/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.

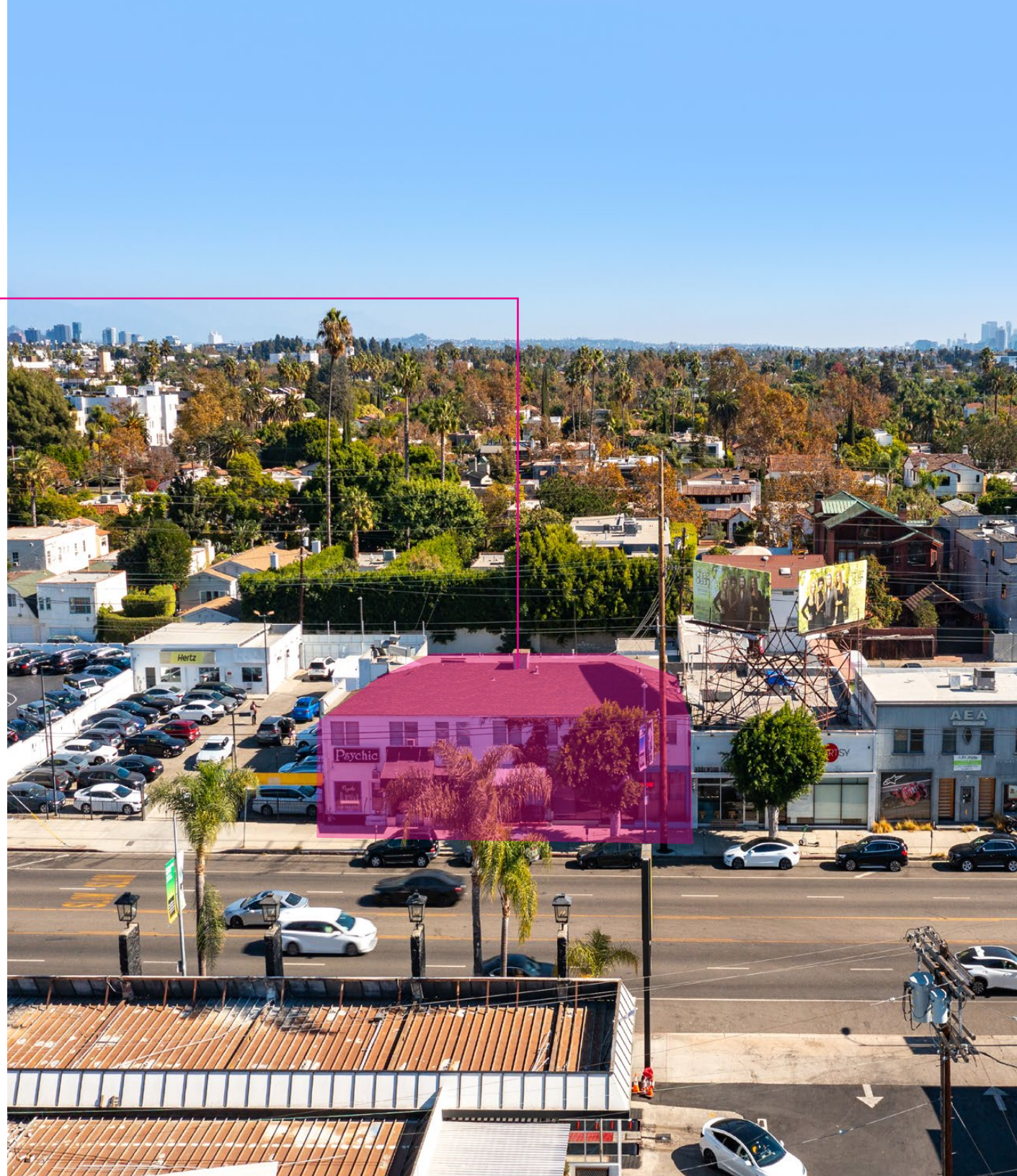
### DEVELOPMENT POSSIBLE\*

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

blöomingdales

NORDSTROM  
rack

LUCKY STRIKE  
LANES

★ macy's

Saks  
OFF  
5TH

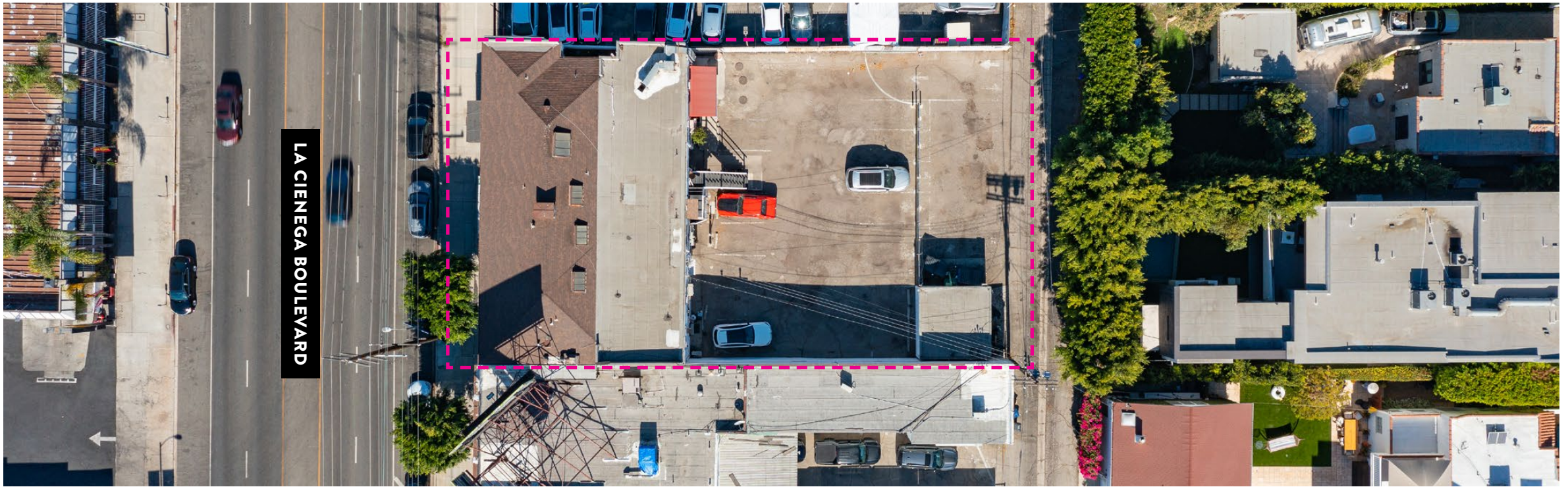
CVS  
pharmacy

The  
NICE  
GUY

SUBJECT PROPERTY

LA CIENEGA BOULEVARD





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COMMERCIAL REAL ESTATE

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