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## OFFERING MEMORANDUM

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CAROLWOOD

05.02.24

DRE 00886282 | DRE 02109375

# 8435 Melrose Ave West Hollywood

C.

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COMMERCIAL

MARA COMMERCIAL

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\*PER LOOPNET REPORT

## FOR SALE

**8435 MELROSE AVE**  
WEST HOLLYWOOD, CA 90069  
**\$16,995,000**

### PROPERTY DESCRIPTION

One of the last opportunities to purchase an owner/user or redevelopment opportunity in the coveted Melrose Avenue, Melrose Pl., La Cienega Blvd. triangle. The Property has over 165 ft of frontage on Melrose Avenue, and features 18 foot high ceilings, with a rear courtyard/patio area and parking fronting on "Melrose Avenue Alley." The Property features a large lot for parking and garden/patio area for outdoor inspired retailing. The building features 20+ foot high ceilings, open space, and excellent showroom windows.

This area is undergoing an extraordinary redevelopment, with several new developments and many surrounding properties undergoing major renovation.

Please call Chris Mara at 310.858.5466



### BUILDING SIZE

± 2,370\* SF

### LOT SIZE

± 7,077\* SF

### CEILING HEIGHTS

Over 18 FT

### ZONING

WDC1A & LAC4

### APN

5528-017-038 & 039

### PARKING

Located in rear of building  
accessible from the alley

### LINEAR FOOTAGE

Approximately 165 FT  
along Melrose Avenue

### USAGE

Retail/Showroom/Office

### OCCUPANCY

Owner occupied

\*Approximately per assessor's records



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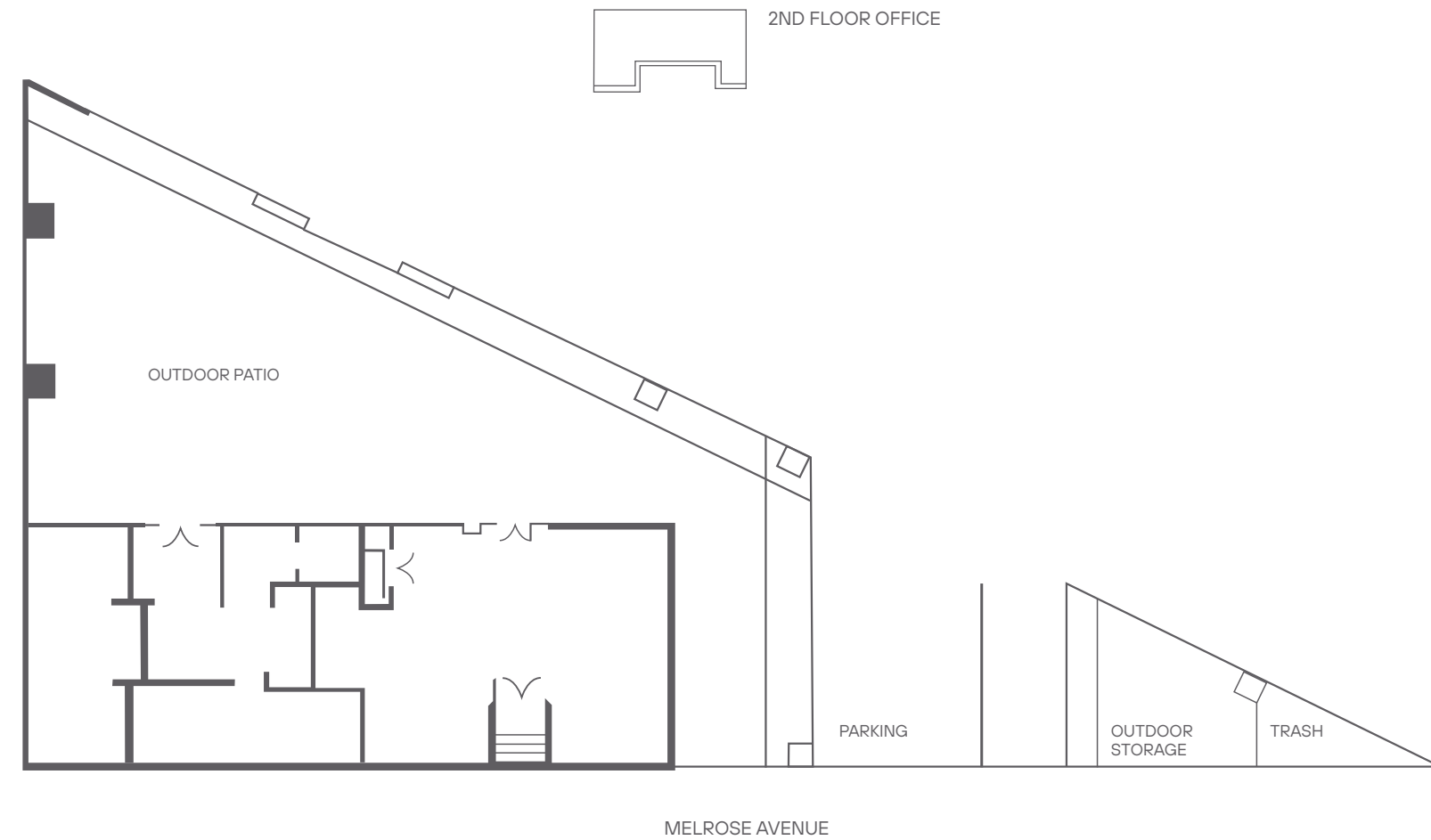




# PLANS

## ADDITIONAL SQUARE FOOTAGE ADDITION

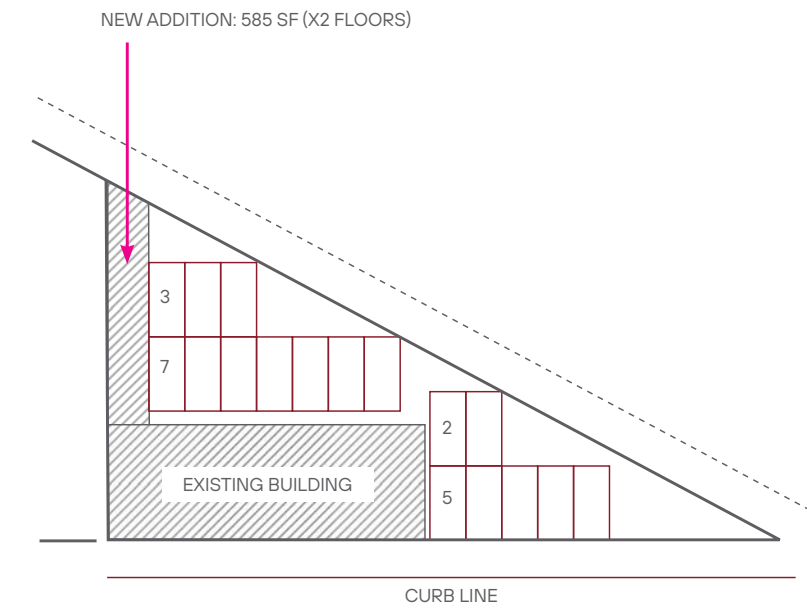
RATIO 3.5/1000 SF  
3 PARKING SPACES EXISTING



## PLAN A

•ON PLAN A, INCREASE TOTAL NUMBER OF SPACES TO 14 (17)?  
14 SPACES = POTENTIAL 4,000 SF ADDITION

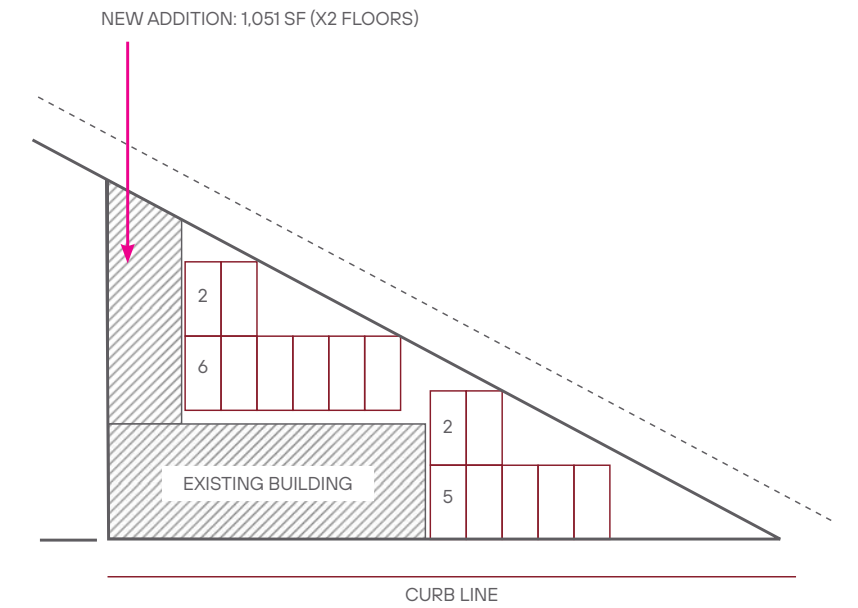
•ON PLAN A 585 SF/FLOOR X 2 FLOORS = 1,170 SF



## PLAN B

•ON PLAN B, INCREASE TOTAL NUMBER OF SPACES TO 12 (15)?  
12 SPACES = POTENTIAL 3,429 SF ADDITION

•ON PLAN B, 1,051 SF / FLOOR X 2 FLOORS = 2,102 SF



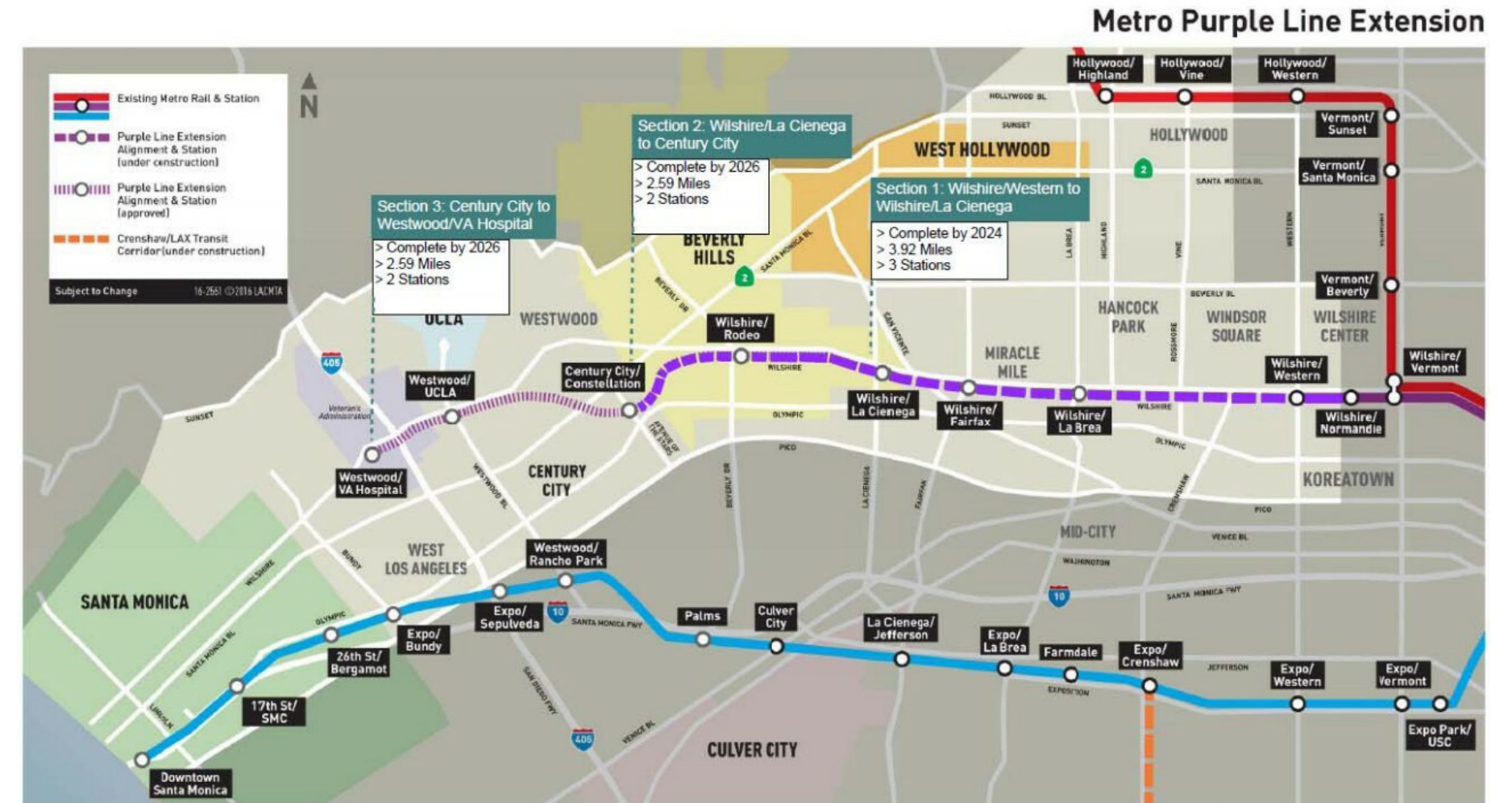
# PLANS

## WESTSIDE SUBWAY EXPANSION

• 8435 MELROSE AVENUE IS ABOUT 1.3 MILES FROM THE FUTURE WESTWOOD/ VA HOSPITAL PURPLE LINE METRO STATION.

• METRO RAIL IS A LOS ANGELES RAPID TRANSIT SYSTEM CONSISTING OF SIX SEPARATE LINES (RED, BLUE, PURPLE, GREEN, GOLD, AND EXPO LINES) WHICH CUMULATIVELY SERVE 93 STATIONS THROUGHOUT LOS ANGELES COUNTY.

• THE PURPLE LINE PRESENTLY ENDS AT THE WILSHIRE/WESTERN STATION IN THE HEART OF KOREATOWN. THE PURPLE LINE EXPANSION WILL EVENTUALLY EXTEND TO WEST LOS ANGELES OFFERING A DEPENDABLE OPTION FOR COMMUTERS TRAVELING BETWEEN DOWNTOWN LOS ANGELES, WESTWOOD, BEVERLY HILLS, CENTURY CITY, AND WESTWOOD/UCLA. IT IS ANTICIPATED THAT THE WESTWOOD/VA HOSPITAL METRO STATION WILL BE UP AND OPERATIONAL BY 2027.



# Community

## Melrose Ave + Melrose Place

This West Hollywood location has a profound number of destination stores, galleries and eateries, a cultural center situated between Melrose Avenue, Robertson Boulevard and Beverly Boulevard, featuring 200+ visionary, high-caliber design, art, and fashion stores. 8410 Melrose Ave is centrally located within the LCDQ district & blocks from the Pacific Design Center, the L.A. apex of interior design making this venue ideal for both Interior or apparel concepts. La Cienega's fine restaurants, Melrose Place's iconic cafe's and strong coffee culture permeates the district and Weho's out-of-the-box pop-ups all can satisfy the most discerning of palettes. Many come for the shopping and stay for dinner. Below is just a handful of your neighbors.

GUCCI SALON 8409 Melrose Pl - Echoing the heritage of the House and of Hollywood, the new creative space is the first stand-alone Gucci Salon on Melrose Place in West Hollywood with an exclusive offering of exceptional pieces – a showcase of craft, personalization, and uniqueness. BALMAIN 8421 Melrose Pl - The West Coast flagship is a 2,400-square-foot, one-story boutique which carries the brand's men's, women's and kid's clothing collections | RH 8772 Beverly Blvd - Upscale, all modern sister store of Restoration Hardware boasts a 3 story showroom and restaurant selling, timeless furniture, textiles, tableware, lighting | COMMUNE 650 N Robertson Blvd - design studio founded 2004 with a reputation for holistic work across the fields of architecture, interior design, graphic design, product design, and brand management | ALFRED TEA ROOM 8509 Melrose Ave - Craveable coffee and light bites, this establishment has a number of nearby stores, with the Melrose Ally location being one of it's finest | RAG & BONE 8533 Melrose Ave - distinguished combination of British heritage with directional, modern design with New York aesthetic | CATCH LA 8715 Melrose Ave - Al fresco dining in Los Angeles is a one-stop shop for food and beverage experiences with 340 seat rooftop haven | CUTLER & GROSS 8505 Melrose Ave - British luxury eyewear brand Cutler and Gross combines the finest Italian craftsmanship with irrefutable style | DU VIN WINE 540 N San Vicente Blvd - The only wine shop in Southern California specializing in European wines | BOTTEGA VENETA 8445 Melrose Pl - Discretion, quality, and unsurpassed craftsmanship leather goods luxury since 1966 | GRACIAS MADRE 8905 Melrose Ave - Chef Chandra Gilbert features bold flavors, seasonally inspired by the kitchens of Mexico sourced from locally grown organic ingredients | MARTYN LAWRENCE BULLARD DESIGN 8550 Melrose Ave - Multi-award winning Los Angeles-based interior designer renowned for his broad range of styles and eclectic, yet sophisticated and inviting interiors | MOCA at the PDC 8687 Melrose Ave - MOCA is the only museum in Los Angeles devoted exclusively to contemporary art. this satellite location has a revolving array of exhibits | THE REAL REAL 8500 Melrose Ave - Premier brick and mortar location designer consignment store celebrity filled gym never disappoints | EP & LP 603 N La Cienega Blvd - Highly rated asian fusion restaurant and rooftop bar on Melrose Ave that has become a West Hollywood hotspot with beautiful 8431 Melrose Pl - Waterworks brings impeccable style and artisanal quality craftsmanship to bathrooms and kitchens around the world | CHLOÉ 8448 Melrose Pl - Parisian fashion house West Coast store | SWEET LADY JANE 8360 Melrose Ave - L.A.'s most famous confectioner



1. Gucci Salon  
8409 Melrose Pl  
Note: Also leased by Mara Commercial

2. Bottega Veneta  
8445 Melrose Pl  
Italian Leather Showroom  
& Luxury Brand

3. VIVIENNE WESTWOOD  
Eponymous clothing line of  
Britains Queen of Punk.



# Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion due for Completion 2028

6000+

Restaurants, Bars and Music Venues in L.A. County, Beverly Hills & Santa Monica

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

230K+

Estimated non-farm jobs added in 2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants In LA County and Santa Monica

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