

PRIME RETAIL ASSET WITH UPSIDE IN EAST HOLLYWOOD



861-863 N WESTERN AVE, LOS ANGELES, CA 90029

FOR SALE

DONN E. YU

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PROPERTY DETAILS

\$3,700,000 (\$758 PSF)

PURCHASE PRICE

±4,881 SFBUILDING
SIZE**1**

STORIES

1961YEAR
BUILT**12**PARKING
SPACES**861-863 N WESTERN AVE**

OCAP Real Estate is pleased to present the unique opportunity to acquire 861 N Western Ave, a fully leased $\pm 4,846$ square foot retail plaza located at the eastern edge of Melrose Hill—one of Los Angeles' most dynamic and emerging creative & culinary districts. Situated on a ± 0.21 -acre parcel with excellent frontage along high-traffic Western Avenue ($\pm 30,000$ vehicles per day), the property offers rare urban convenience with 12 dedicated on-site parking spaces ($\pm 2.5/1,000$ SF).

This single-story asset features a stable tenant mix generating consistent rental income, with near-term upside through lease re-tenanting or modest improvements. Zoned LAC4, the property allows for a broad range of commercial uses and offers potential future redevelopment options. Surrounded by a dense population of over 74,000 residents within one mile and located near major Metro lines, 861 N Western benefits from both exceptional visibility and long-term positioning in a high-growth submarket.

With low-maintenance construction and immediate access to East Hollywood, Larchmont Village, and surrounding creative corridors, this offering presents investors with a rare blend of stability, location, and future value.



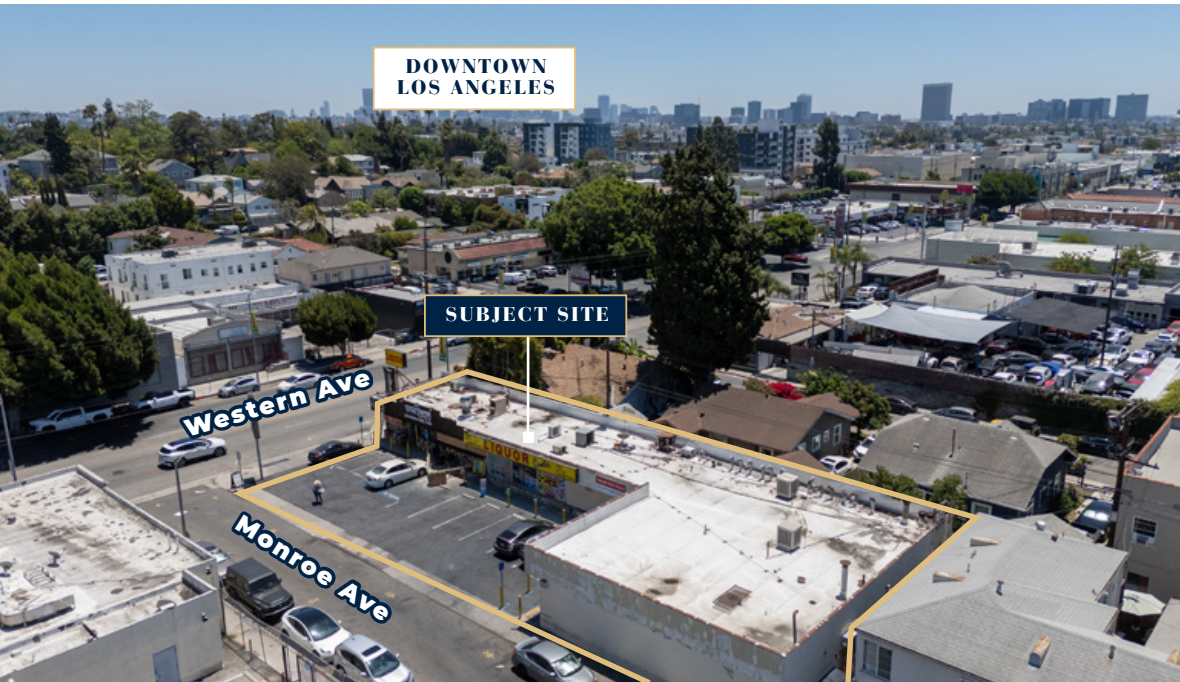
BUILDING SPECIFICATIONS

Purchase Price	\$3,700,000
Price Per SF	\$758 PSF
Buiding Size	±4,881 SF
Lot Size	0.21 Acres with excellent frontage
Parking	12 dedicated on-site spaces (2.5 spaces per 1,000 SF)
Property Type	Retail
Building Class	C
Tenancy	Multiple
Building FAR	0.53
Zoning	LAC4
Frontage	155' on N Western Ave
Parcel Number	5535-011-027



PROPERTY HIGHLIGHTS

- 100% leased retail plaza generating consistent rental income
- Prime Melrose Hill location—one of L.A.'s fastest-emerging creative districts
- Strong visibility with approximately 30,000 vehicles per day on Western Avenue
- Dedicated on-site parking with 12 spaces (rare for urban infill)
- Stable tenant base with upside potential through future rent adjustments
- C4 zoning allows for broad commercial uses and future redevelopment
- Dense surrounding demographics with approximately 74,000 residents within 1 mile
- Low-maintenance, single-story construction in a transit-friendly corridor



FLOOR PLAN



MONROE STREET

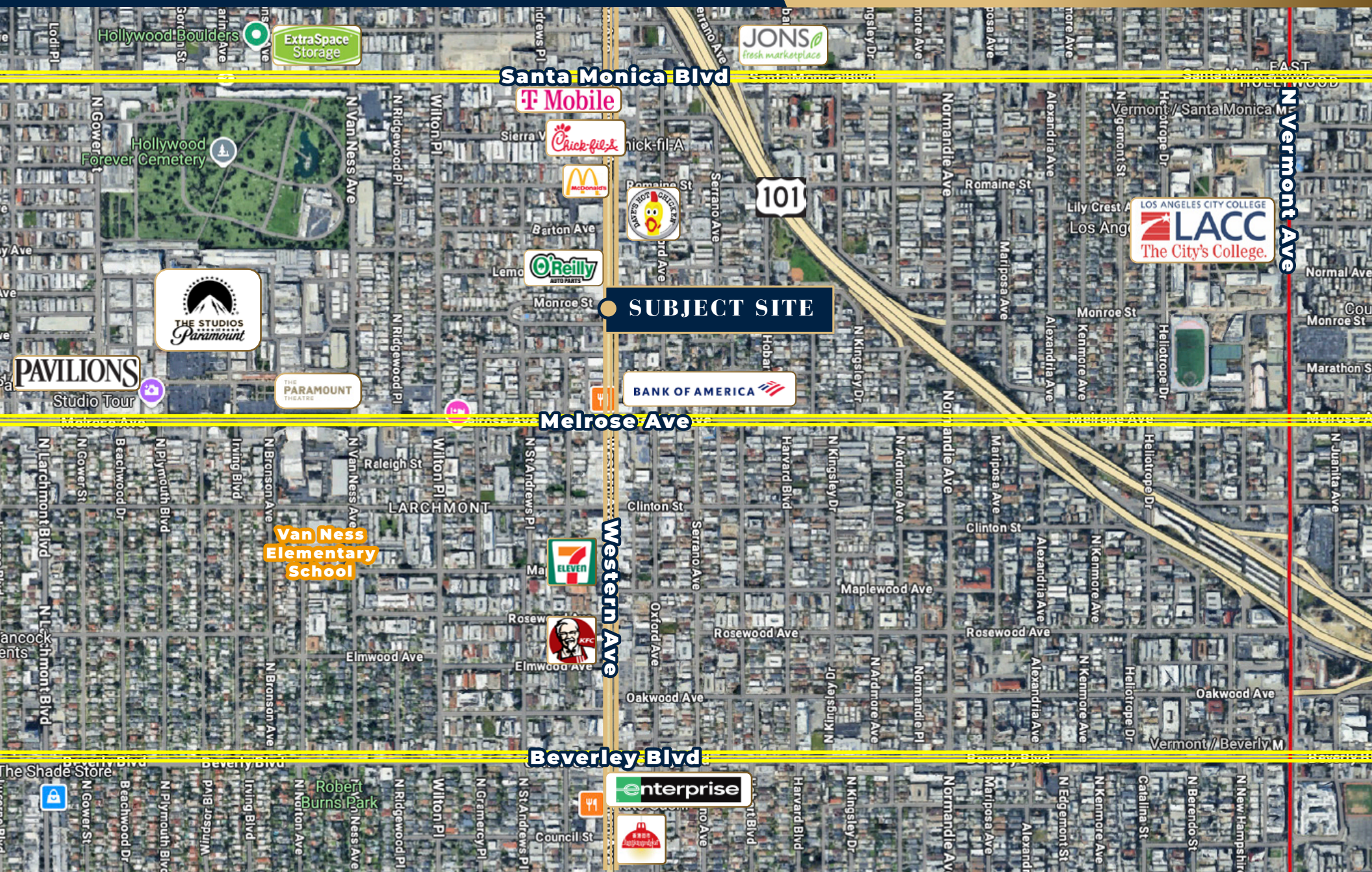
861-863 N WESTERN AVE

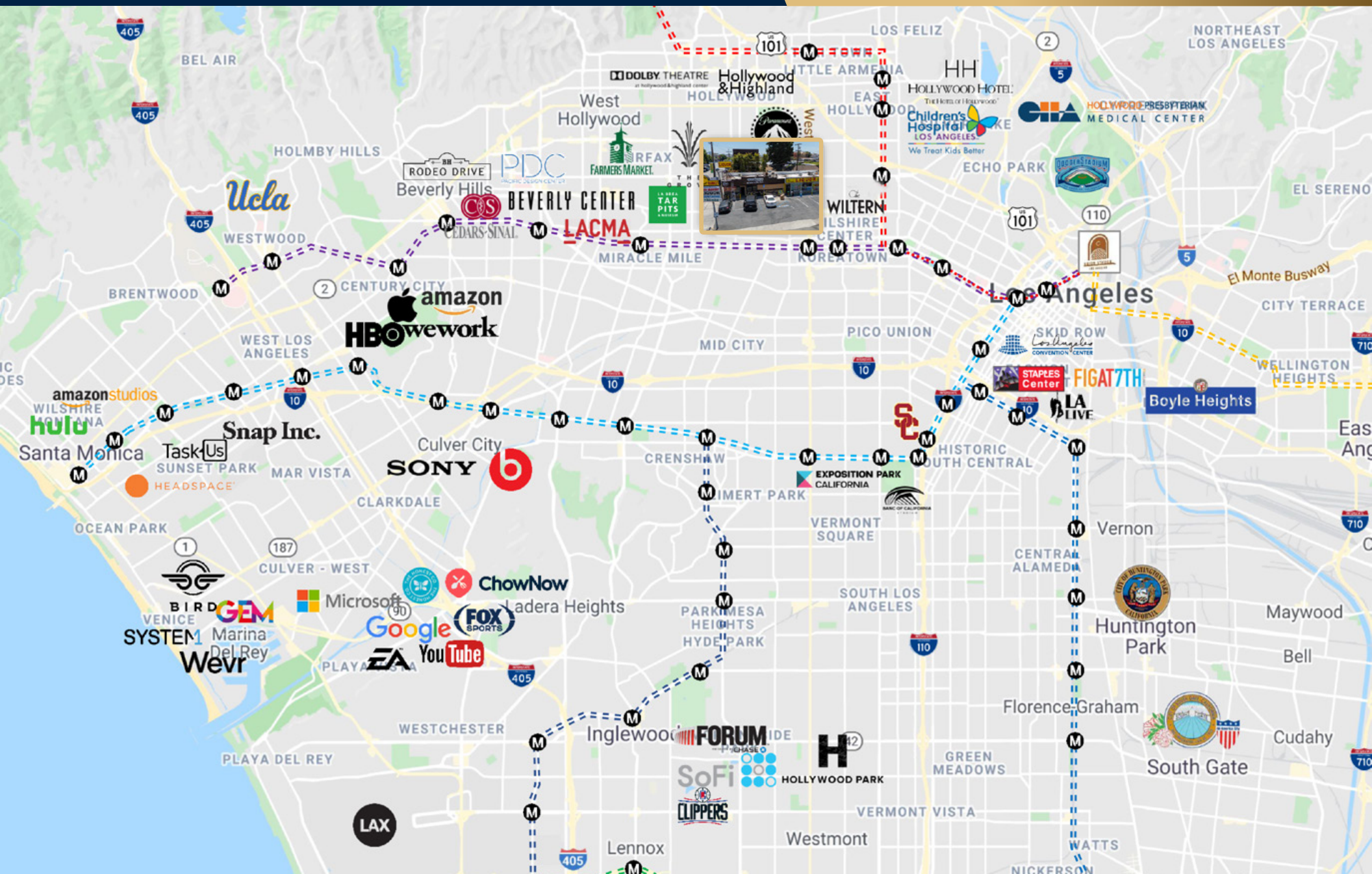
861 Restaurant	840 SF
861 1/2 Liquor Center	1,386 SF
863 Laundry	1,462 SF
863 1/2 Warehouse	1,193 SF
SUB TOTALS	4,881 SF

**DOWNTOWN
LOS ANGELES**









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MARKET OVERVIEW

Melrose Hill is one of Los Angeles' most exciting emerging neighborhoods, blending a small-town feel with big-city energy. Once under the radar, the area has rapidly transformed into a creative and culinary destination—home to acclaimed art galleries, design studios, boutique dining, and stylish cafes. Nestled within the broader East Hollywood district and adjacent to the revitalized Virgil Village, Melrose Hill benefits from a wave of cultural momentum and urban investment. East Hollywood as a whole has become one of L.A.'s most dynamic and walkable communities, attracting a new generation of residents, restaurateurs, and creative businesses. With its vibrant streetscape, strong demographics, and increasing demand from trendsetting tenants, Melrose Hill offers investors a rare opportunity to participate in a design-forward corridor poised for long-term growth and appreciation.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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