

For Lease



635 N Western Ave
Los Angeles 90004

Geoffrey Anenberg
geoffrey@normal-properties.com
323 243 2821
DRE Lic. 01831214

±5,500 RSF
Single Tenant
Retail / Showroom / Office



Originally completed in 1922 with a warehouse addition in the 1950s, 635 N Western Ave is a beautiful brick building with a large and bright window storefront, and a private rear garden.

The building is part of a growing community of world-class galleries, restaurants, cafés and showrooms. Neighbors include David Zwirner, Italian restaurant Ètra, café Telegrama, and Filipino eatery Kuya Lord.

Available Space ±5,500 RSF

Use Type Retail / Showroom Office

Asking Rent \$4.95 / SF NNN / Month

Availability Immediate

Parking On-street and in available lots at prevailing market rate

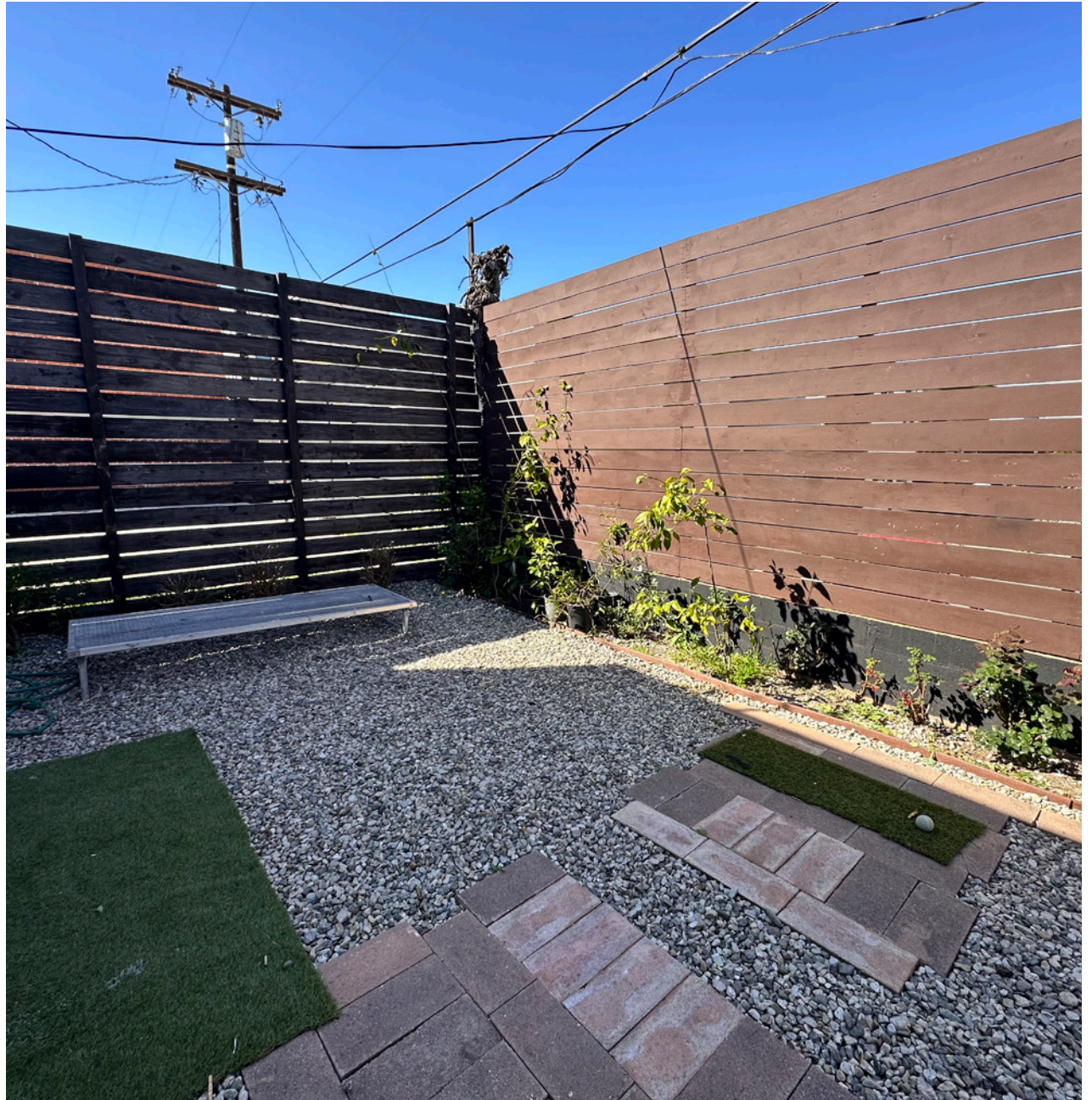


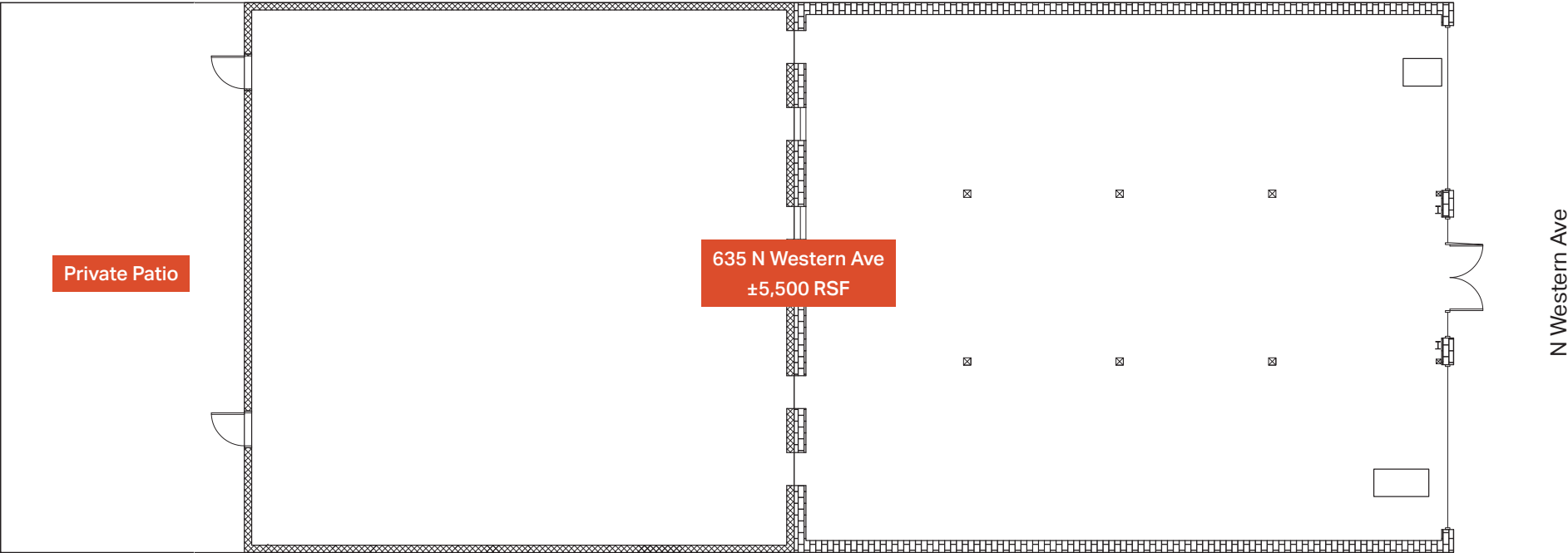
Features

- Built in 1922 & 1950s
- ±11-ft tall storefront windows
- Exposed brick interior
- ±13-ft to ±16-ft tall ceilings
- Private back patio
- Zoned C2-1, City of Los Angeles
- Neighborhood Walk Score of 93









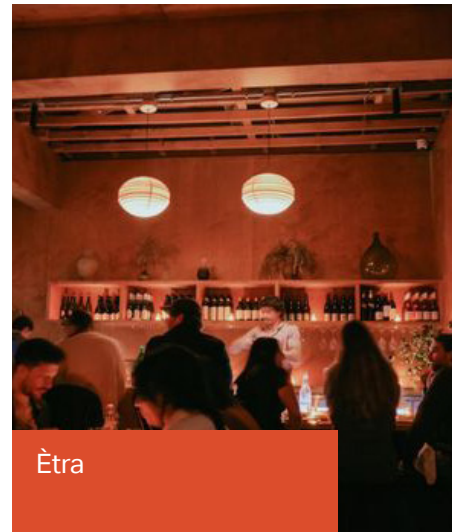
There is a lot happening at Western & Melrose, to say the least. Between the James Beard nominated Filipino regional food at Kuya Lord Panciteria and David Zwirner's west coast flagship complex, the neighborhood is drawing attention and people from across Los Angeles and the world.



Ggiata Delicatessen



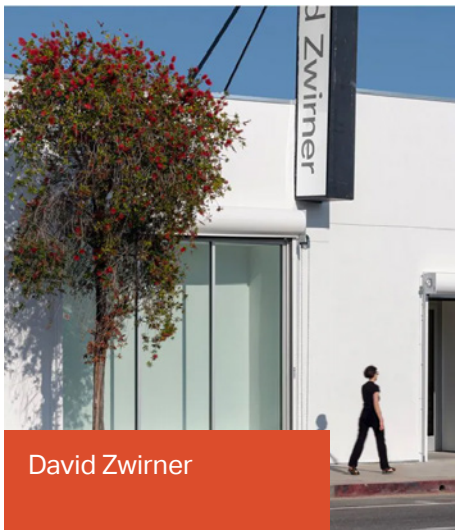
Ggiata Beer Garden



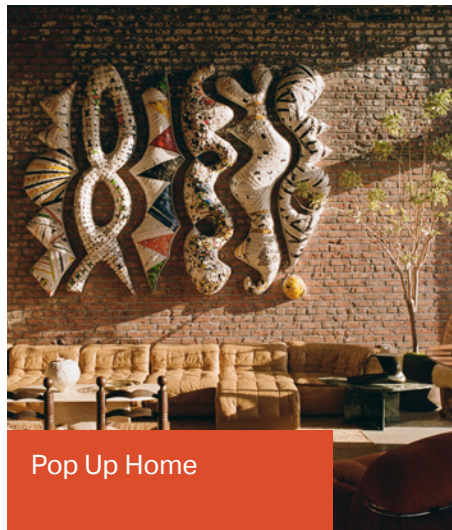
Ètra



Café Telegrama



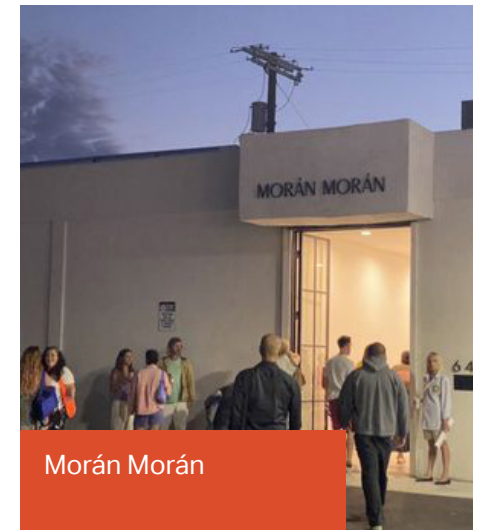
David Zwirner



Pop Up Home



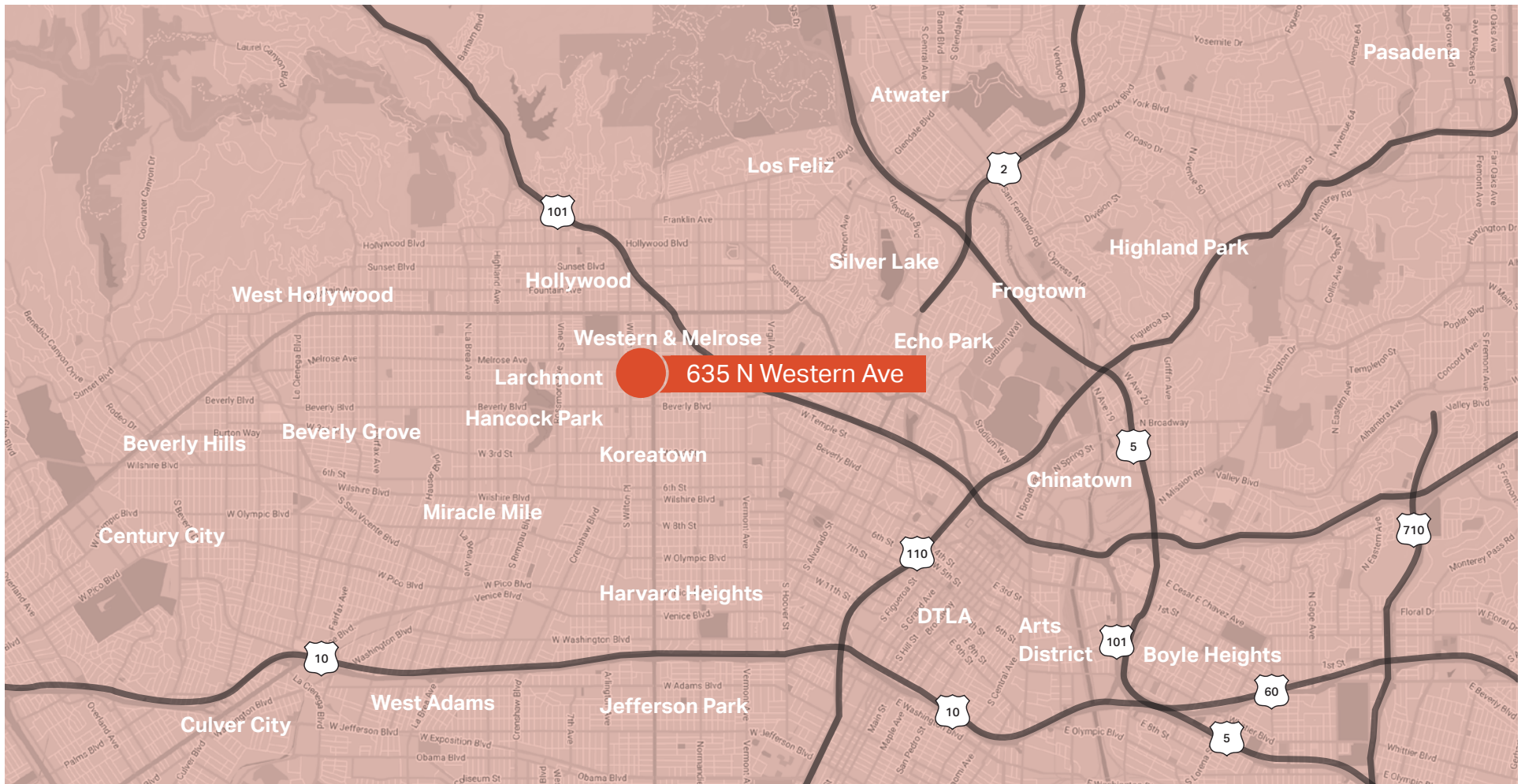
Kuya Lord



Morán Morán

1	Ggiata Delicatessen	Food & Beverage
2	Kuya Lord Panciteria	Food & Beverage
3	Le Coupe	Food & Beverage
4	Organico	Food & Beverage
5	Ètra	Food & Beverage
6	Café Telegrama	Food & Beverage
7	LA Grocery & Café	Food & Beverage / Retail
8	Bar Etoiles <i>Opening Q2 2024</i>	Food & Beverage
9	Chainsaw LA <i>Opening Q4 2024</i>	Food & Beverage
10	Little Fish <i>Opening Q4 2024</i>	Food & Beverage
11	Holy Basil <i>Opening Q4 2024</i>	Food & Beverage
12	Corridor 109 <i>Opening Q1 2025</i>	Food & Beverage
13	James Fuentes	Gallery
14	Morán Morán	Gallery
15	Co Collection	Gallery
16	David Zwirner	Gallery
17	Shrine	Gallery
18	Sargent's Daughter	Gallery
19	CLEARING	Gallery
20	Emma Fernberger	Gallery
21	Southern Guild	Gallery
22	LAX Art	Gallery
23	Chateau Shatto	Gallery
24	Realisation Par	Office
25	Western Ave Capital RE Partners	Office
26	Pop Up Home	Retail, Gallery
27	Interior Greens	Retail, Studio
28	Cuff Studio	Retail, Studio
29	North Six / SIZED	Event / Studio
30	Vessel Performance	Private Fitness





For More Information Contact

Geoffrey Anenberg
geoffrey@normal-properties.com
323-243-2821
DRE #01831214

Last Updated June 8, 2024.
Terms of sale or lease are subject to
change or withdrawal without notice.