ease

635 N Western Ave Los Angeles 90004



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



OVERVIEW FOR LEASE 635 N WESTERN AVE

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.

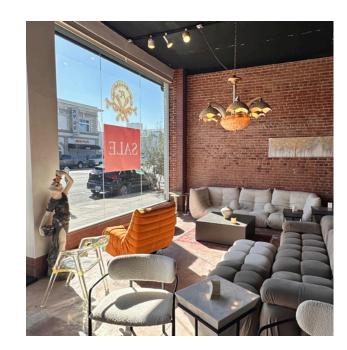
Available Space	±5,500 RSF
Use Type	Retail / Showroom Office
Asking Rent	\$4.95 / SF NNN / Month
Availability	Immediate
Parking	On-street and in available lots at prevailing market rate



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

IMAGES OF THE SPACE FOR LEASE 635 N WESTERN AVE



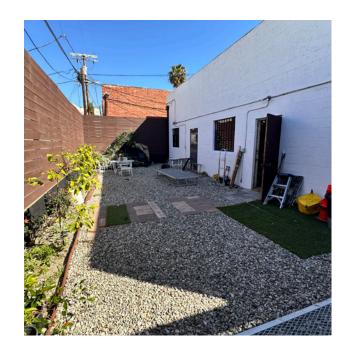


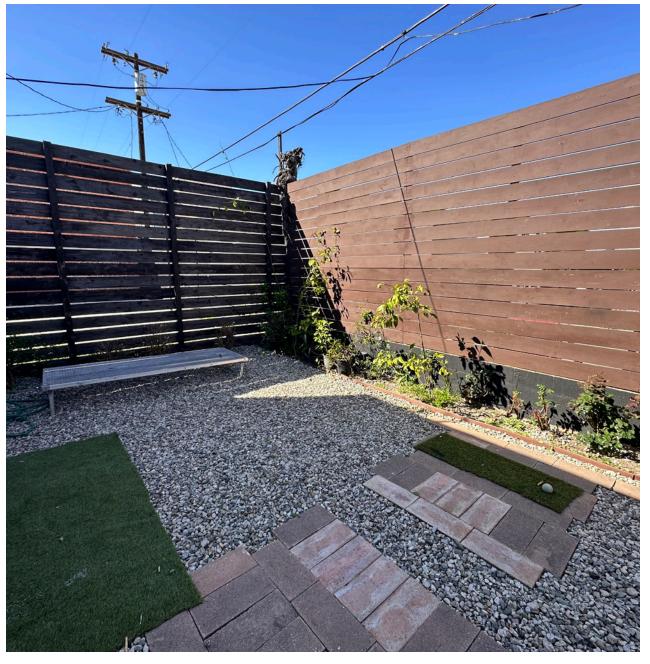
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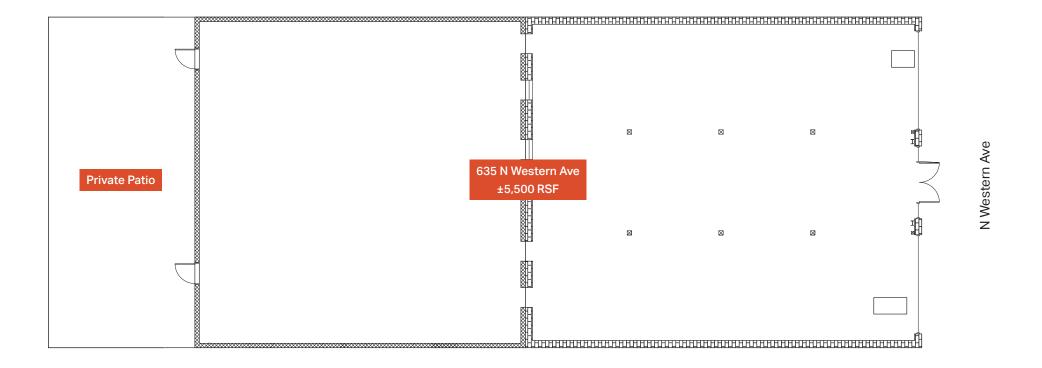




IMAGES OF THE SPACE FOR LEASE 635 N WESTERN AVE



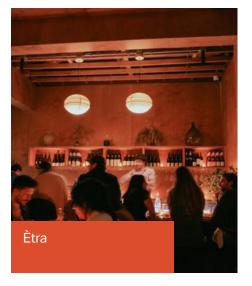




There is a lot happening at Western & Melrose, to say the least. Between the James Beard nominated Filipino regional food at Kuya Lord Panciteria and David Zwirner's west coast flagship complex, the neighborhood is drawing attention and people from across Los Angeles and the world.

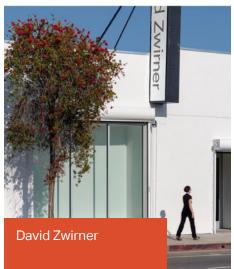


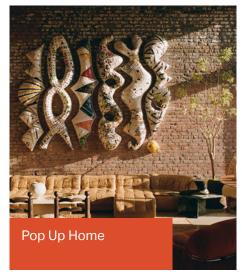




FOR LEASE





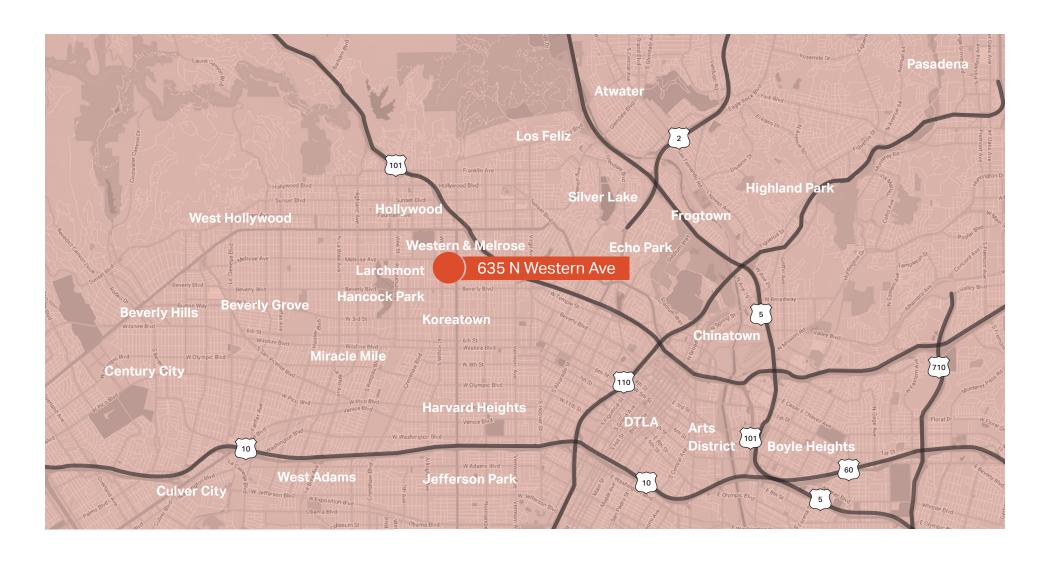






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29 North Six / SIZED Event / Studio Walk Score	28	Cuff Studio	Retail, Studio								02
	29	North Six / SIZED	Event / Studio								
	30	Vessel Performance	Private Fitness								

LOCATION FOR LEASE 635 N WESTERN AVE



For More Information Contact

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