



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE

OWNER-USER / VALUE-ADD OPPORTUNITY · HOLLYWOOD, CA

702 N. VAN NESS AVENUE

*Hard-corner building with real character at Melrose x Van Ness
Studio-Adjacent Retail, Creative Office, Showroom*



702 N. VAN NESS AVENUE, HOLLYWOOD, CALIFORNIA 90038

A SIGNATURE HOLLYWOOD CORNER ASSET

GREAT BONES. FLEXIBLE USE POTENTIAL.

A landmark corner offering unmatched visibility, architectural character, and long-term upside. Situated at the intersection of N. Van Ness and Melrose Avenue, the property benefits from immediate proximity to Paramount Studios, major production campuses, and Hollywood’s thriving creative economy. With it’s iconic ivy-covered exterior, commanding street presence, and irreplaceable location, the asset is uniquely positioned for owner-users, investors, or brands seeking a signature address in one of LA’s most sought-after submarkets.

7,732 SF BUILDING	9,836 SF LOT	Hard Corner MELROSE & VAN NESS	Owner-user OR VALUE-ADD HOLD
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LISTING
TEAM

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SUBJECT PROPERTY

HOLLYWOOD

VAN NESS AVENUE

MELROSE AVENUE

MELROSE AVENUE



**HARD CORNER
INTERSECTION AT**

**MELROSE AVENUE +
VAN NESS AVENUE**



ICONIC IVY FACADE

EXPOSED BRICK + BEAM

7,732 SF BUILDING • 9,836 SF LOT • LAC4 ZONING

ROLL-UP LOADING DOOR

EXTERIOR PHOTOS

702 VAN NESS AVENUE
HOLLYWOOD



PROPERTY INFORMATION

ADDRESS

702 N Van Ness Avenue
Los Angeles, CA 90038

PRICE

\$3,595,000

BUILDING SIZE

7,732 SF

BUILDING PPSF

\$465.00/SF

APN

5535-002-001

PARKING

6 spaces

LOT SIZE

9,836 SF

LOT PPSF

\$365.00/SF

ZONING

LAC4



MULTI-USE PROPERTY WITH CHARACTER

Flexible space use with exceptional access to West Hollywood, Melrose Hill, Larchmont and Downtown Los Angeles. **Buyer to verify uses*

PRIME HOLLYWOOD LOCATION

Positioned in the heart of Hollywood, with immediate access to major studios, entertainment hubs, and some of Los Angeles' most desirable neighborhoods.

EXCEPTIONAL CREATIVE CORRIDOR

Surrounded by industry-leading brands including Netflix, Paramount Pictures, Raleigh Studios, Milk Studios and a mix of the most influential media and production markets.

LONG-TERM GROWTH POTENTIAL

Situated within a rapidly evolving Hollywood submarket experiencing substantial public and private investment

NETFLIX



SUBJECT PROPERTY

LOS FELIZ

MELROSE HILL

CAFE TELEGRAMA

LE COUPE

ETOILE

CHAINSAW CAFE

GOOP KITCHEN

OSTERIA LA BUCA

THE EDMOND

MELROSE AVENUE



MELROSE AVENUE



IN THE CENTER OF IT ALL

702 N. VAN NESS AVENUE
HOLLYWOOD

STEPS FROM THE STUDIOS THAT RUN HOLLYWOOD.

*702 N Van Ness sits inside Hollywood's production core, with quick reach to
West Hollywood, Beverly Hills, Larchmont, and Downtown*

PARAMOUNT PICTURES

Major studio campus - across the street

NETFLIX

Hollywood production hub

SUNSET GOWER STUDIOS

Stages & production

RALEIGH STUDIOS

Stages & production

MILK STUDIOS

Photo & media



ONE BUILDING. ENDLESS OPPORTUNITIES.

MULTI-USE FLEXIBILITY IN THE CENTER OF THE CREATIVE COMMUNITY

702 N. VAN NESS AVENUE
HOLLYWOOD

RETAIL | RESTAURANT | SHOWROOM

STOREFRONT WITH PRESENCE

Unique storefronts and hard-corner visibly give a brand, restaurant, gallery, or showroom an address people will remember.

702 N. VAN NESS AVENUE
HOLLYWOOD

IDEAS
STRATEGY
DESIGN
IMPACT

MAKE
WORK
WORTH
MAKING.

CREATIVE OFFICE

BRICK-AND-BEAM WORKSPACE

Exposed brick, high ceilings, and natural light make the kind of character office that creative teams compete for.

digital rendering

702 N. VAN NESS AVENUE
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MEDIA & STUDIO ADJACENT

PRODUCTION READY

A roll-up door, open floor, and on-site parking suit post, photo, screening, or any business orbiting the studios next door.



702 N. VAN NESS AVENUE
HOLLYWOOD



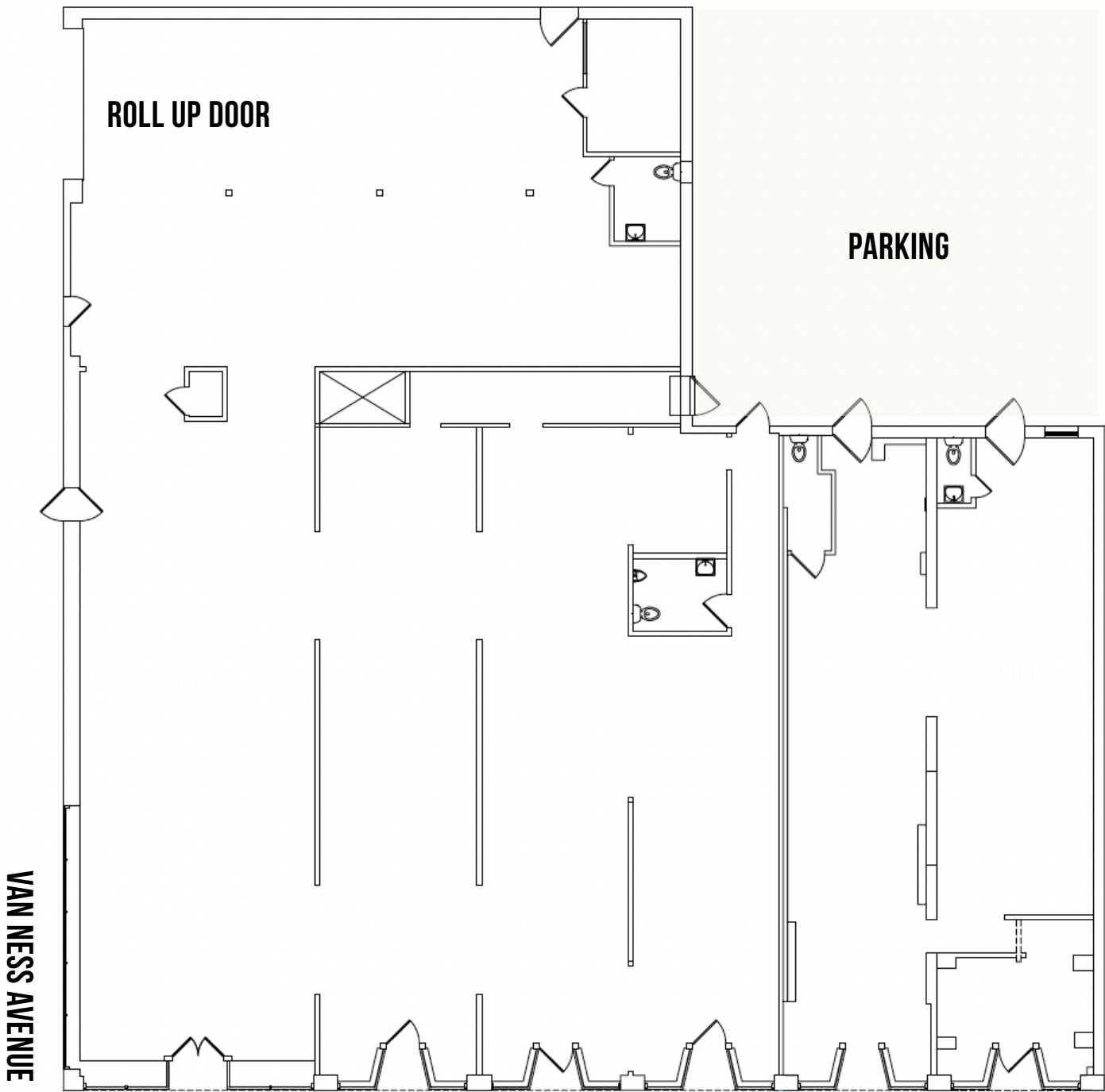
FLOOR PLAN

BUILDING SIZE **LOT SIZE**

7,732 SF 9,836 SF



702 N. VAN NESS AVENUE
HOLLYWOOD



VAN NESS AVENUE

MELROSE AVENUE

INTERIOR PHOTOS

702 N. VAN NESS AVENUE
HOLLYWOOD



702 N. VAN NESS AVENUE
HOLLYWOOD

FLEX-USE INTERIOR

702 N. VAN NESS AVENUE
HOLLYWOOD



CHARMING
HIGH CHARACTER
PROPERTY

702 N. VAN NESS AVENUE
HOLLYWOOD

**ON-SITE
PARKING**

WALK OUT THE DOOR TO THE BEST OF HOLLYWOOD.

702 N. VAN NESS AVENUE
HOLLYWOOD



OSTERIA LA BUCA



CAFE TELEGRAMA



ETOILE



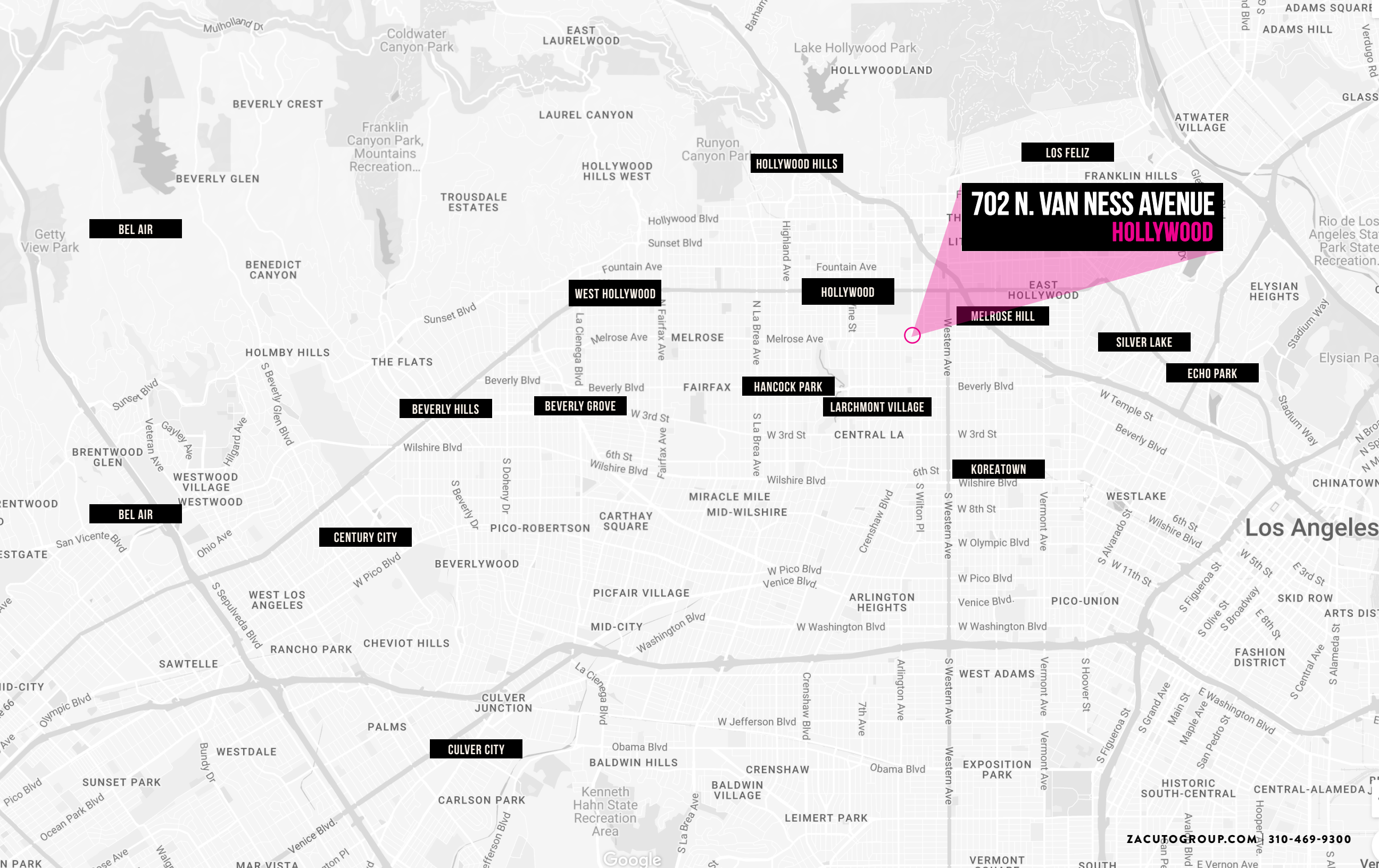
LARCHMONT VILLAGE



GOOP KITCHEN



LE COUPE



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