

For Sale

# 7100-7110

MELROSE AVENUE



MULTIFAMILY OR MIXED-USE  
DEVELOPMENT OPPORTUNITY

LOS ANGELES, CA 90046

**CBRE**  
Boyett Team

# 7100-7110

MELROSE AVENUE

- 
- 01 Executive Summary
  - 02 Property Description
  - 03 Melrose/Fairfax Overview
  - 04 Los Angeles Overview



## CONTENTS



# 01 EXECUTIVE SUMMARY

## THE OFFERING

---

*The Boyett Team at CBRE is pleased to present a 15,987 SF development site for multifamily or mixed-use located at 7100-7110 Melrose Avenue, Los Angeles, California. The subject property is located in a prime Melrose/Fairfax location, south on Melrose Avenue and west on N La Brea Avenue.*

Zoned [Q]C2-1XL-CPIO, this 15,987 SF signalized corner spans across two (2) contiguous parcels and delivers a strong feasibility for multifamily and mixed-use development. The area is highly amenitized with trendy and upscale tenants such as Voodoo Donuts, Orangetheory Fitness, Pink's Hot Dogs, Tatsu Ramen, Meteora, and many more. There is major density upside utilizing MIIP under the OC-3 designation or AHIP for unlimited density, up to a 4.8:1 FAR. The property sits in a TCAC Highest Resource area as a HUD designated DDA, opening the path for LIHTC funding and is located within ½ mile of a major transit stop, allowing elimination of minimum residential parking requirements under AB 2097. This creates a highly attractive, high-yield opportunity in a transit-rich area.

Situated in a prime Melrose/Fairfax location in the coveted 90046 zip code, this offering presents an excellent opportunity for an astute developer to build in one of the trendiest markets of Los Angeles.



## INVESTMENT HIGHLIGHTS

---

- + Prime Melrose/Fairfax Location on the Signalized Corner of Melrose & La Brea
- + 15,987 SF of Contiguous Land Across Two (2) Parcels Zoned [Q]C2-1XL-CPIO
- + Delivered Fully Vacant & Ready for Strong By-Right Entitlements
- + Situated in Highest Resource DDA (Non-Split ZCTA); LIHTC Eligible
- + Major Density & Streamlining Upside Under MIIP OC-3 or AHIP for Unlimited Density, Up to 4.8:1 FAR
- + Current Plans Available at 62 Units, or Re-Entitle Under New Incentives for 70-100+ Units
- + Eligible for Reduced Parking Under AB 2097
- + Highly Amenitized, Across the Street from Voodoo Doughnut, Pink's Hot Dogs, Tatsu Ramen, Lucifers Pizza, Orangetheory Fitness, and Many More
- + Coveted 90046 Zip Code

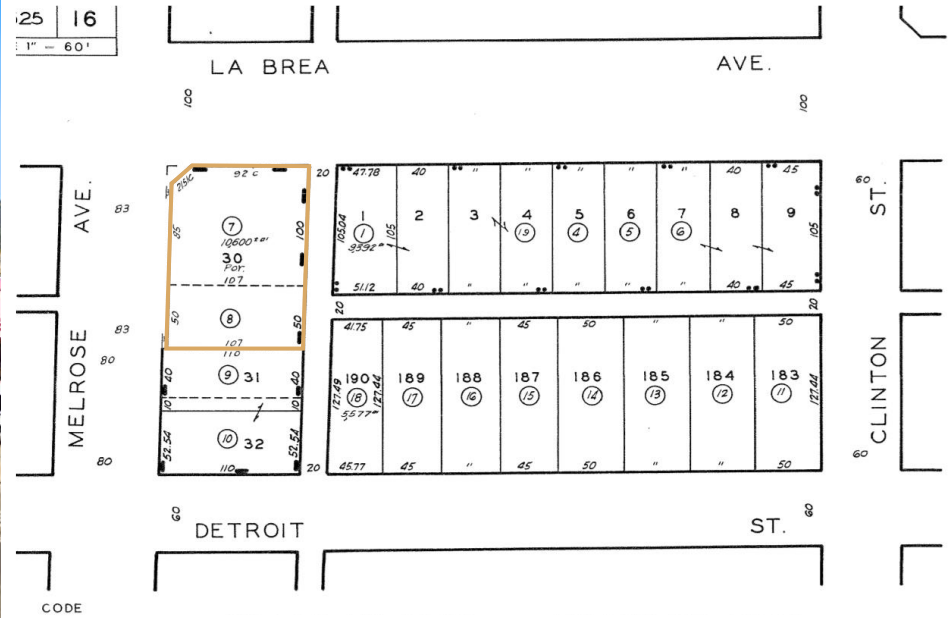


# 02

## PROPERTY DESCRIPTION

# PROPERTY OVERVIEW

Address	7100-7110 Melrose Ave, Los Angeles, CA 90046
Market	Melrose/Fairfax
Total Lot Size (SF)	15,987 SF
Number of Parcels	2
Zoning	[Q]C2-1XL-CPIO
APN	5525-016-007 & -008



# 03

## MELROSE / FAIRFAX OVERVIEW



## MELROSE / FAIRFAX OVERVIEW

Melrose/Fairfax, situated at the dynamic intersection of Melrose Avenue and La Brea Avenue in Central Los Angeles, stands as one of the city's most iconic and enduringly vibrant submarkets, celebrated for its eclectic blend of high-energy street-level retail, cutting-edge fashion, diverse dining, and creative cultural scene. This bustling corridor fuses the historic Fairfax District's rich heritage—with roots in Jewish community institutions, the iconic Farmers Market, The Grove, CBS Television City, and nearby Museum Row—with the legendary Melrose Avenue strip, long a global epicenter for punk rock in the 1980s, streetwear culture in the 2000s and beyond, vintage boutiques, independent galleries, and trendsetting independent shops. Flanked by proximity to West Hollywood, Beverly Grove, Hollywood, and major attractions, the area delivers exceptional walkability, high foot traffic from locals, tourists, influencers, and tastemakers, and a lively atmosphere of street art, cult-favorite eateries, craft cocktails, and one-of-a-kind experiences. Its central location ensures strong accessibility via major thoroughfares and transit, positioning Melrose/Fairfax as a resilient, high-visibility hub for retail, mixed-use, and commercial development in one of LA's most creatively charged and consistently cool neighborhoods.



## TVC'S \$1B 2050 PLAN

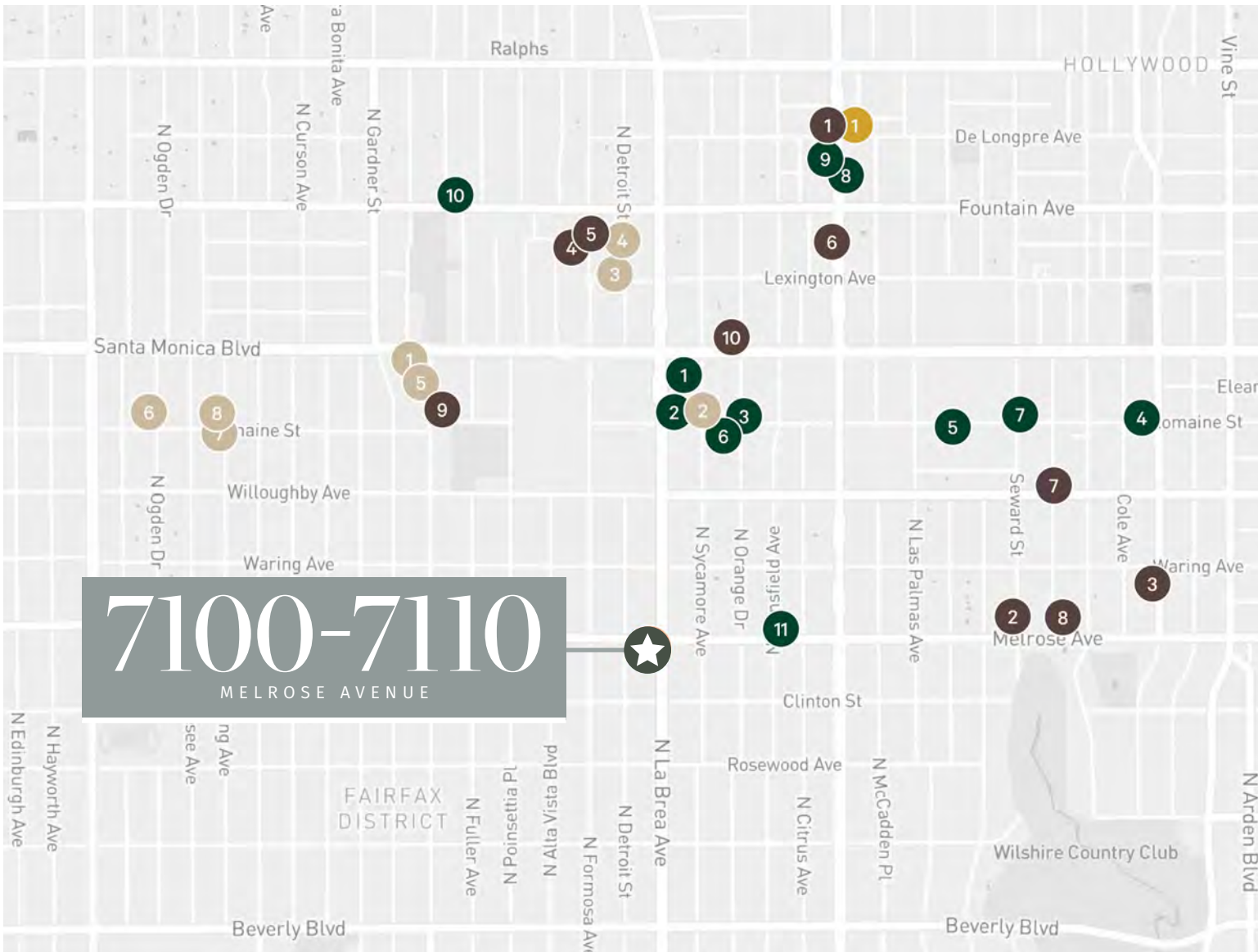
---

Television City, the iconic 25-acre studio complex at Beverly Boulevard and Fairfax Avenue, represents the largest and most notable recent investment in the Melrose/Fairfax submarket. Acquired by Hackman Capital Partners in 2019, the historic production campus received unanimous Los Angeles City Council approval in January 2025 for its \$1 billion TVC 2050 redevelopment. The project will modernize and expand the facility with new state-of-the-art sound stages, production support space, creative offices, and activated street frontages, targeting completion by 2028 in advance of the Los Angeles Olympics. This major investment further strengthens the area's position as a leading media and entertainment hub.



# MILE RADIUS DEVELOPMENT PIPELINE

	CONSTRUCTION STATUS	PROPERTY NAME	PROPERTY ADDRESS	DEVELOPER	PROPERTY TYPE	NUMBER OF UNITS	NUMBER OF STORIES	CONSTRUCTION START	DELIVERY DATE
1	Proposed		1041 N Sycamore Ave		Retail		2	2026	2027
2	Proposed		1000 N La Brea Ave	CIM Group, LP	Multifamily	514	34	2026	2028
3	Proposed		1010 N Orange Dr		Office		5	2026	2028
4	Proposed	Echelon Television Ctr - Studios	6311 Romaine St	BARDAS Investment Group	Specialty		3	2026	2028
5	Proposed	Sunset Las Palmas Studios Expansion	6650 Romaine St		Specialty		4	2026	2028
6	Proposed		7000 Romaine St	Onni Group	Office		14	2026	2027
7	Proposed		1000 Seward St	MGMT Partners	Office		10	2026	2026
8	Proposed	The Highland	1333 N Highland Ave	MCAP Partners	Hospitality		7	2027	2029
9	Proposed		1339 N Highland Ave	MCAP Partners	Multifamily	255		2027	2029
10	Proposed		1308 N Martel Ave	Generation Real Estate Partners	Multifamily	47	5	2026	2027
11	Proposed		6721 Melrose Ave		Multifamily	32	6	2026	2028
1	Final Planning	Wyndham Hotels and Resorts Los Angeles, CA	1410 N Highland Ave	Elk Development	Hospitality		6	2026	2028
1	Under Construction	The Fairbank WEHO	7424 Santa Monica Blvd	Guild GC & Vitruvian Development	Multifamily	40	5	2022	2026
2	Under Construction		1011 N Sycamore Ave	CIM Group, LP	Office		2	2026	2026
3	Under Construction	Lexington Gardens	1201 N Detroit St	EAH Housing	Multifamily	48	5	2024	2026
4	Under Construction		1257 N Detroit St		Multifamily	8	4	2022	2026
5	Under Construction	Marigold West	1041 N Martel Ave		Multifamily	50	5	2025	2026
6	Under Construction		1011 N Ogden Dr		Multifamily	5	4	2023	2026
7	Under Construction	Spaulding Condos	939-949 N Spaulding Ave	Metro Habitat	Multifamily	22	4	2023	2027
8	Under Construction		1013 N Spaulding Ave		Multifamily	5	3	2021	2026
1	Recently Delivered	Miles at Highland	1410 N Highland Ave	Elk Development	Multifamily	180	6	2023	2026
2	Recently Delivered		717 Seward St	BARDAS Investment Group	Office		4	2023	2026
3	Recently Delivered		745 N Cahuenga Blvd	West Hills Construction Inc	Specialty		5	2024	2025
4	Recently Delivered		1227 N Formosa Ave		Multifamily	5	3	2021	2025
5	Recently Delivered		1245 N Formosa Ave		Multifamily	4	4	2021	2025
6	Recently Delivered	Silhouette	1233 N Highland Ave	Axis Development Group	Multifamily	72	6	2021	2025
7	Recently Delivered		910 Hudson Ave		Multifamily	6	3		2025



**PROPOSED**

- 1 1041 N Sycamore Ave
- 2 1000 N La Brea Ave
- 3 1010 N Orange Dr
- 4 6311 Romaine St
- 5 6650 Romaine St
- 6 7000 Romaine St
- 7 1000 Seward St
- 8 1333 N Highland Ave
- 9 1339 N Highland Ave
- 10 1308 N Martel Ave
- 11 6721 Melrose Ave

**FINAL PLANING**

- 1 1410 N Highland Ave

**UNDER CONSTRUCTIONS**

- 1 7424 Santa Monica Blvd
- 2 1011 N Sycamore Ave
- 3 1201 N Detroit St
- 4 1257 N Detroit St
- 5 1041 N Martel Ave
- 6 1011 N Ogden Dr
- 7 939-949 N Spaulding Ave
- 8 1013 N Spaulding Ave

**RECENTLY DELIVERED**

- 1 1410 N Highland Ave
- 2 717 Seward St
- 3 745 N Cahuenga Blvd
- 4 1227 N Formosa Ave
- 5 1245 N Formosa Ave
- 6 1233 N Highland Ave
- 7 910 Hudson Ave
- 8 718 N Hudson Ave
- 9 1016 N Martel Ave
- 10 7001 Santa Monica Blvd



04 LOS ANGELES OVERVIEW



## LOS ANGELES OVERVIEW

---

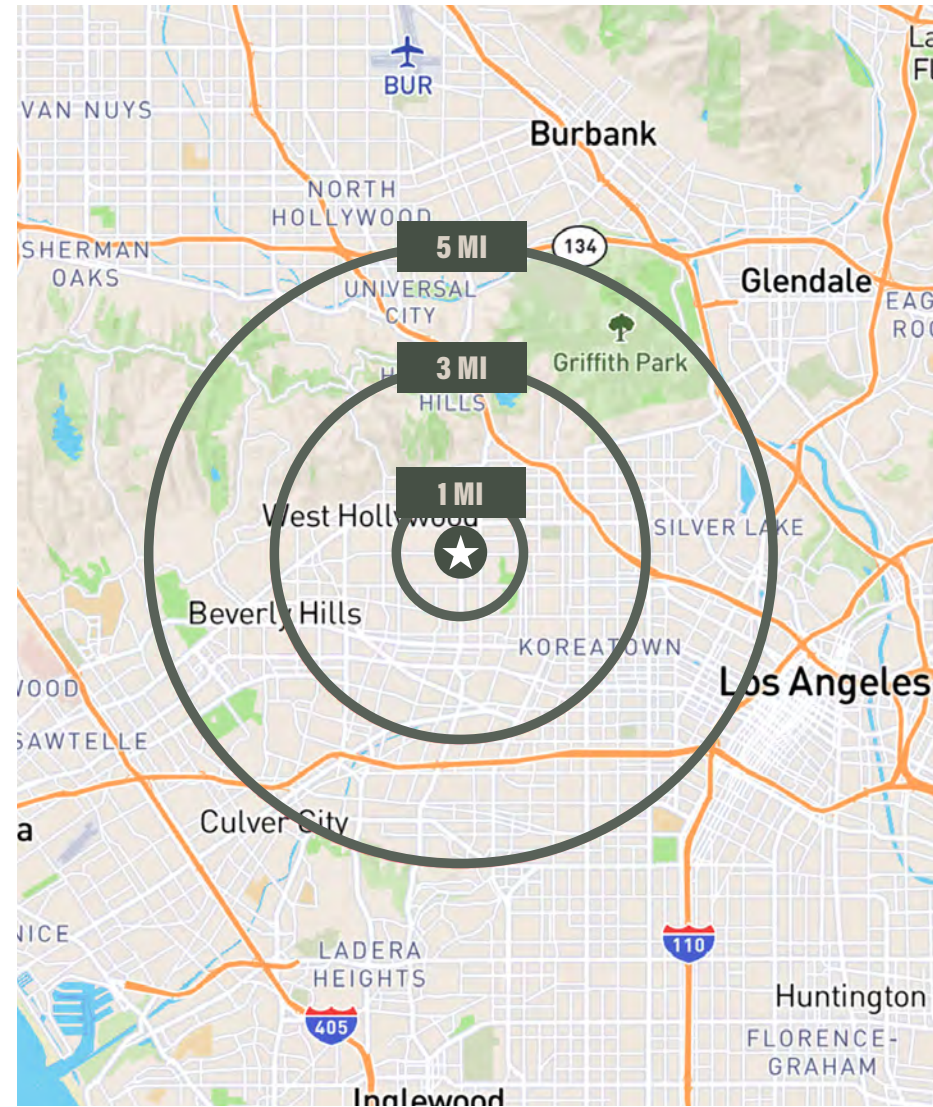
Los Angeles, is the second-most populous city in the United States, following New York City. Situated in Southern California, it sprawls across a broad coastal plain nestled between the San Gabriel Mountains and the Pacific Ocean. As of 2020, Los Angeles boasts approximately 3.9 million residents within its city limits. The city's landscape is diverse, ranging from the urban sprawl to the nearby beaches. It encompasses more than 900 square miles of desert, 75 miles of seacoast, and iconic landmarks like the Hollywood Hills and the Santa Monica Mountains.

LA is renowned as the entertainment capital of the world. It houses the American film industry, making it a hub for movie studios, theaters, and creative talent. The city's cultural scene is rich and varied, with museums, art galleries, music venues, and theaters. The pleasant Mediterranean climate, characterized by mild winters and warm, sunny summers, attracts residents and tourists alike. Whether you're exploring the iconic Hollywood Walk of Fame, relaxing on Santa Monica Beach, or attending a concert at the Crypto Arena, LA has something for everyone.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	42,977	417,743	945,939
2030 Population - Five Year Projection	43,398	422,107	954,526
2020 Population - Census	42,638	422,856	957,691
2010 Population - Census	40,537	421,620	960,552
2020-2025 Annual Population Growth Rate	0.15%	-0.23%	-0.23%
2025-2030 Annual Population Growth Rate	0.20%	0.21%	0.18%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	23,508	212,302	431,132
2030 Households - Five Year Projection	24,230	219,945	446,261
2020 Households - Census	22,353	206,000	418,579
2010 Households - Census	20,947	196,224	398,924
2020-2025 Compound Annual Household Growth Rate	0.96%	0.58%	0.56%
2025-2030 Annual Household Growth Rate	0.61%	0.71%	0.69%
2025 Average Household Size	1.80	1.93	2.15
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$146,284	\$132,767	\$128,347
2030 Average Household Income	\$159,119	\$145,586	\$140,919
2025 Median Household Income	\$91,475	\$80,649	\$77,512
2030 Median Household Income	\$101,113	\$89,925	\$86,424
2025 Per Capita Income	\$80,096	\$67,492	\$58,589
2030 Per Capita Income	\$88,989	\$75,864	\$65,977
<b>HOUSING UNITS</b>			
2025 Housing Units	25,776	232,495	470,094
2025 Vacant Housing Units	2,268 8.8%	20,193 8.7%	38,962 8.3%
2025 Occupied Housing Units	23,508 91.2%	212,302 91.3%	431,132 91.7%
2025 Owner Occupied Housing Units	4,093 15.9%	39,865 17.1%	92,647 19.7%
2025 Renter Occupied Housing Units	19,415 75.3%	172,437 74.2%	338,485 72.0%
<b>EDUCATION</b>			
2025 Population 25 and Over	34,342	332,983	722,578
HS and Associates Degrees	9,856 28.7%	21,112 33.1%	252,748 35.0%
Bachelor's Degree or Higher	22,836 66.5%	20,459 56.5%	359,405 49.7%
<b>PLACE OF WORK</b>			
2025 Businesses	3,184	32,149	61,952
2025 Employees	20,371	255,031	503,912



©2026 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Esri

# 7100-7110

MELROSE AVENUE

## INVESTMENT CONTACT



**JOHN BOYETT**

Senior Vice President

+1 707 815 7472

Lic. 02056759

[john.boyett@cbre.com](mailto:john.boyett@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM 7100-7110 Melrose Ave\_BRO\_Boyett\_v04\_KD 03/16/26

