

920 N. FAIRFAX

WEST HOLLYWOOD

ZACUTO GROUP
Commercial Real Estate



MIXED-USE COMPOUND
RETAIL | OFFICE | LOFT

920
N. FAIRFAX
AVENUE
WEST HOLLYWOOD

SALE/LEASE

- **STUNNING MODERN DESIGN**
- **RARE NEW CONSTRUCTION**
- **AMENITY RICH LOCATION**

Zacuto Group is pleased to bring to market an exceptional modern, new construction mixed-use asset in the heart of West Hollywood.

Offering ground floor retail, 2nd floor office and a penthouse loft space, 920 N. Fairfax is a one-of-a-kind compound located on one of the trendiest streets in Los Angeles.

LISTING TEAM



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SAMMY SANTANA
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BRE #01969450

DETAILS

920 N. FAIRFAX AVE

WEST HOLLYWOOD
CALIFORNIA 90048

BUILDING SIZE

11,328 SF

LOT SIZE

6,098 SF

SPACES

Ground - Retail

2nd Fl - Office

3rd Fl - Live/Work*

PARKING

22 secured spaces

SALE / LEASE PRICE

\$9,995,000.00

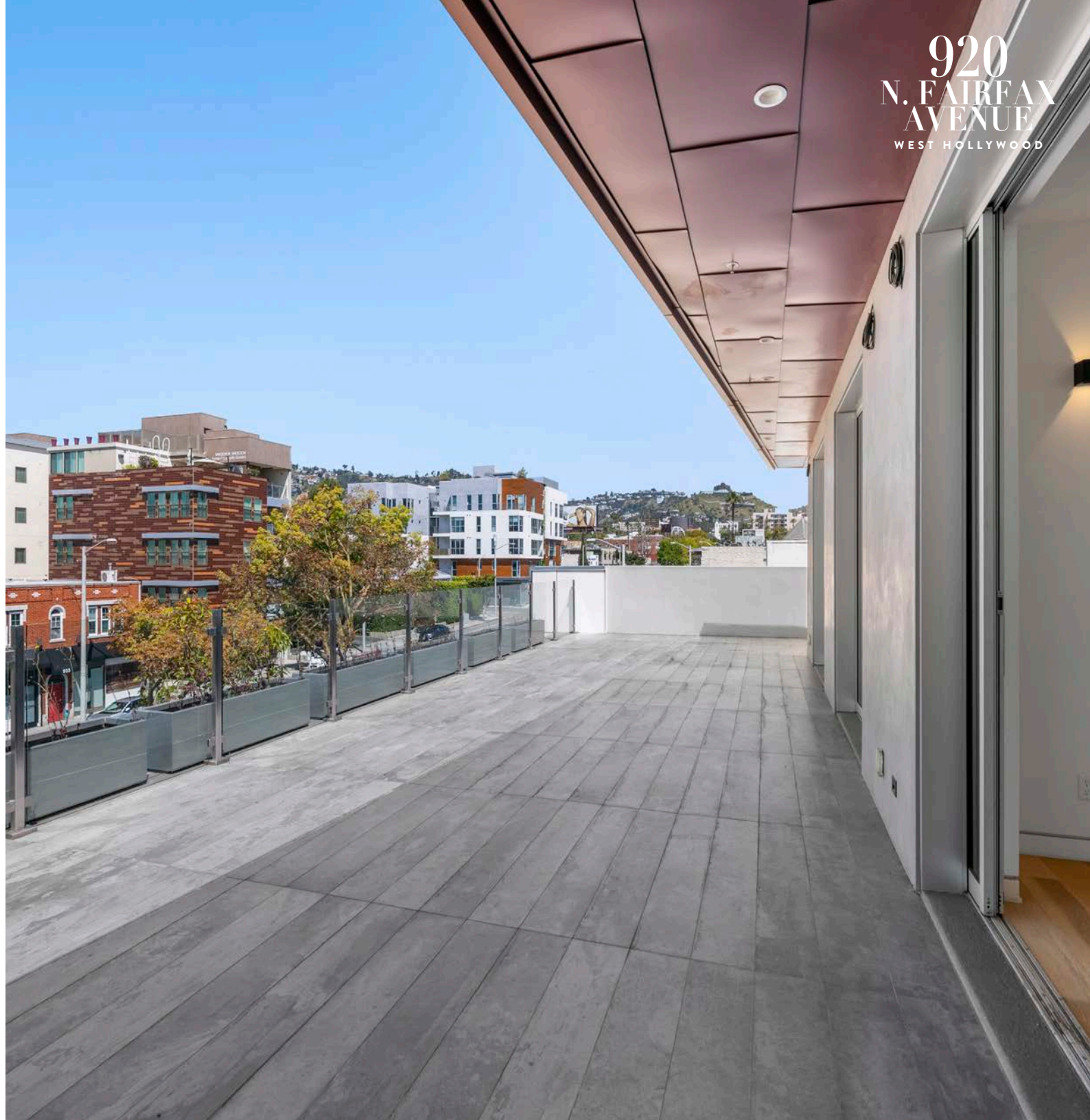
PRIME OWNER/USER OPPORTUNITY

Rare high-end offering for a modern new construction headquarters facility in a private compound setting.

HIGH-QUALITY DESIGN

Multi-million dollar investment into finishes and structural details

**Buyer to verify allowable uses*



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DETAILS

OUTDOOR AMENITIES

Expansive patio deck overlooking West Hollywood
- Plans in place for sun deck on 3rd floor patio

LIVE/WORK PENTHOUSE

Top floor space includes full kitchen, 4 studios, 3 bathrooms, and multiple outdoor access.

LIMITLESS POSSIBILITIES*

Ground floor boutique retail, stunning modern offices or a flagship showroom, Live/work penthouse with views of the Hollywood Hills.

PRIVATE PARKING

Gated parking with access to subterranean garage via motorized car lift. 8 spaces on grade level, and 14 spaces on lower-level.



**Buyer to verify intended use*

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DETAILS

ADVERTISING INCOME GENERATOR

Ability to sell advertising space on highly visible north bound facing wall

EXTENSIVE UPGRADES

Over \$300k invested in addition of air conditioning for subterranean parking. Allowing space to be used as post-production facility, data room center, climate-controlled luxury car collection storage and servicing.

Over \$4M worth of steel beam enforcements throughout the building for EQ retrofit.

Extra power: 4phase.
2 separate panels for commercial and residential



920 N. FAIRFAX AVE, WEST HOLLYWOOD, CA 90046

SUNSET BOULEVARD

LAUREL CANYON

HOLLYWOOD HILLS

HOLLYWOOD SIGN

920
N. FAIRFAX
AVENUE
WEST HOLLYWOOD

FAIRFAX AVENUE

CLEARCHANNEL

SPORTIV
UAL
LTHCAR
ALL YOUR
ER FUN

OUT HERE
SEXUAL HEALTH
WEST HOLLYWOOD

OPENING + TREATMENT / PREP / DOXY PEP

SALE / LEASE

920 N FAIRFAX AVE, WEST HOLLYWOOD, CA 90046



OFFICE SPACE



TERRACE ENTRY



LOFT LEVEL KITCHEN



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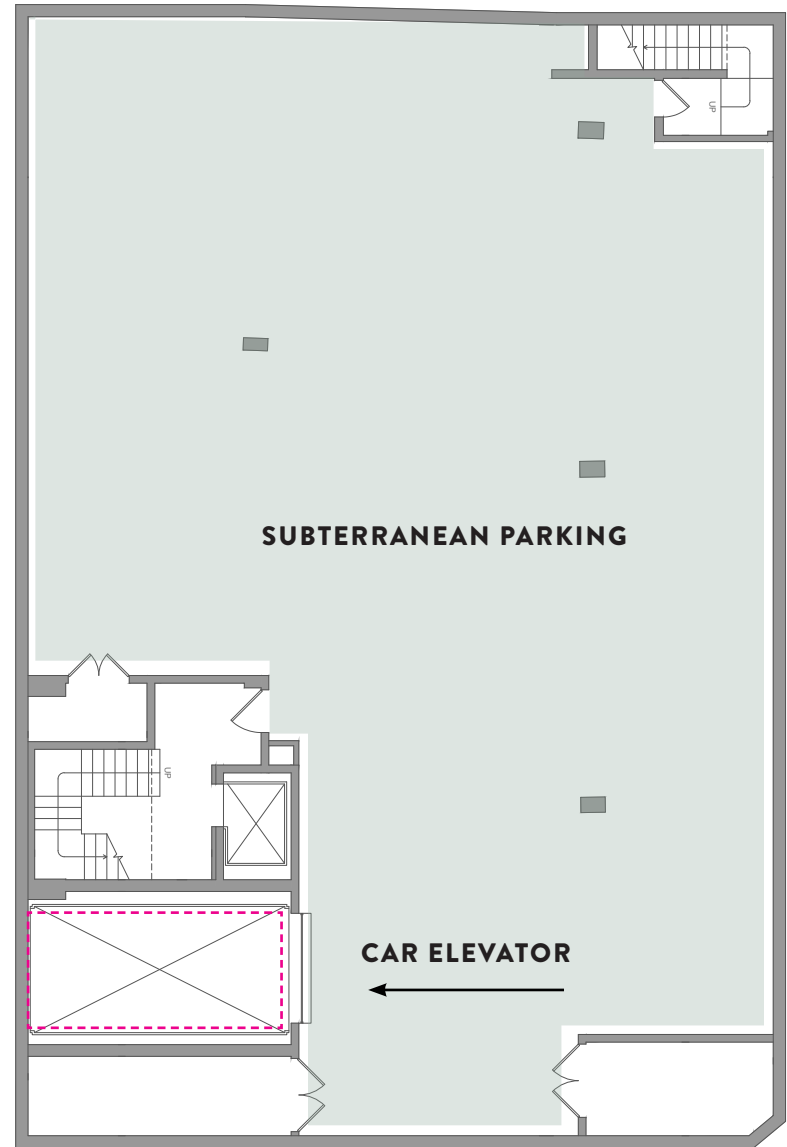
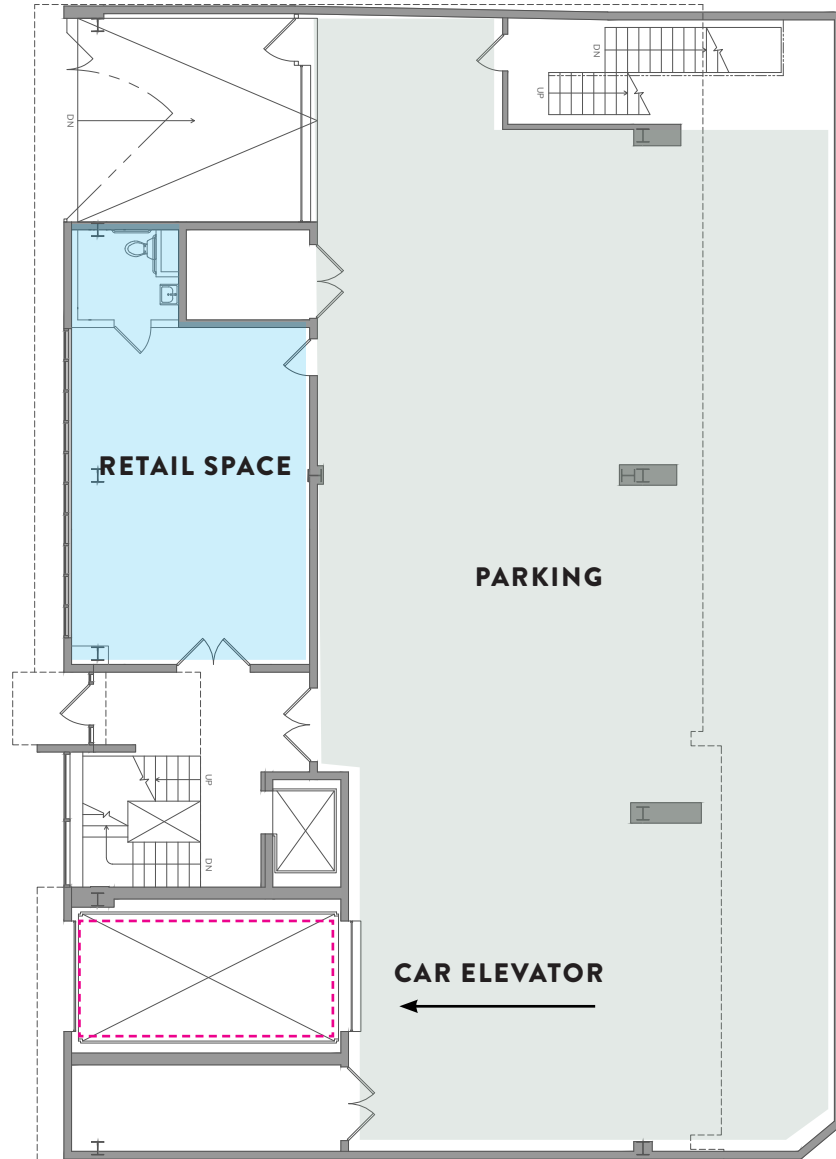


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STREET LEVEL RETAIL / PARKING

SUBTERRANEAN LEVEL PARKING

FAIRFAX AVE



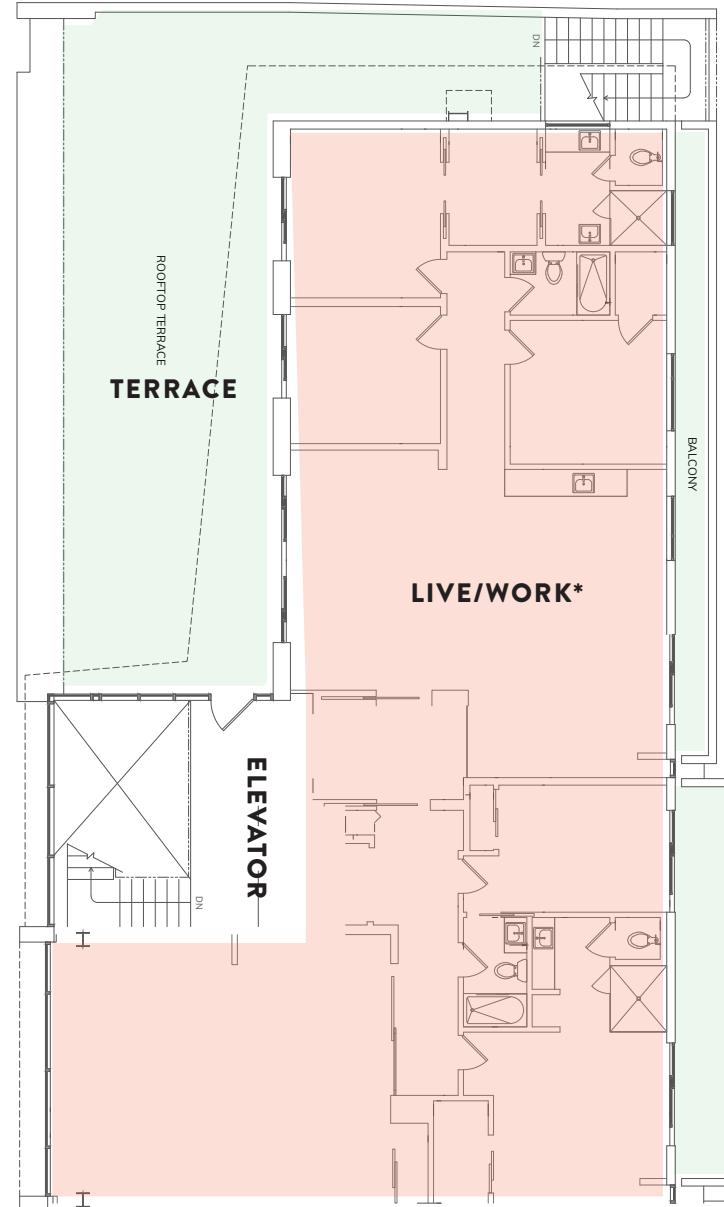
FLOOR PLANS

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2ND FLOOR OFFICE



3RD FLOOR LIVE/WORK LOFT



**Buyer to verify allowable uses*

SALE / LEASE

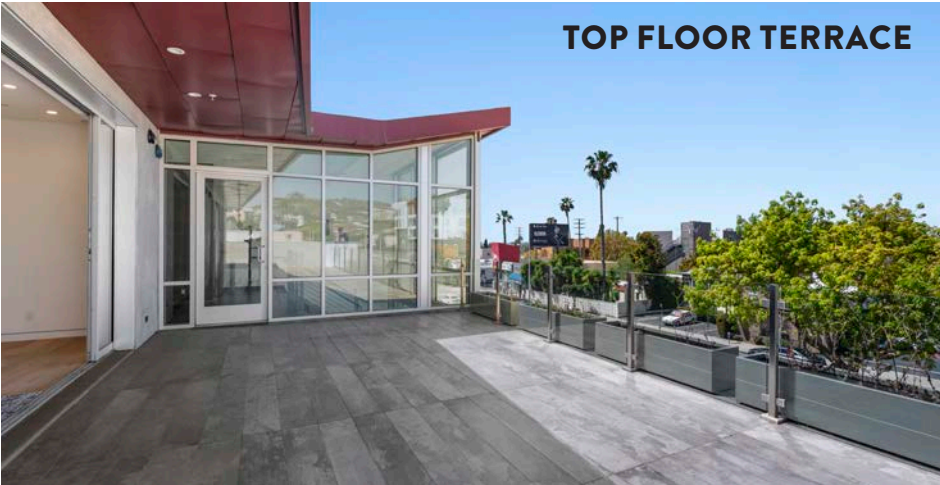
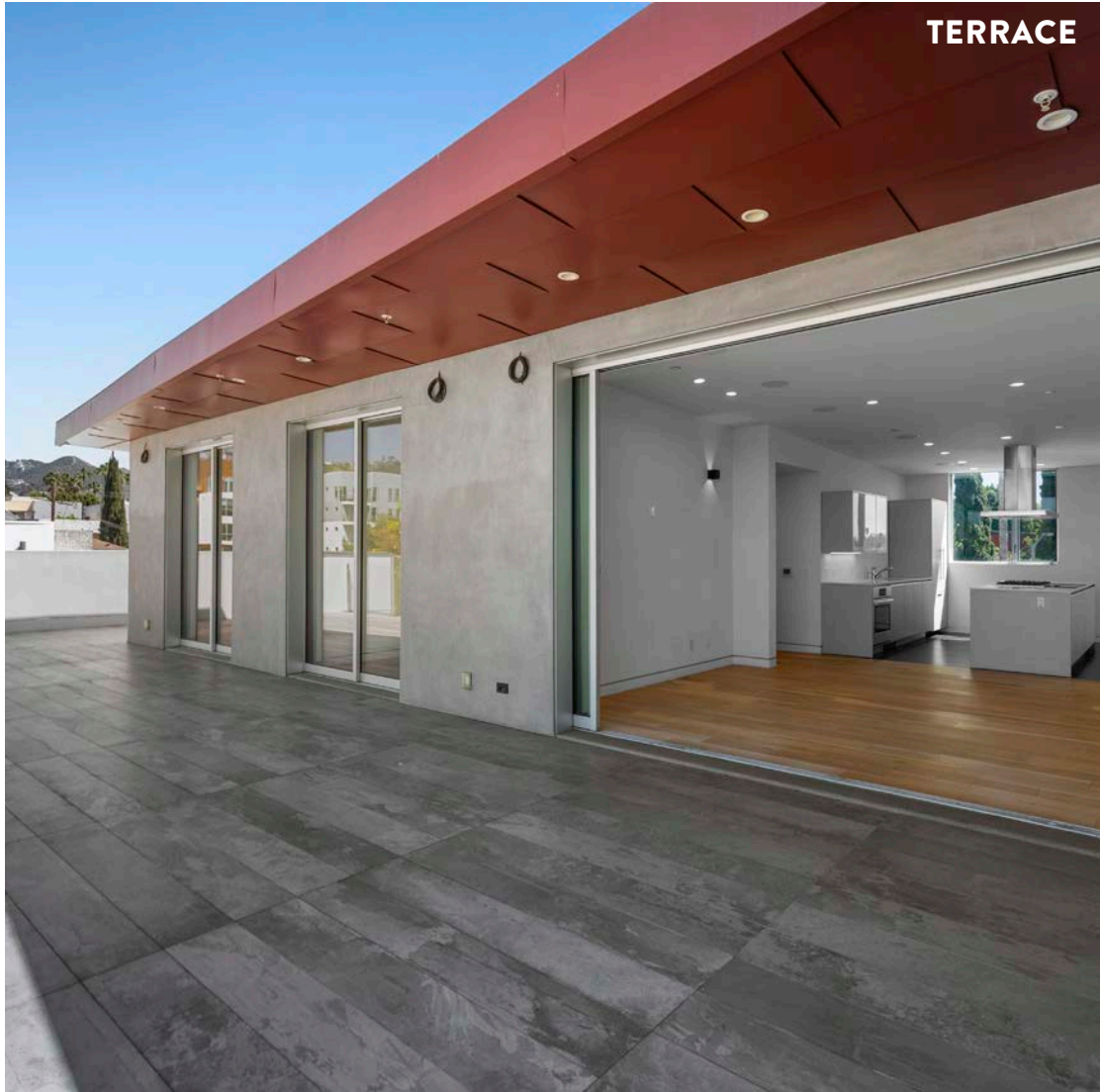
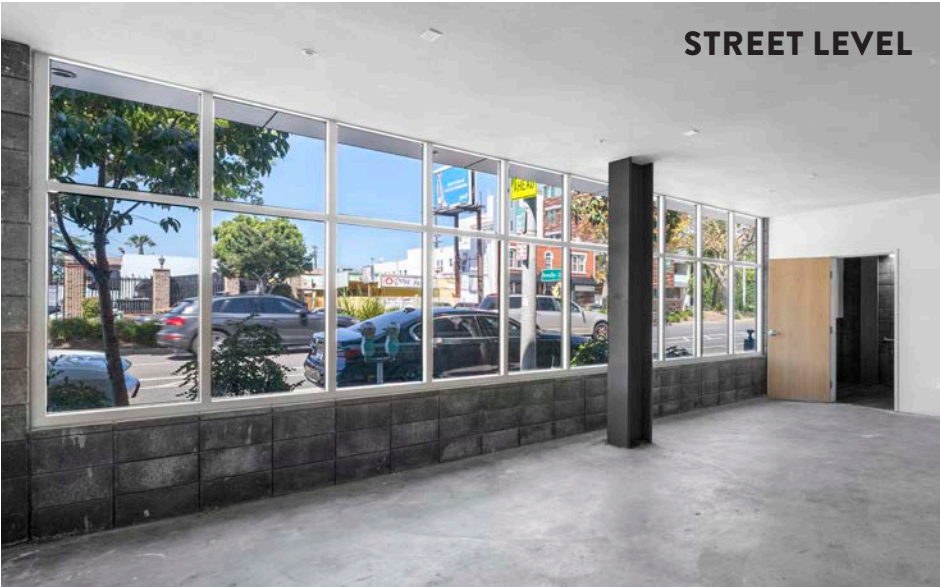
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SUBTERRANEAN PARKING



PARKING



LIFT



SALE / LEASE

LAX
----->



©CBS

BEVERLY CENTER



COMMUNITY GOODS

COMMISSARY

RH



apg STUDIOS

MADRE



920 N. FAIRFAX AVENUE
WEST HOLLYWOOD

ysabel

PANTHEON COFFEE

Z

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DYNAMIC LOCATION

CENTRAL TO THE BEST WEST HOLLYWOOD RESTAURANTS & AMENITIES

920 N FAIRFAX AVE, WEST HOLLYWOOD, CA 90046



📍 BLUE BOTTLE | 830 N FAIRFAX AVE



📍 MELROSE PLACE SHOPPING | 5 MIN DRIVE



📍 SALT'S CURE | 1155 N HIGHLAND AVE



📍 YSABEL | 945 N FAIRFAX AVE



📍 WHOLE FOODS | 7871 SANTA MONICA BLVD



📍 THE GROVE | 189 THE GROVE DR



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