

Fairfax District

FOR LEASE

543 N
FAIRFAX AVENUE



± 18,700 SF FREESTANDING BUILDING ON ± 22,000 SF SIGNALIZED CORNER LOT.

KW COMMERCIALSM

543 N. FAIRFAX AVENUE

Los Angeles, CA 90036

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PROPERTY SUMMARY

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- LEASE RATE: ■ NEGOTIABLE
- BUILDING SF: ■ ± 18,719 SF
- LOT SF: ■ ± 22,166 SF
- PARKING: ■ Approx. 68 On-Site Parking Spaces
- FRONTAGE: ■ 179 Feet along Fairfax Ave.
- ZONING: ■ C4-IVL
- TOC DESIGNATION: ■ Tier 2
- FLOOR AREA RATIO: ■ 3:25:1 Utilizing TOC Tier 2



97

WALK SCORE



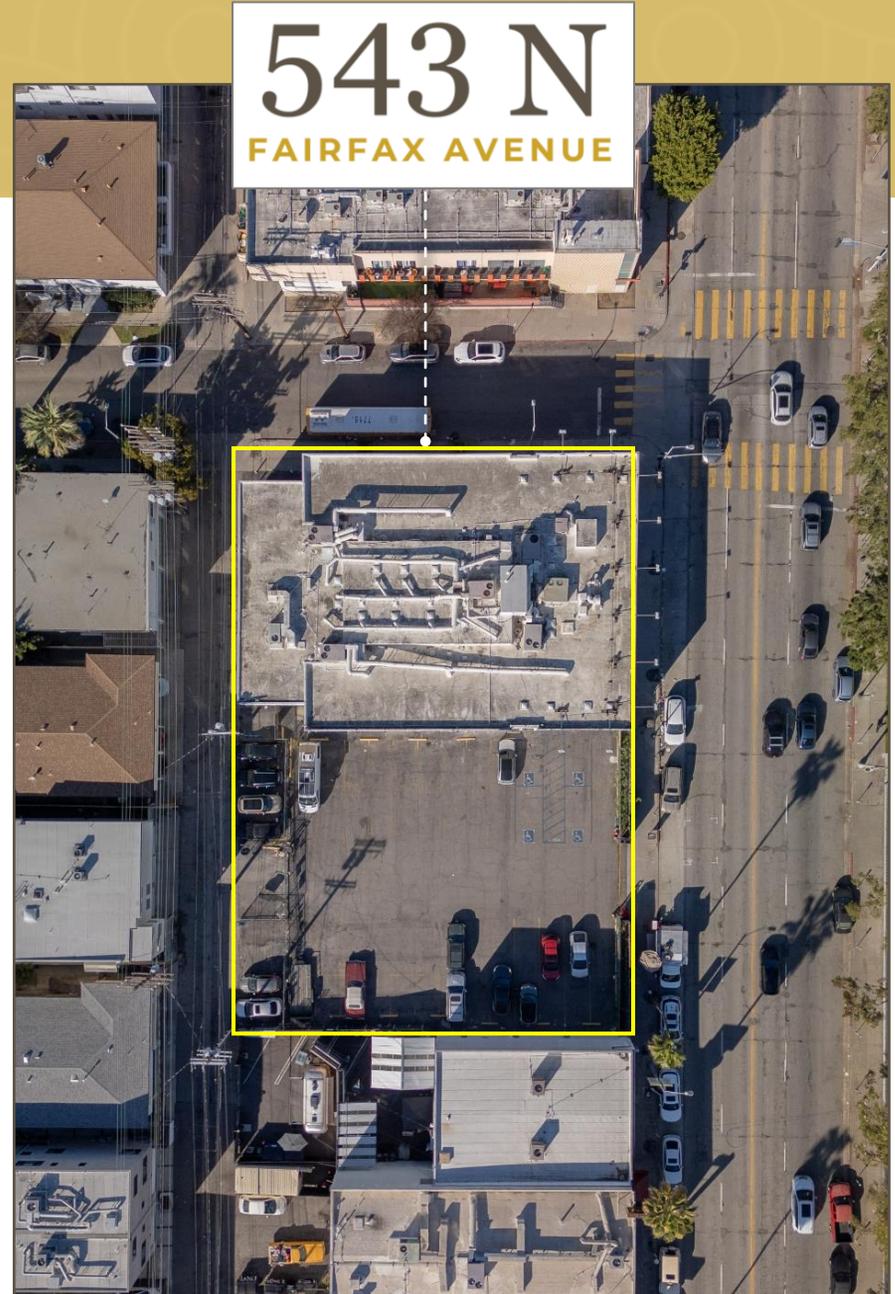
54

TRANSIT SCORE



64

BIKE SCORE



Property Overview

543 N Fairfax Avenue offers a rare opportunity to lease a freestanding commercial building on one of Los Angeles' most recognized retail corridors. The property is positioned just south of the major signalized intersection of Melrose Avenue and Fairfax Avenue, at the signalized corner of Fairfax Avenue and Clinton Street, providing strong visibility, access, and identity along a high-traffic stretch of Fairfax.

The ±18,700-square-foot building sits on a ±22,000-square-foot lot with approximately 180 feet of frontage along Fairfax Avenue. This location benefits from traffic counts exceeding 60,000 cars per day at the nearby Melrose intersection, along with steady pedestrian activity generated by surrounding retail, dining, and neighborhood amenities. Two points of access, from Fairfax Avenue and the rear alley, allow for efficient ingress and egress, deliveries, and operational flexibility.

The layout supports a range of commercial uses including flagship retail, showroom, gallery, creative office, or hybrid concepts. The ground floor offers strong street presence and high ceilings, while the second floor accommodates office or creative workspace configurations. Interior features include polished concrete floors, exposed ceilings, skylights, a functional kitchen, elevator and stair access, and a basement area suitable for storage or support space.

A key advantage in this submarket is the availability of approximately 68 on-site parking spaces, including gated and secure spaces accessed from the alley, a rare amenity along Fairfax Avenue.

The property is zoned C4-1VL and located within a TOC Tier 2 designation, offering flexibility for a wide range of commercial users seeking a high-profile location in a dense, walkable corridor.

Premier Location

The property is located in one of Los Angeles' most active and established commercial districts. Positioned just south of the Melrose retail corridor and Melrose Trading Post, and minutes from The Grove and the Original Farmers Market, the site sits in the center of a highly desirable trade area between West Hollywood and Beverly Hills. The neighborhood is recognized for its concentration of fashion, creative, and lifestyle brands, offering tenants strong visibility and alignment with a culturally relevant corridor.

The location is supported by solid demographics, with more than 50,000 residents within a one-mile radius and over 300,000 residents within three miles, in addition to a strong daytime population. A Walk Score of 97 further reflects the area's accessibility and consistent foot traffic.

543 N Fairfax Avenue presents a rare leasing opportunity for a tenant seeking a flagship presence in a high-traffic, supply-constrained submarket where buildings of this scale, frontage, and parking capacity are seldom available.



PROPERTY HIGHLIGHTS

- ±18,700 SF FREESTANDING BUILDING.
- ±22,000 SF CORNER LOT.
- C4-1VL ZONED WITH TOC TIER 2 DESIGNATION.
- JUST SOUTH OF THE MAJOR SIGNALIZED INTERSECTION OF MELROSE & FAIRFAX AVE.
- AT THE SIGNALIZED INTERSECTION OF FAIRFAX AVE. & CLINTON ST.
- AMAZING WALKING SCORE OF 97!!!
- EXCELLENT CAR TRAFFIC COUNTS; WITH A DAILY CAR TRAFFIC COUNT OF OVER 60,000 CPD AT THIS INTERSECTION.
- OUTSTANDING FRONTAGE; 180 FEET ALONG FAIRFAX AVE.
- 2 POINTS OF ACCESS; FROM THE FRONT & THE REAR.
- PLENTY OF ON-SITE PARKING WITH APPROX. 68 PARKING SPACES + AMPLE STREET PARKING.
- SITUATED WITHIN LOS ANGELES, JUST SOUTH OF WEST HOLLYWOOD & EAST OF BEVERLY HILLS.
- JUST SOUTH OF THE MELROSE RETAIL CORRIDOR & MELROSE TRADING POST.
- IDEAL FOR RETAIL, SHOWROOM, CREATIVE OFFICE SPACE, ETC...
- GREAT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS

THE GROVE




NORDSTROM










OCBS TELEVISION CITY

1.1 million square feet of new development

PETERSEN
AUTOMOTIVE MUSEUM

LA BREA
TAR PITS
& MUSEUM

LACMA
\$750-million
revamp project

EREWON

FAIRFAX HIGH SCHOOL

543 N
FAIRFAX AVENUE

ALLEY ACCESS

FAIRFAX AVE





ALLEY ACCESS

543 N
FAIRFAX AVENUE

AMPLE ADJACENT
PARKING

FAIRFAX HIGH SCHOOL



INTERIOR GALLERY







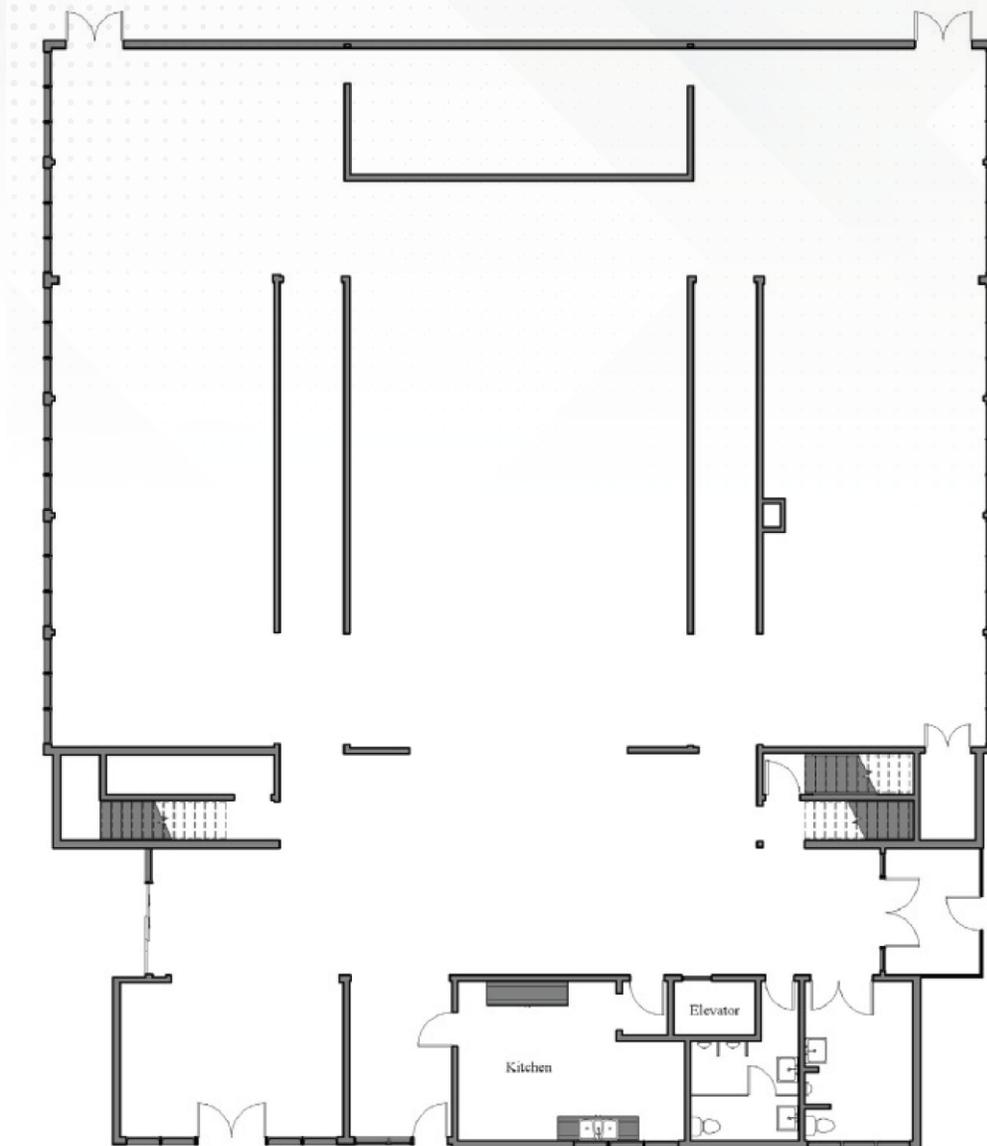
BASEMENT

± 1,417 SF



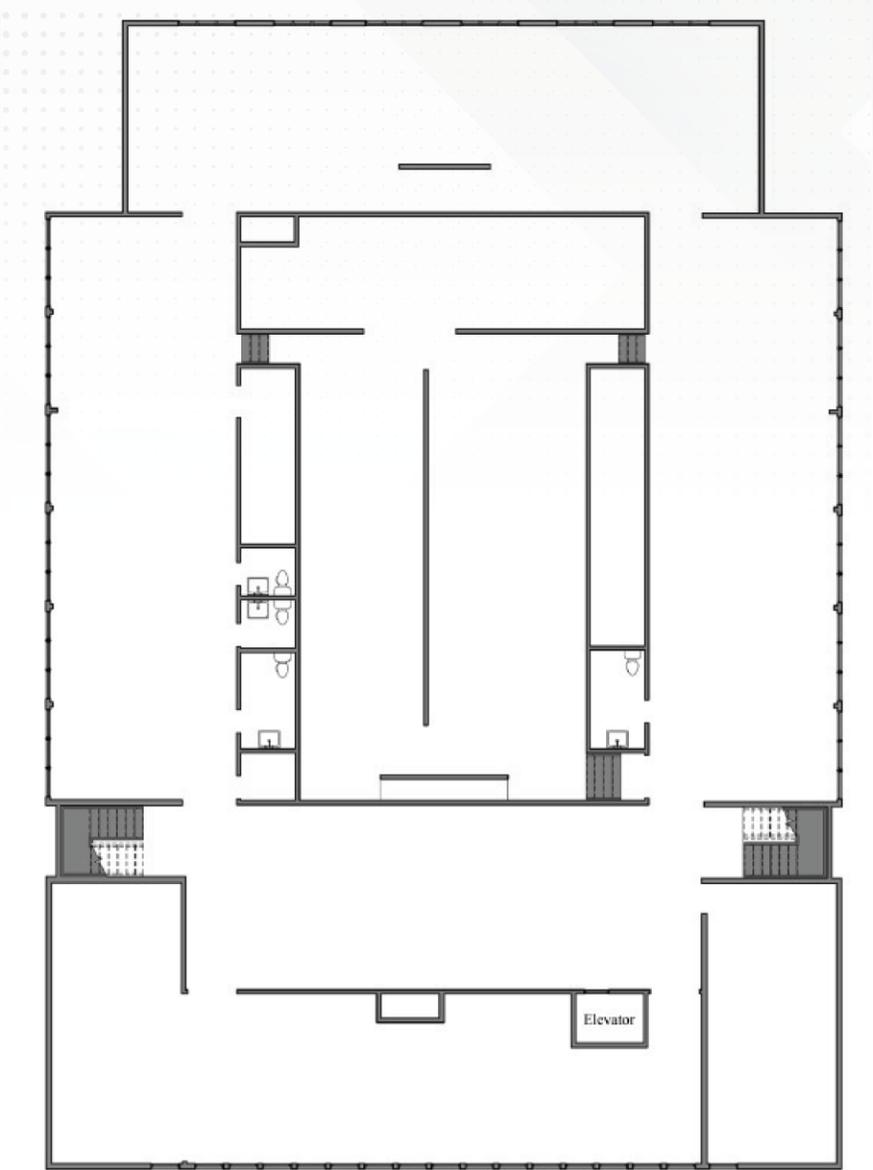
GROUND FLOOR

± 7,664 SF



2ND FLOOR

± 9,638 SF



Fairfax District

The Fairfax District is a neighborhood located in the central part of Los Angeles, California. It is situated between the larger neighborhoods of Hollywood to the north and Beverly Grove to the south. The district is known for its diverse cultural scene, historic landmarks, and popular shopping destinations. One of the most iconic attractions in the Fairfax District is The Original Farmers Market. Established in 1934, it is a historic open-air market that offers a wide variety of fresh produce, gourmet foods, restaurants, and specialty shops. The Farmers Market has become a popular gathering place for locals and tourists alike.



39,875

POPULATION



95.4%

WHITE COLLAR JOBS



\$134,478

AVG HH INCOME



FARMERS MARKET.

TELEVISION CITY

VICINITY MAP





Los Angeles County Museum of Art (LACMA): LACMA is the largest art museum in the western United States, with a collection of over 140,000 works of art. It is located on Wilshire Boulevard and is a must-visit destination for art lovers.



La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.



Petersen Automotive Museum: This museum displays a vast collection of classic and modern cars, motorcycles, and other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts.



The Wiltern Theatre: The Wiltern is a historic art deco theater located on Wilshire Boulevard. It has been beautifully restored and is now a popular venue for concerts, comedy shows, and other events.



Mid-Wilshire is known for its rich architectural history, with many notable Art Deco and Modernist buildings, as well as its diverse cultural offerings, including museums, galleries, and theaters. Some of the most prominent landmarks in Mid-Wilshire include the Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, the Petersen Automotive Museum, and the Wilshire Boulevard Temple.

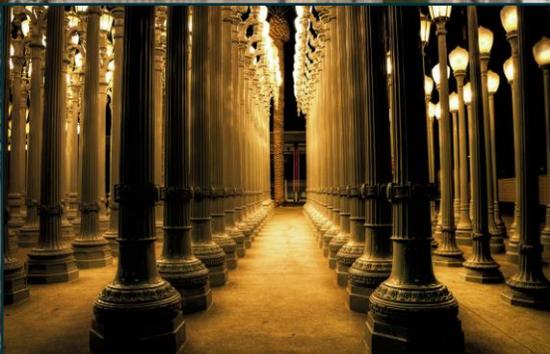
LANDMARKS

Miracle Mile

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.



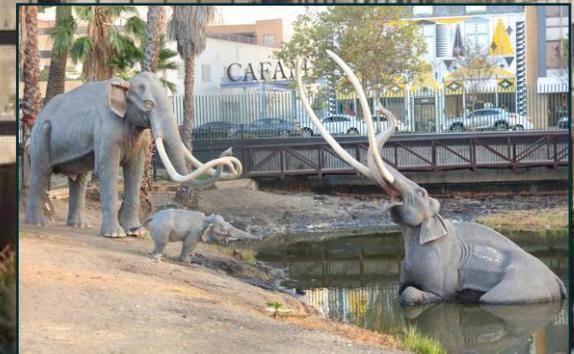
LOS ANGELES MUSEUM OF ART



PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS



 Existing Metro Rail & Station
 Purple Line Extension Alignment & Station (under construction)
 Purple Line Extension Alignment & Station (approved)
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



PURPLE LINE

Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



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