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8262 Melrose Ave
West Hollywood

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COMMERCIAL

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FOR SALE

8262 MELROSE AVE

WEST HOLLYWOOD, CA 90069

\$3,250,000

**SELLER TO CARRY FIRST DEED OF TRUST
TO QUALIFIED BUYER!**

PROPERTY DESCRIPTION

8262 Melrose Avenue is a premier mixed-use asset that presents a rare opportunity for an owner-user or investor to acquire a high-visibility property on one of Los Angeles' major retail commercial corridors. The property features a retail showroom with prominent street frontage, delivered vacant for immediate occupancy or retenanting. Positioned in the rear is a detached, four-unit multifamily building providing immediate, stable cash flow to offset carrying costs. Adding significant value to this transaction, **THE SELLER IS CARRYING FINANCING FOR A QUALIFIED BUYERS AT 6% INTEREST FOR 10 UPTO YEARS**, in a challenging lending environment.

The property benefits from an exceptional location adjacent to PAUL SMITH and CROSSROADS RESTAURANT, high foot traffic, strong demographics, and proximity to the region's premier shopping, dining, and design districts. The immediate submarket is anchored by a mix of high end fashion flagships, luxury design showrooms, and acclaimed culinary institutions in close proximity to the scheduled re-opening of FRED SEGAL's MELROSE, COMMUNITY GOODS, GEMINI G.E.L gallery, KAITE, and Cult Gaia.

Please call Chris Mara at 310.927.5865 to discuss.



NUMBER OF BUILDINGS

2 Buildings

BUILDING SIZE

± 3,508 SF*

LAND SIZE

± 4,400 SF*

LOT DIMENSIONS

± 40 SF X 110 SF*

ZONING

LAC4*

APN

5528-013-005

ENTITLEMENTS

TOC Tier 1, TOIA 1, OC-2,
TCAC, ED1: review eligibility

OCCUPANCY

Commercial - Vacant
Residential - 100% Occupied

USAGE

Retail/Showroom/Residential

FRONTAGE

±40 FT on Melrose Avenue*

YEAR BUILT

1939*

WALK SCORE PER LOOPNET

80 Walkers Paradise

NUMBER OF PARKING SPACES

1 row of tandem parking in rear
for Commercial space

*Approximately per assessor's records



LEASE SUMMARY

PROPERTY ADDRESS	UNIT TYPE	MONTHLY RENT	INCREASES
8262 MELROSE AVENUE	COMMERCIAL (VACANT)	N/A	N/A
8262 MELROSE AVENUE (A)	STUDIO	\$1,300.00	JULY 1, 2026
8262 MELROSE AVENUE (B)	STUDIO	\$1,272.70	MARCH 1, 2026
8262 MELROSE AVENUE (C)	STUDIO	\$1,272.62	MARCH 1, 2026
8262 MELROSE AVENUE (D)	STUDIO	\$1,272.62	MARCH 1, 2026

C.
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FOR LEASE

CHRIS MARA
LAUREN MARA
310.927.5865

G190 - MELROSE HOME FINISH
DESIGN · FURNITURE · DÉCORE



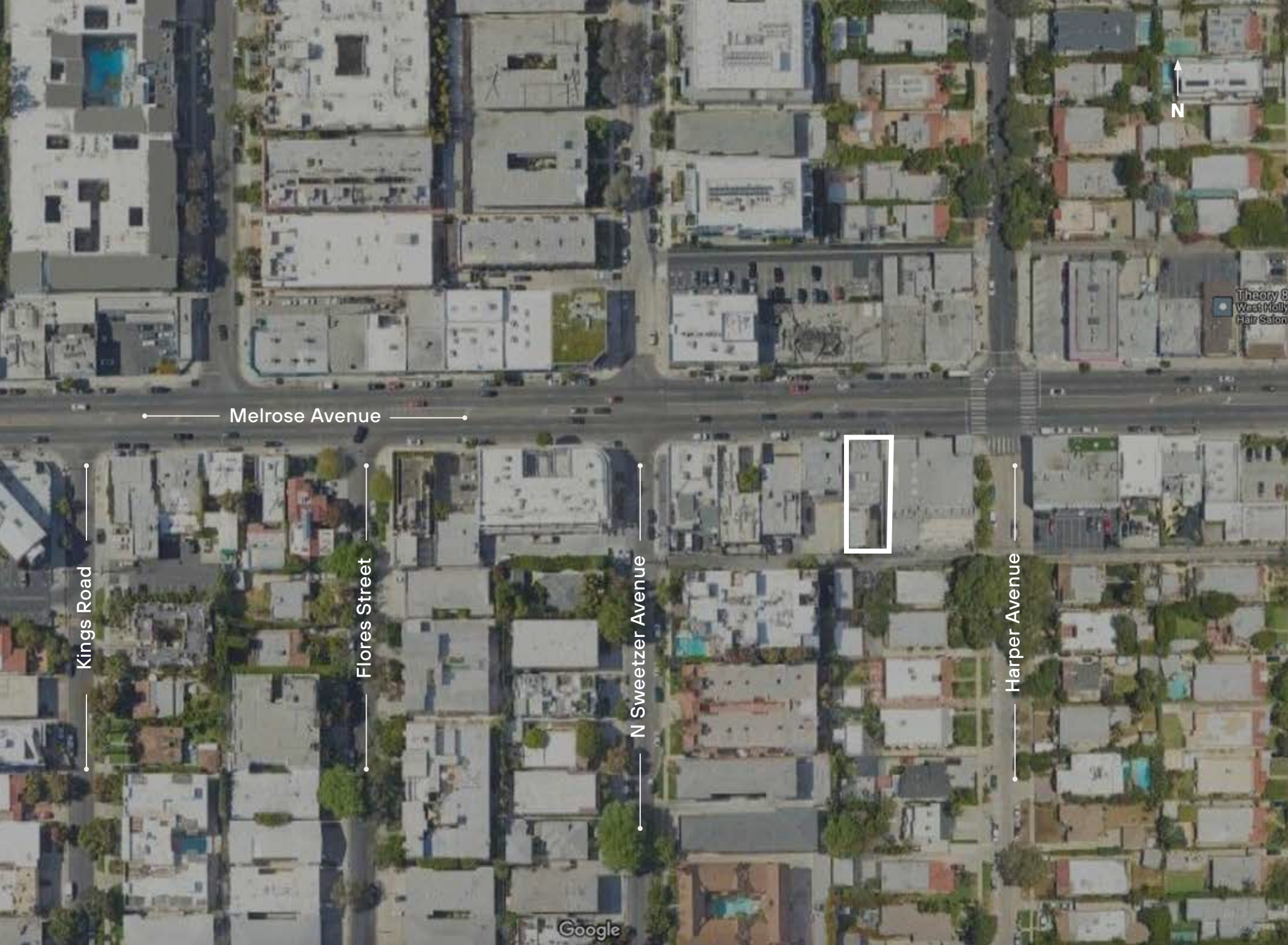
MELROSE CABINETS AND CLOSETS
CUSTOM · READY-MADE · RENOVATION

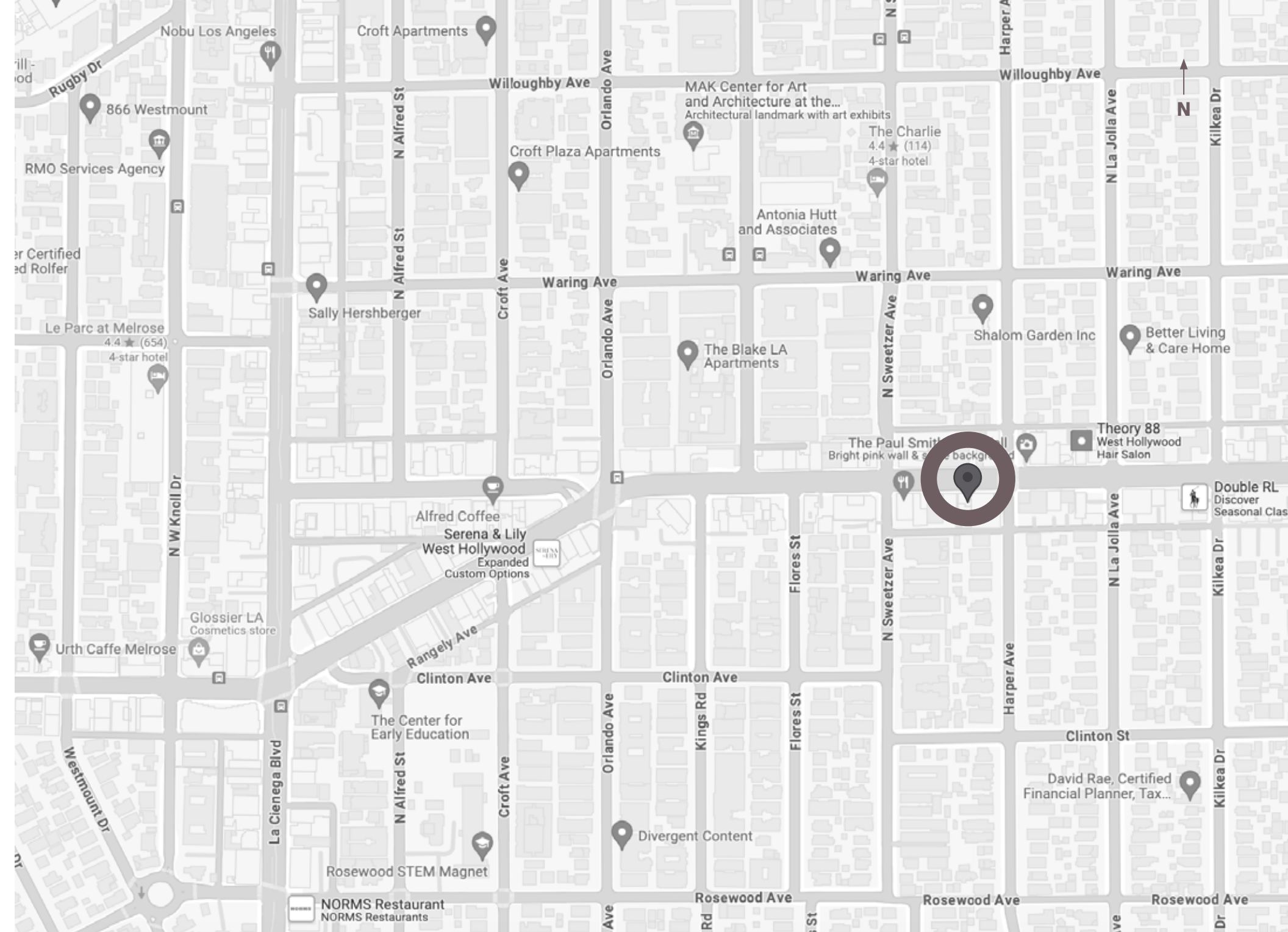




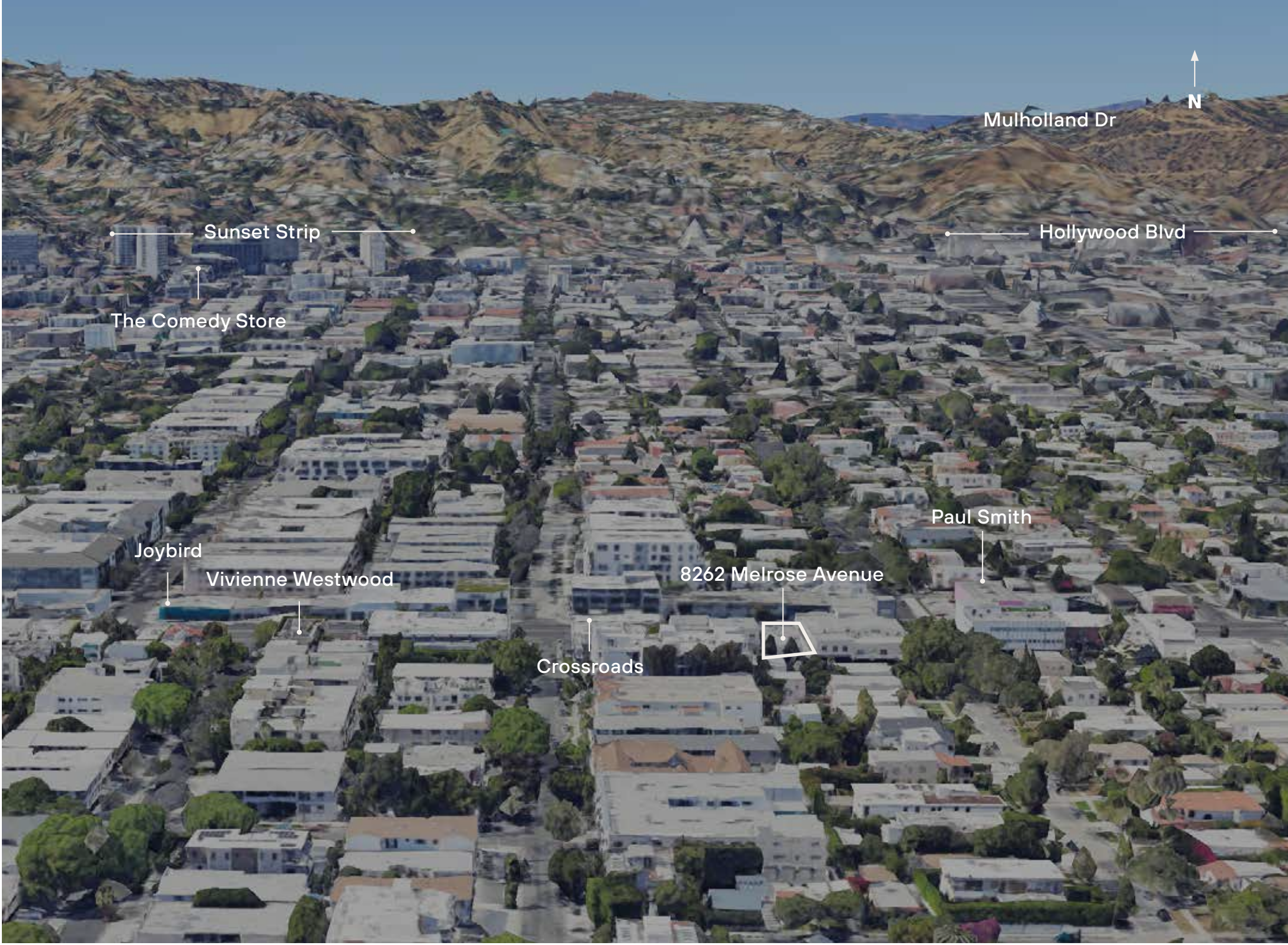












Mulholland Dr

Hollywood Blvd

Sunset Strip

The Comedy Store

Joybird

Vivienne Westwood

Crossroads

8262 Melrose Avenue

Paul Smith

Nearby Developments

1. 854 N. HILLDALE AVE. IN WEST HOLLYWOOD

The proposed project from applicant SC Club Owner, LLC, slated for a property located at 840-854 N. Hilldale Avenue, calls for the construction of a new three-story building featuring 10 residential units - including six affordable units and four rent-controlled market-rate units - atop a parking garage for 10 vehicles. The new construction would be accompanied by the new construction of a new swimming pool and amenity deck for use by the neighboring San Vicente Bungalows, which is owned by the same entity. Good Project Company is designing the new building, with L.Z. Design Group serving as landscape architect. Plans show a contemporary three-story structure with a mix of one- and two-bedroom floor plans. "The proposed apartment building's façade features a 'brise soleil, a structural element designed to house balconies and communal open spaces on the second and third levels," stats a staff report to the Design Review Subcommittee. "This design not only modulates the building's scale but also provides shading and reduces solar gain, contributing to the overall sustainability strategy. Sliding doors on the front façade connect living spaces to these balconies, visually and physically extending the interior while enhancing cross-ventilation through double-hung windows on the rear elevation." - Urbanize LA

3. 1136 LA CIENEGA IN WEST HOLLYWOOD

In West Hollywood, construction is in the home stretch for a LOHA-designed apartment complex just south of the Sunset Strip. The project, located at 1136-1142 N. La Cienega Boulevard, consists of a five-story building that will feature 23 apartments above two levels of subterranean parking when completed. At the time of the project's approval by the West Hollywood Planning Commission in 2017, it was reported that four of the proposed residential units would be set aside as affordable housing. The building is notable for its stepped profile and cantilevering elements. Its exterior is clad in metal. "By eliminating the typical private courtyard solution and pushing the housing volume to one side of the building lot, the design provides each residential unit with public park frontage," reads a description from a project landing page on the LOHA website. According to a representative of LOHA, the property could be ready for move-ins as early as November. - Urbanize LA

2. 8500 SANTA MONICA & LA CIENEGA

A small commercial building at the busy intersection of Santa Monica and La Cienega Boulevards could be razed to make way for a new mixed-use apartment complex, per a presentation scheduled for this week's meeting of the West Hollywood Planning Commission's Design Review Subcommittee. The proposed project, named for its address at 8500 Santa Monica Boulevard, would replace a single-story structure now occupied by a bike tour business with a new six-story edifice featuring 30 one- and two-bedroom apartments above 3,800 square feet of ground-floor commercial space and a two-level, 33-car subterranean parking garage. The project applicant, listed as the entity 8500 WH, LLC, is seeking the approval of a 50 percent density bonus by setting aside five of the proposed apartments for rent by low- and very low-income households. Tighe Architecture is designing 8500 Santa Monica, which is depicted in renderings as a contemporary podium-type building clad in smooth stucco, wood panels, concrete, and metal. Plans show a large amenity deck at the roof level, overlooking both Santa Monica and La Cienega Boulevards. - Urbanize LA



COMMERCIAL



1. 854 N. Hilldale Ave



2. 8500 Santa Monica & La Cienega



3. 1136 N La Cienega

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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