

6926 MELROSE AVE

OWNER-USER 6,773 SF OFFICE / RETAIL FOR SALE

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**CENTURY
PARK**

REAL ESTATE ADVISORY GROUP

A DIVISION OF
FORWARD ONE REAL ESTATE

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CA LIC # 01736033

PROPERTY OVERVIEW



PRICING
\$4,500,000

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HIGHLIGHTS

- Prime location along Melrose Ave, one of Los Angeles’ famous thoroughfares
- Just off intersection of La Brea Ave and Melrose Ave
- Previously built out as early child education / daycare + offices
- Opportunity for ground-floor retail space facing Melrose Ave
- 14 gated parking spaces (4 + 10 Tandem) and Large Rear Patio
- LAC2 Zoning allows for variety of uses, including Retail/Restaurant
- Excellent surrounding amenities including restaurants and shops
- Proximity to Hollywood, West Hollywood and multiple entertainment studios (Paramount Pictures, Sunset Las Palmas Studios), along with a multitude of post-production and ancillary entertainment industry production venues.



PROPERTY ADDRESS	6926 Melrose Ave Los Angeles, CA 90038
SUBMARKET	Melrose Arts District; Hollywood/ Hancock Park Submarket
APN	5525-018-026
BUILDING AREA (SF)	6,773
LOT AREA (SF)	9,477
ZONING	LAC2
PARKING SPACES	Gated, 14 Total (4 + 10 Tandem)

PROPERTY OVERVIEW

TAKE ADVANTAGE OF A UNIQUE OWNER-USER OPPORTUNITY ALONG LA'S FAMOUS MELROSE AVE!

Century Park RE Advisory Group is pleased to present this unique move-in ready 6,773 SF owner-user office building on Melrose Blvd, situated on a 9,477 SF parcel zoned LAC2 at the hard corner of Melrose and Sycamore, just one block east of La Brea in the highly sought-after Melrose Arts District and within walking distance to Sycamore Village — a renowned fashion, foodie, and art hot spot.

The property has undergone substantial renovations and improvements and offers a versatile layout featuring 10+ private offices, a former school/day-care classroom, canopied outdoor patio space, ample gated parking for up to 14 vehicles, a full kitchen with gas appliances, and ADA-compliant bathrooms on each floor. The building is currently configured primarily for office use but also presents potential for street-front retail or showroom space.

Additional property highlights include upgraded building systems, fire sprinklers throughout, roll-up gates, updated roofing and power infrastructure, two (2) 50-amp EV electric car chargers, five (5) updated HVAC units, and more.

The property benefits from exceptional surrounding amenities including Sycamore Village, Heimat Fitness Club, Tartine, Gigi's Restaurant, SiriusXM offices, Tesla Diner, and Sprouts Farmers Market.

Ideally positioned near the Hollywood Media District's growing concentration of creative office projects and retail amenities, the property also offers close proximity to West Hollywood, major entertainment studios including Paramount Pictures and Sunset Las Palmas Studios, as well as a multitude of post-production and ancillary entertainment industry production venues.



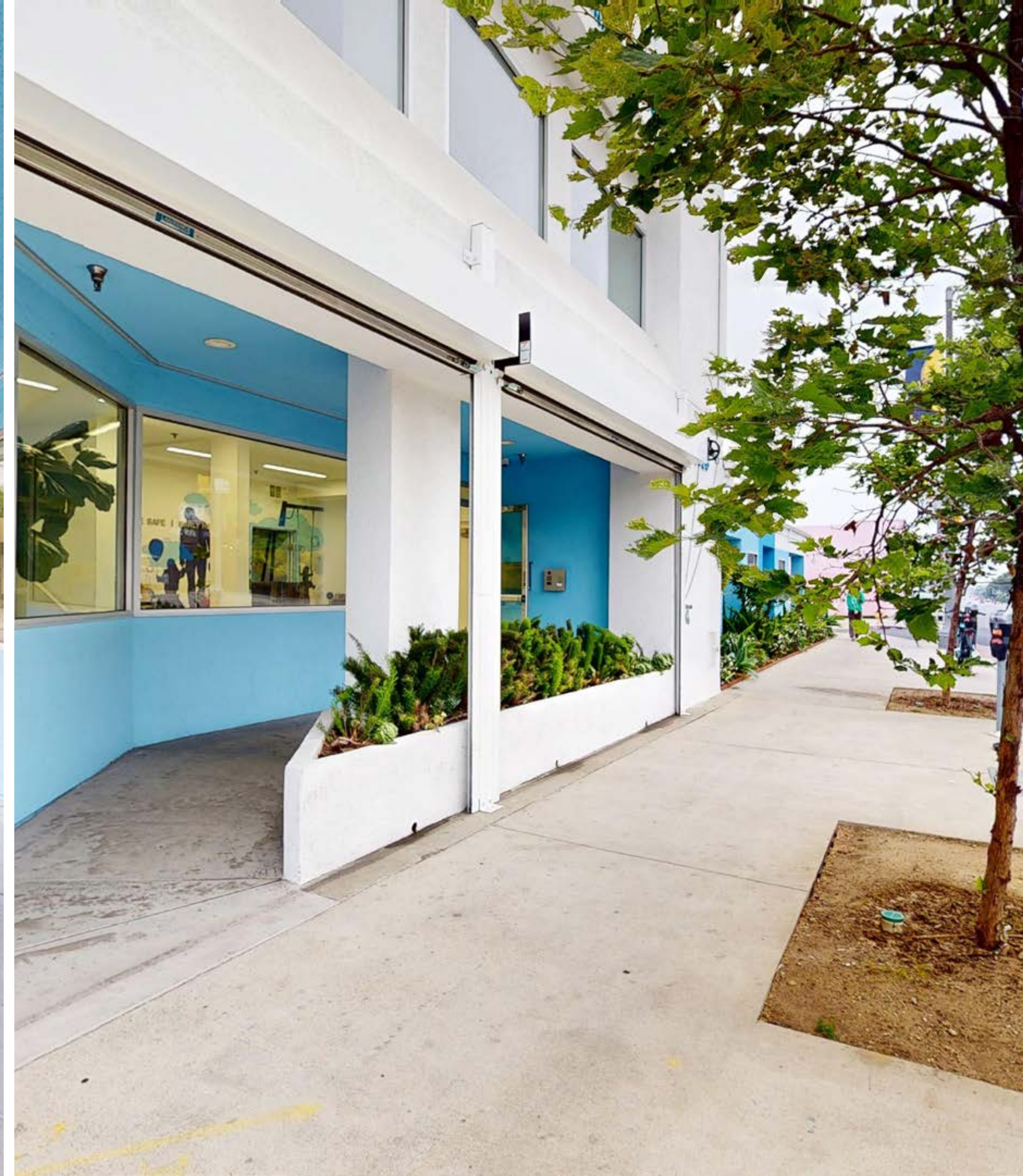


PROPERTY PHOTOS









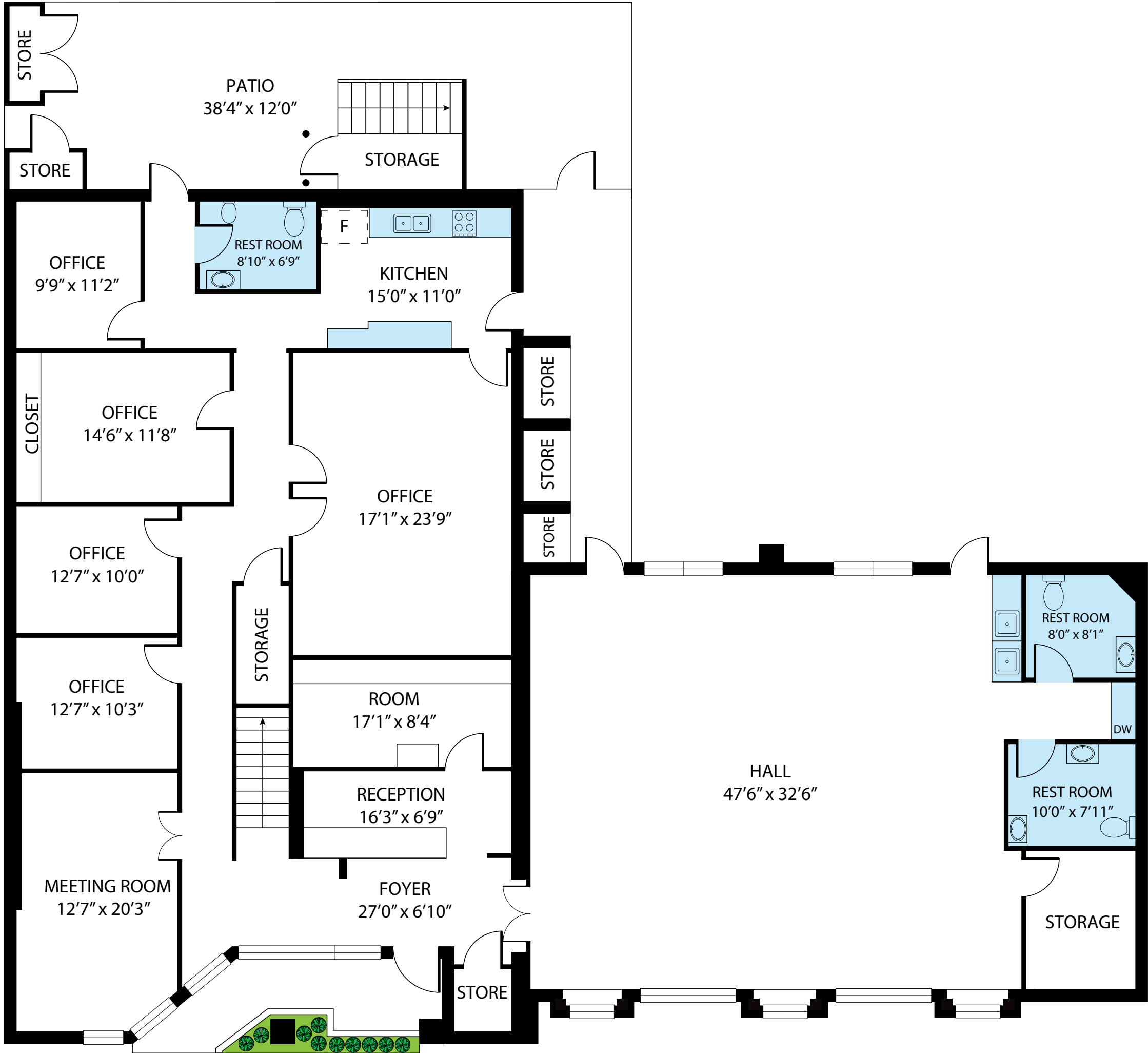
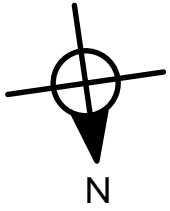
PROPERTY PHOTOS



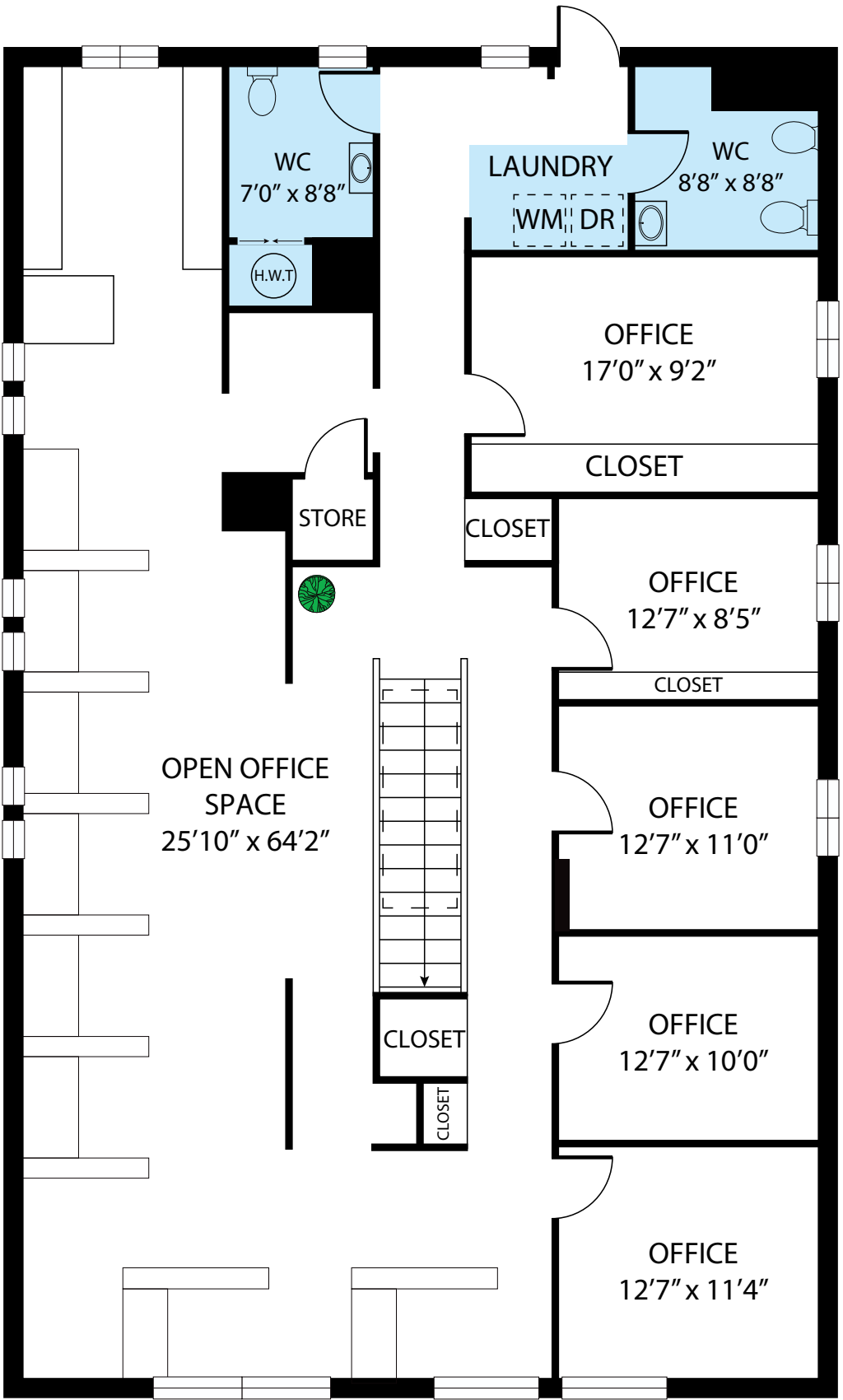
PROPERTY PHOTOS



FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

6926 Melrose Avenue, Los Angeles, CA, 90038
TOTAL APPROX. FLOOR AREA 6,498 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR : 3,996 SQ.FT
SECOND FLOOR : 2,502 SQ.FT
TOTAL AREA : 6,498 SQ.FT

NEARBY RETAIL + AMENITIES



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