

635 N Western Ave Western & Melrose For Lease



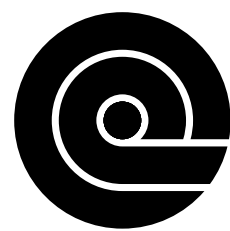
635 N Western Ave
Los Angeles 90004
Western & Melrose

Originally completed in 1922 with a warehouse addition in the 1950s, 635 N Western Ave is a beautiful brick building with a large and bright window storefront, and a private rear garden.

The building is part of a growing community of world-class galleries, restaurants, cafés and showrooms. Neighbors include David Zwirner, Italian restaurant Ètra, café Telegrama, and Filipino eatery Kuya Lord.



635 N Western Ave



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Available Space Single-Tenant

635 N Western Ave
±5,500 RSF

Images of the Space

Features

- Originally completed in 1922
- ±11-ft tall storefront windows
- Exposed brick interior
- ±13-ft to ±16-ft tall ceilings
- Private back garden area
- Zoned C2-1 (City of LA)
- Neighborhood Walk Score of 93

Asking Rent

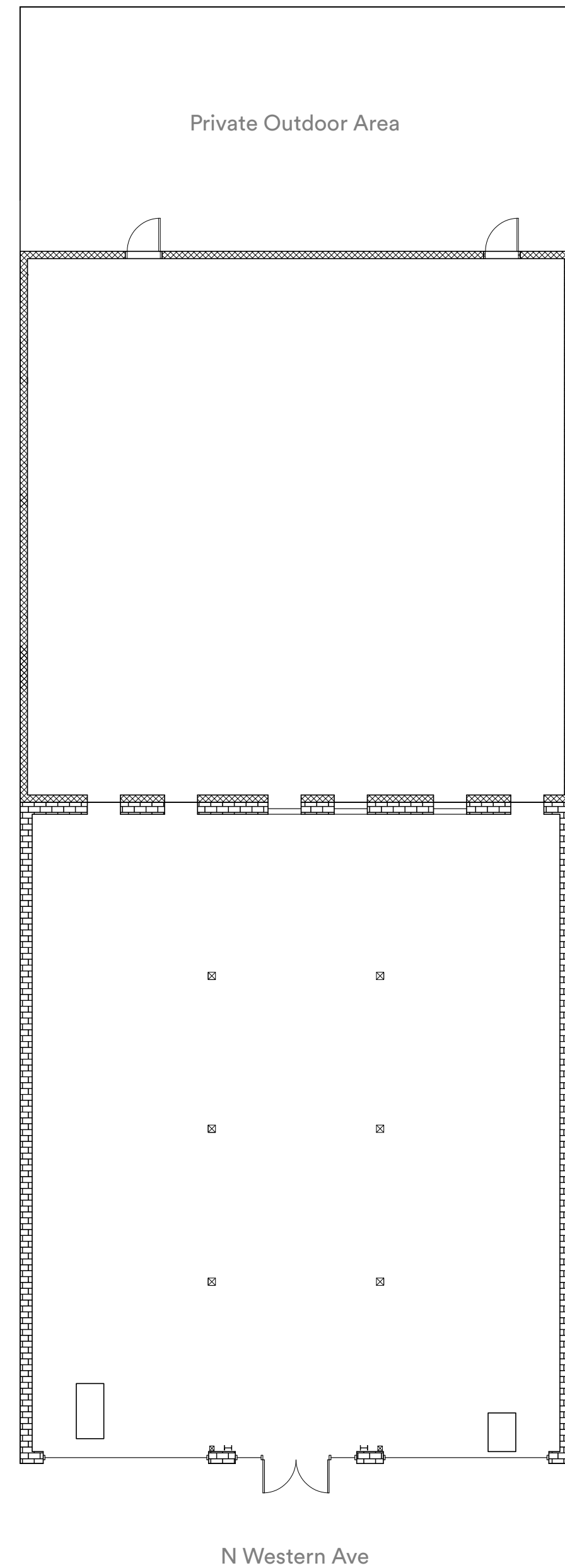
\$4.95 / SF NNN / Month
Nets ±\$0.75 / SF / Month

Availability

Immediate

Parking

On-street and in available
lots at prevailing market rate



View towards the storefront on N Western Ave



View from the rear building, added in the 1950s



635 N Western Ave is part of a growing community of exceptional new businesses setting up shop in the neighborhood. From an international gallery's West Coast flagship to a critically acclaimed regional Filipino restaurant, Western & Melrose is culturally expansive and dynamic.

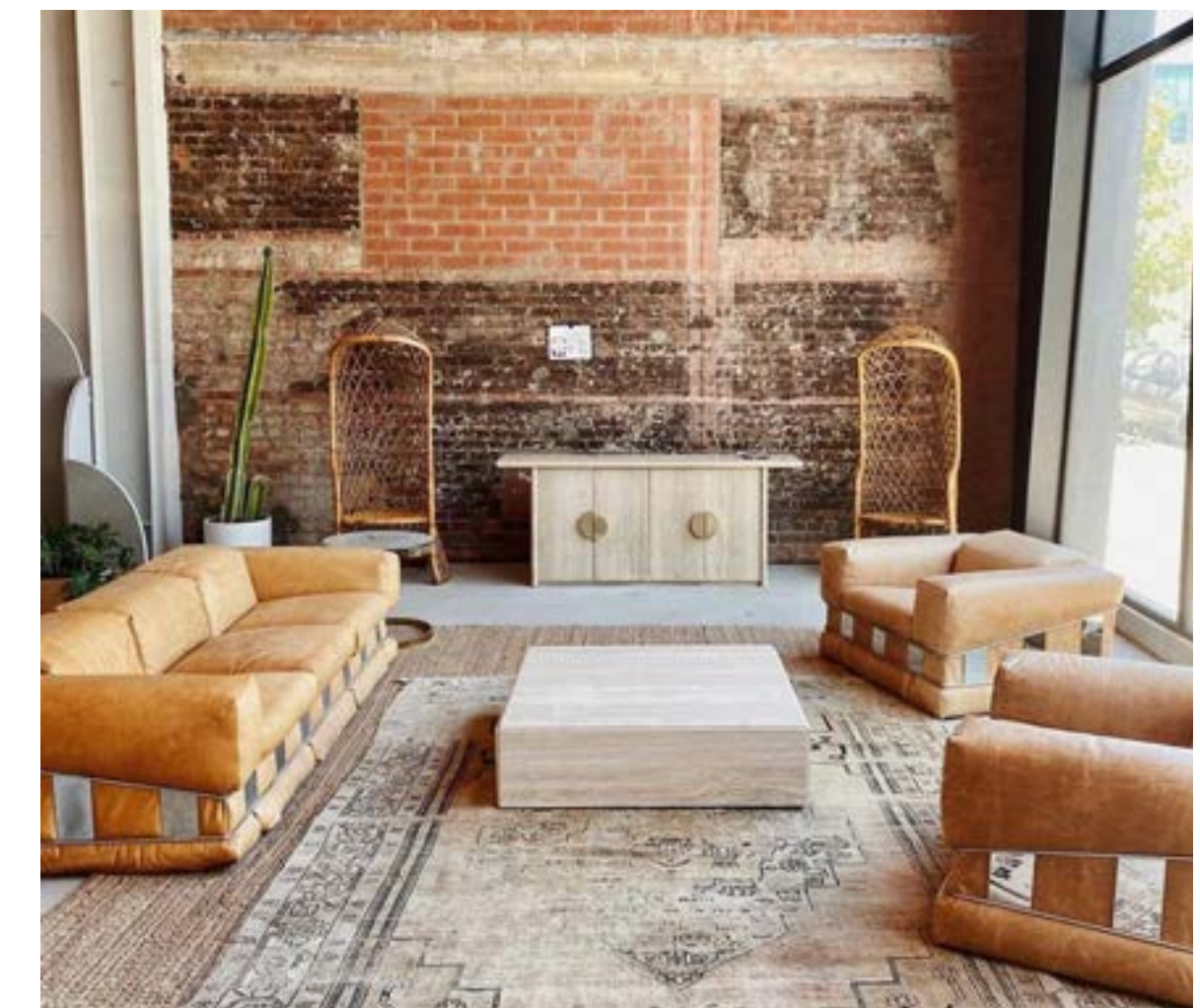
In Good Company at

Western & Melrose



David Zwirner

Gallery



Pop Up Home

Art & Furniture Showroom



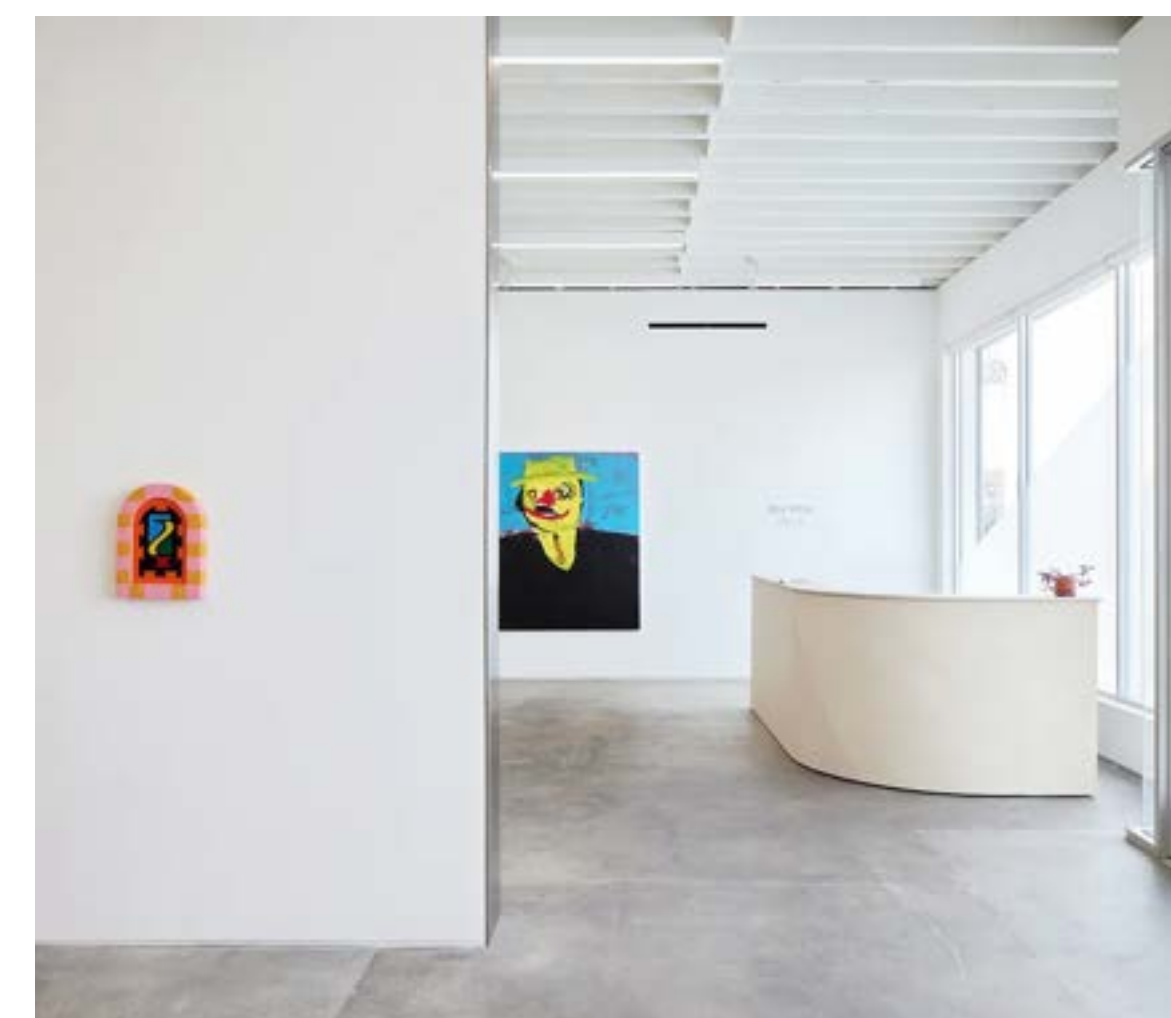
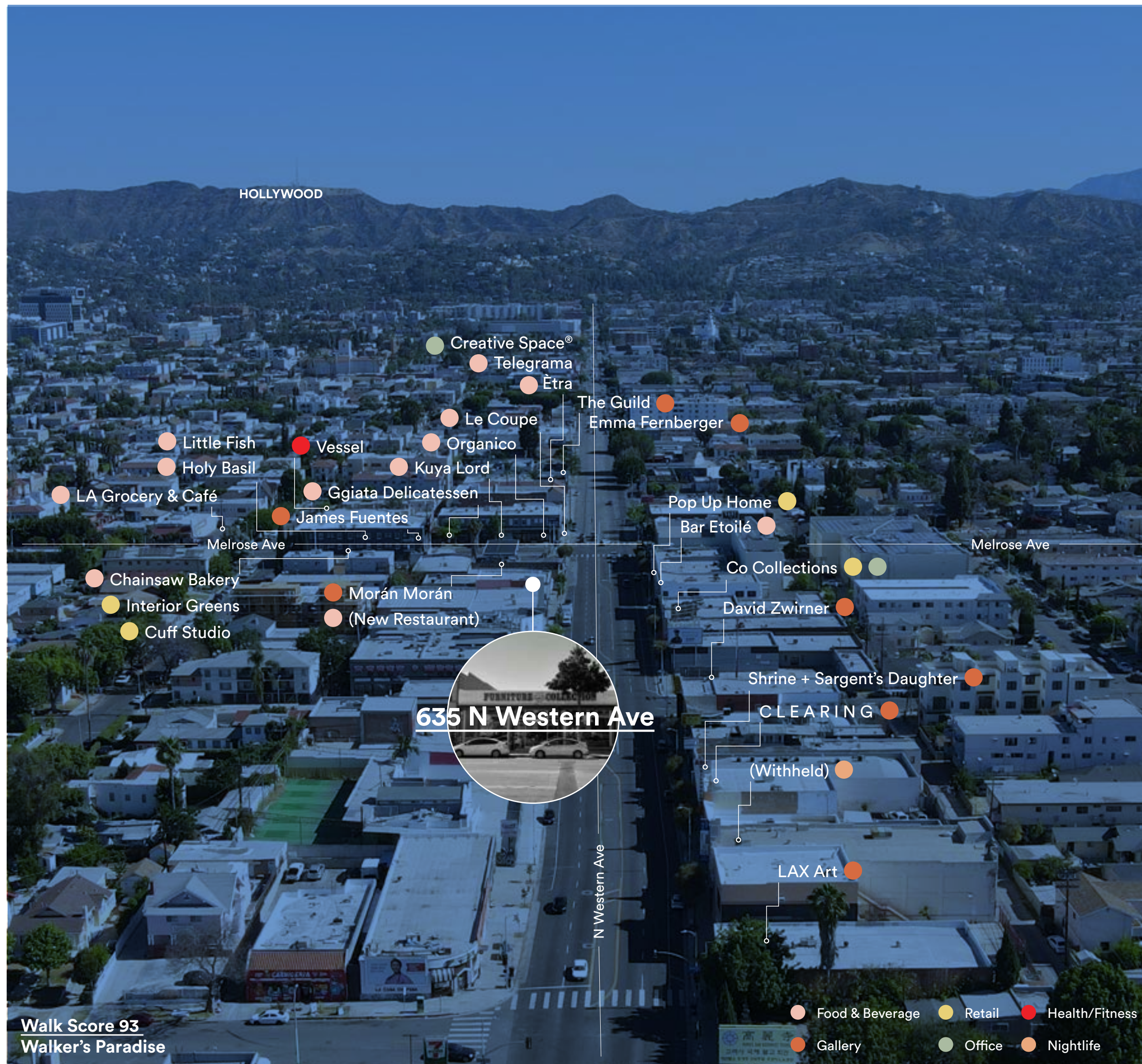
Ggiata & Kuya Lord

Restaurants



Ètra

Restaurants



Sargent's Daughter & SHRINE

Galleries



Telegrama

Café

The neighborhood's character of buildings, geographic centrality, and unique mix of tenants have created an organic vibrancy that is generating buzz across LA and the world.

At Western & Melrose, 635 N Western Ave is accessible to a breadth of audiences from the greater Eastside to West LA.



**LOS ANGELES
EATER**

How Melrose Hill Became LA's Hottest Culinary Boom Town
Jan 2024

Located north of Larchmont Village and south of Thai Town within Hollywood's Studio District, the central Los Angeles neighborhood Melrose Hill is fast becoming a destination for morning meetups, lunch hangouts, and dinner dates...



VANITY FAIR

How David Zwirner Turned a Forgotten Block in LA Into Prime Real Estate
June 2023

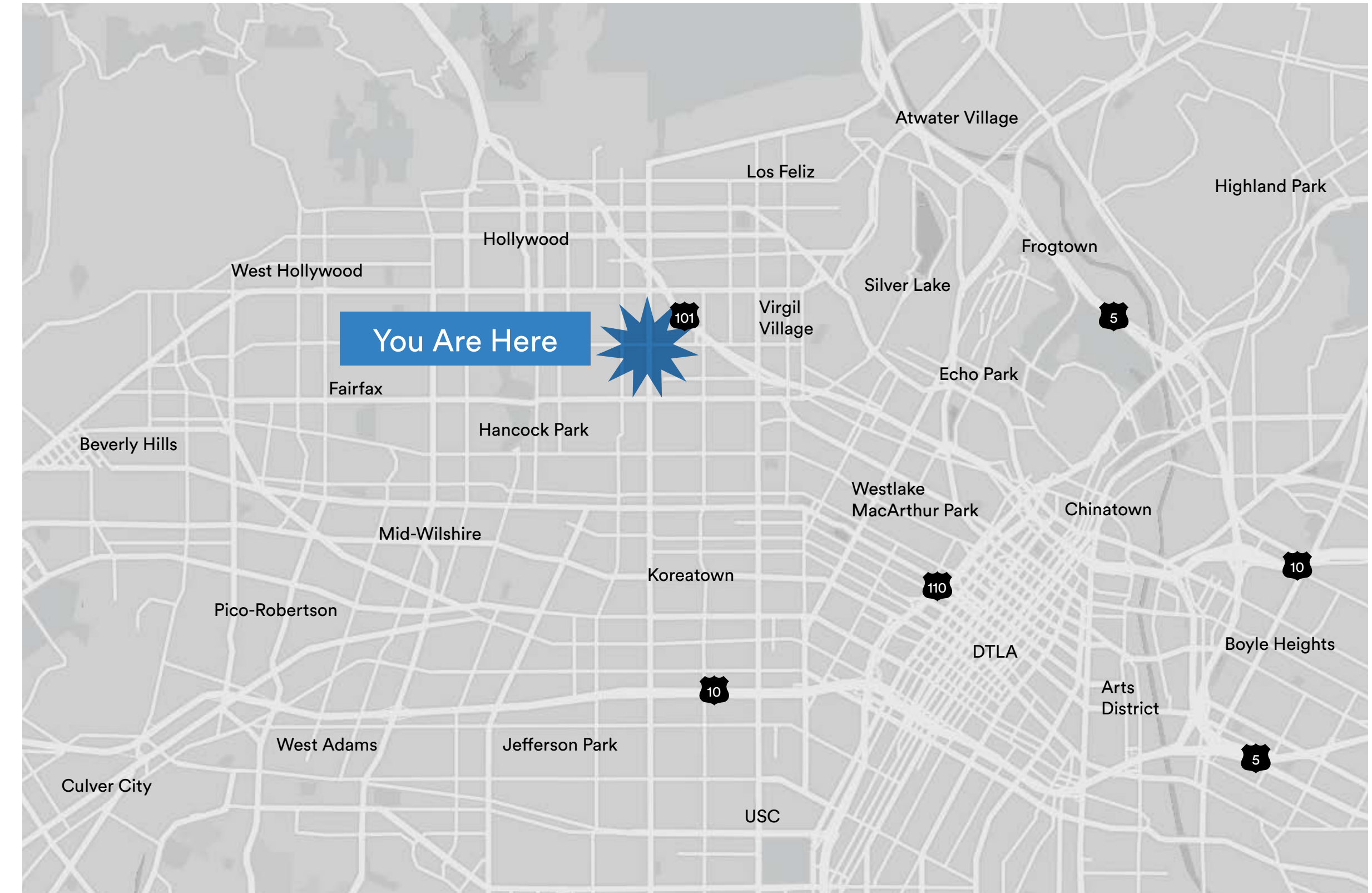
Last Tuesday, in the Los Angeles neighborhood of Melrose Hill, the once desolate stretch of Western Avenue right below Melrose had what could have been the biggest gathering ever seen by the area. Around 6 p.m., a wave of hundreds of people flowed to the block for the opening of mega-dealer David Zwirner's first galleries on the West Coast...



**THE HOLLYWOOD
REPORTER**

Will This Avenue Become the Next Hot Block in Los Angeles?
July 19, 2022

A cluster of former prop warehouses and other commercial buildings — near the intersection of Melrose and Western avenues in an area known as Melrose Hill — is quietly yet quickly turning into a hive of art galleries, indie retailers and inventive nightlife...



Hancock Park	0.8 Miles	±3 Minute Drive
Silver Lake	2.2 Miles	±10 Minute Drive
Los Feliz	2.7 Miles	±12 Minute Drive
Fairfax	3.4 Miles	±14 Minute Drive
Hollywood Hills	3.3 Miles	±15 Minute Drive
Echo Park	3.0 Miles	±15 Minute Drive
West Adams	6.0 Miles	±20 Minute Drive
Culver City	9.2 Miles	±25 Minute Drive

Fashion Showroom
Architectural Office
Furniture Atelier
Art Space
Studio
Shops
Gym

