

1000 N. FAIRFAX AVENUE

NNN LEASED INVESTMENT | 1,220 +/- SF OF IMPROVEMENTS



West Hollywood, CA 90046



APPROX. 2,377 SF R3C-C ZONED CORNER LOT

1000 N. FAIRFAX AVENUE

West Hollywood, CA 90046

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Executive Summary

1000 N. FAIRFAX AVENUE

Property Summary

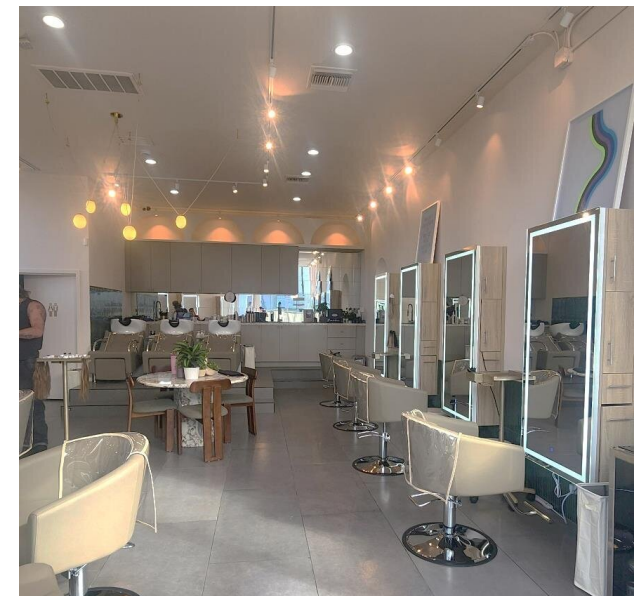
PRICE	UNPRICED
YEAR BUILT	1971
RENOVATED	2025
BUILDING SF	1,220
LOT SIZE	2,337 SF
PARKING	On-Site & Street
ZONING	R3C-C
APN	5530-012-023
CURRENT LEASE	5 years NNN
WALKSCORE	97 (Walker's Paradise)





PROPERTY HIGHLIGHTS

- 1,220 +/- SF OF IMPROVEMENTS
- APPROX. 2,377 SF R3C-C ZONED CORNER LOT
- LOCATED BETWEEN SANTA MONICA BLVD. & MELROSE AVE
- SITUATED WITHIN WEST HOLLYWOOD; JUST EAST OF BEVERLY HILLS
- GOOD FRONTAGE; OVER 40 FEET ALONG FAIRFAX AVE. & 65 FEET ALONG ROMAINE ST
- EXCELLENT CAR TRAFFIC COUNTS; OVER 30,000 CARS PER DAY AT THIS INTERSECTION
- OUTSTANDING WALKING SCORE OF 97!!!
- JUST NORTH OF FAIRFAX HIGH SCHOOL
- CURRENTLY OCCUPIED BY A BEAUTY SALON WITH A LEASE THRU 2029



Investment Overview

1,220 +/- SF OF IMPROVEMENTS | APPROX. 2,377 SF R3C-C ZONED CORNER LOT

1000 N Fairfax sits on a visible corner in the center of West Hollywood. It is positioned between Santa Monica Boulevard and Melrose Avenue in an area surrounded by steady foot traffic, strong demographics, and constant activity. The building offers about 1,220 square feet on a 2,377 square foot lot with zoning that supports long term flexibility. It has more than forty feet of frontage on Fairfax and another sixty five feet along Romaine, giving it a presence that stands out to both drivers and pedestrians.

A beauty salon currently occupies the space under a five year NNN lease that runs through 2029. The setup provides stable income with very light management requirements. The immediate neighborhood draws from a dense residential base. Nearly fifty thousand people live within one mile and more than two hundred seventy thousand live within three miles. Beverly Hills sits just to the west and Fairfax High School is a short distance south.

The building was originally constructed in 1971 and renovated in 2025. On site parking, additional street parking, and strong visibility at a signalized corner make it well suited for ongoing tenant demand. For investors seeking a compact and reliable retail property in a supply constrained area with consistent traffic, this location offers a straightforward long term hold.





Property Photos

1000 N. FAIRFAX AVENUE









Location Overview

1000 N. FAIRFAX AVENUE

West Hollywood

West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000.



1.15M

ANNUAL VISITORS



\$1.09B

RETAIL SALES



\$102,000

AVG HH INCOME



WEHO DISTRICTS

DESIGN DISTRICT

West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Trends start here. More than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Today, West Hollywood Design District is an extraordinary mix of district pioneers that include such influential brands as Phyllis Morris, J. Robert Scott, Rag & Bone, Christian Louboutin Men's as well as the latest up and coming businesses and designers. Together, WHDD businesses are championing progressive style and timeless sophistication.

SUNSET STRIP DISTRICTS

Created in 2002, the Sunset Strip Business Improvement District is an assessment district that improves the business and neighboring residential environment on Sunset Blvd. through support services in digital and experiential marketing, event programming, municipal brand partnerships, special promotions, and much more. Our primary goal is to work together to support our commercial district's economic growth and vitality.

RAINBOW DISTRICT

On the Westside of West Hollywood from La Cienega to Doheny is an inspiring walking exploration of Los Angeles culture, featuring a vibrant LGBT community, lively cafes and restaurants. Larger-than-life public art exhibits line the boulevard as you head to the award winning West Hollywood Library and West Hollywood Park.

HIP HOTELS

WeHo has intimate, luxurious boutique hotels and hotels that are part of rock 'n roll history, providing a uniquely stylish setting that will energize and inspire attendees. Guests can relax and unwind at The London West Hollywood, a luxurious all-suite property with breathtaking views of L.A. or experience cutting-edge style and glamour at the 236 room Mondrian Hotel. With over a dozen world-class hotels, planners will have no trouble finding the right accommodation to suit their needs.

LEGENDARY ATTRACTIONS

West Hollywood is not only a city unto itself, it's a 1.9-square-mile universe. It's where L.A. gets very hip—think Whisky a Go Go, launching rock careers on the Sunset Strip for five decades now. And it's where some of L.A.'s hottest dance clubs, bars, and lounges are generously sprinkled along main thoroughfares like Santa Monica Boulevard, so bar-hopping and scene-shifting are an easy and festive matter.

It's also where L.A. gets very stylish—along Melrose Avenue, Beverly Boulevard, and Robertson Boulevard, one can find the West Hollywood Design District, where art, fashion, and design converge. Stella McCartney, Maxfield, Balenciaga, and Alberta Ferretti, along with many other top fashion names, are all within the Design District. Along Sunset Boulevard is Sunset Plaza, a buzzing haven of restaurants and shops, including Café Med, Le Petit Four, Armani A/X, Nicole Miller, Ole Henriksen Face/Body Spa, Philip Press, and Oliver Peoples.

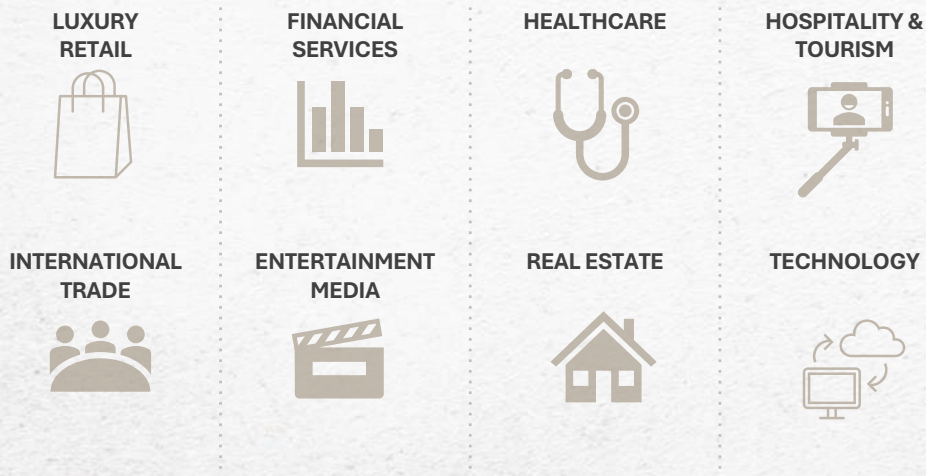
PACIFIC DESIGN CENTER

The award-winning, 1.6 million sq. ft. Pacific Design Center is a premier, multi-use facility located in the heart of West Hollywood. The two-acre outdoor area features lush garden landscaping, fountains and can accommodate up to 2,500 guests. It's also home to two restaurants (Red Seven & WP Restaurant) operated by world-renowned chef and restaurateur Wolfgang Puck.

Employment Hubs



MAJOR INDUSTRIES



AREA HIGHLIGHTS

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS

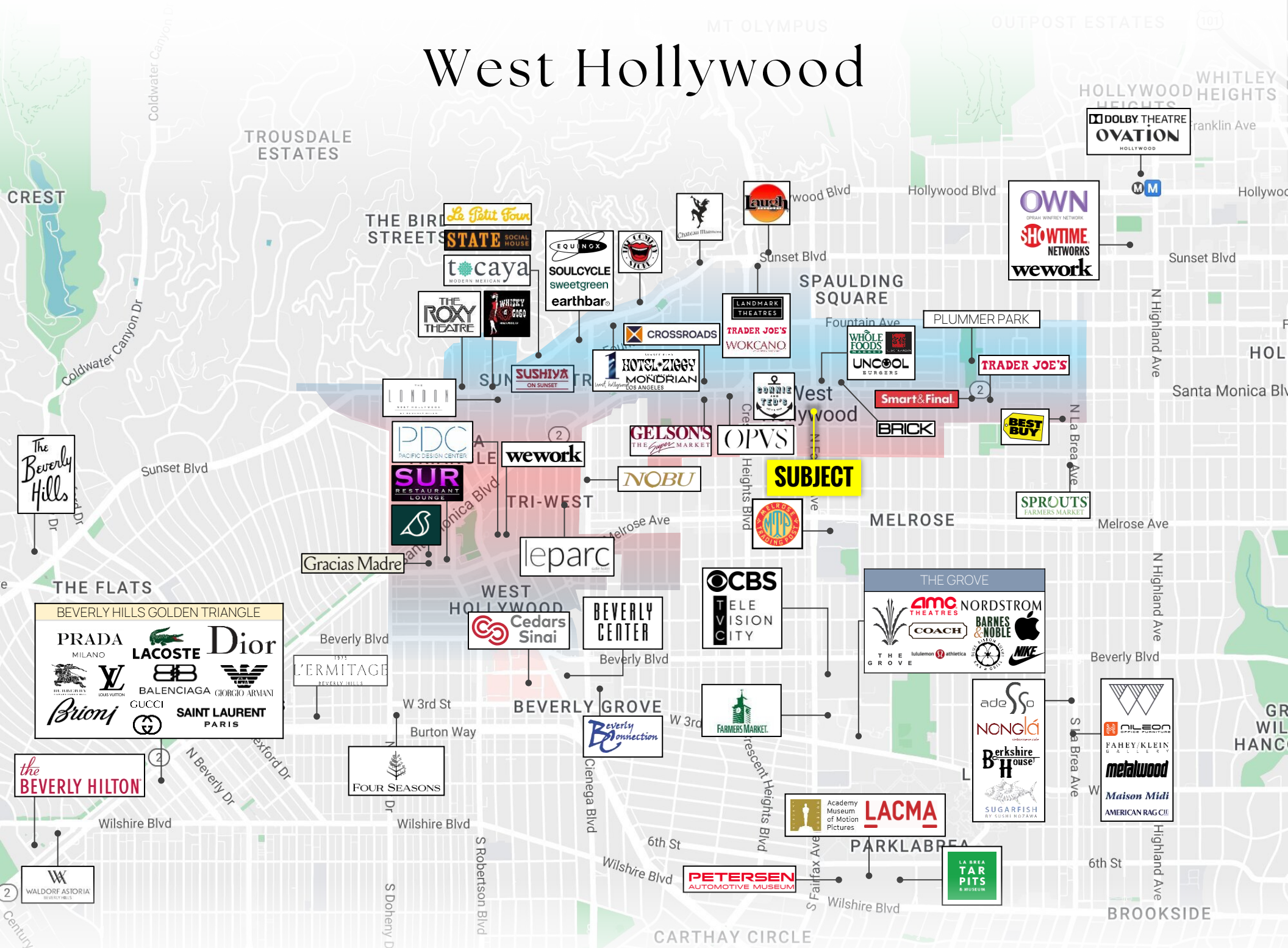
10M

ANNUAL REVENUE

\$300M

Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

West Hollywood



Metro Rail Lines & Stations
A B D E L

Metro Busway & Stations
J

Amtrak/Metrolink

Under Construction

- Crenshaw/LAX Transit Project
- Purple (D Line) Extension Transit Project
- Regional Connector Transit Project

Proposed Crenshaw Northern Extension Project Alignment Alternatives and Stations

- La Brea
- Fairfax
- Fairfax-San Vicente (Hybrid)
- Optional Alignments & Stations

Subject to Change 21-2086 © 2021 LACMTA



Metro's Proposed Stations for the City of West Hollywood

The Northern Extension of the Metro Crenshaw/LAX Line will create a new north-south connection from LAX and Inglewood through Mid City and West Hollywood to Hollywood where it will connect with the Metro Red Line (B)—and potentially even the Hollywood Bowl. By connecting five Metro rail lines from the South Bay to the San Fernando Valley, this key project will transform regional mobility in the most congested part of LA attracting more daily riders than any light rail line in the nation (over 90,000 daily boardings).

There are currently three different route options being studied by Metro, all of which travel through West Hollywood and major destinations across Central Los Angeles. This line will provide safe, reliable, and affordable rail transit to places like Cedars-Sinai, the Beverly Center, the Hollywood Bowl, the Grove, LACMA, and many more LA hotspots.

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