



**FOR
SALE**

WESTMAC
Commercial Brokerage Company

**C2-1D ZONED
VACANT LOT**

4401 MELROSE AVENUE
Los Angeles, CA 90029

FOR MORE INFORMATION:

David Hay

Broker | Investment Sales

DRE#01455997

+1 702 443 1151

hay@westmac.com

WESTMAC COMMERCIAL BROKERAGE COMPANY

1515 S. Sepulveda Boulevard, Los Angeles, CA90025

310.478.7700 | www.westmac.com

Company DRE# 01096973

WESTMAC

Commercial Brokerage Company



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EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 4401 Melrose Avenue, a prime corner development site located at the intersection of Melrose Avenue and N. Madison Avenue. Positioned on the northwest corner and extending toward N. Edgemont Street, this site offers high-visibility frontage in one of Los Angeles' most vital transit corridors.

The property is directly adjacent to the Los Angeles City College (LACC) campus and within the Vermont/Western SNAP. It is uniquely positioned for a high-density project designed to serve the medical, academic, and creative workforce of East Hollywood and Virgil Village.

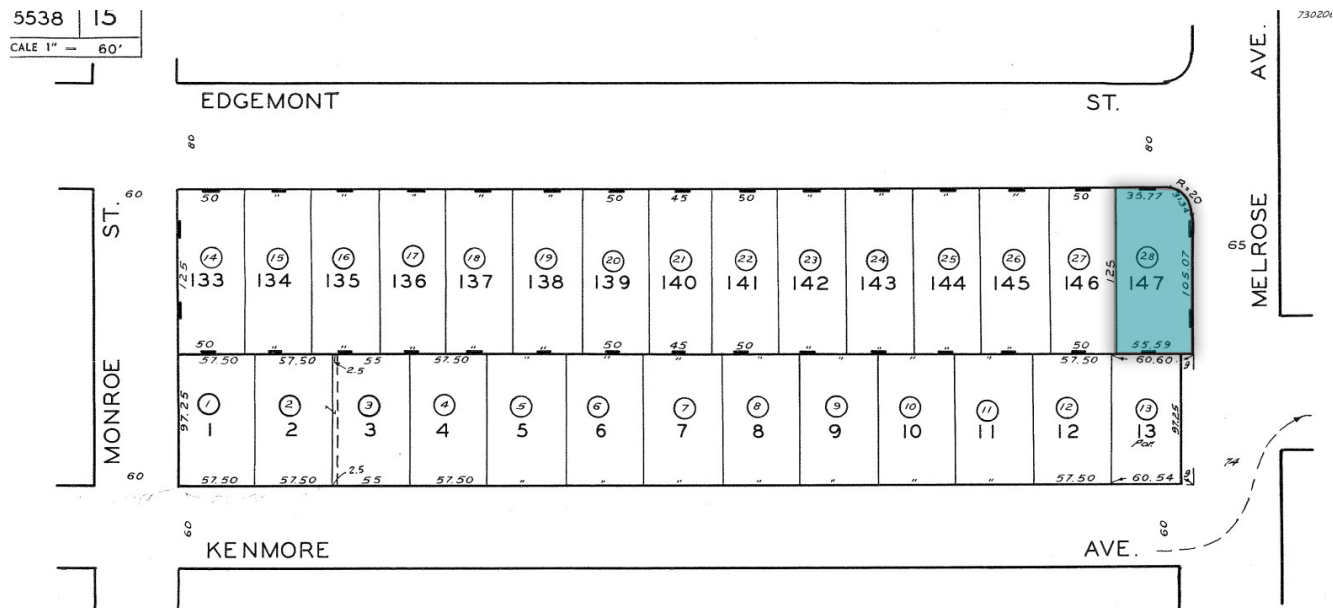
DEVELOPMENT POTENTIAL

Regulated by the Vermont/Western SNAP (Subarea B), the site is designated for mixed-use development that prioritizes a pedestrian-friendly streetscape. The highest and best use is a high-density residential project with ground-floor retail, leveraging TOC Tier 3 bonuses to navigate the specific plan's height and design standards.



PROPERTY PROFILE

Address	4401 Melrose Avenue, Los Angeles, CA 90029
APN	5538-015-028
Land Area	Approx. 6,883 SF (0.16 Acres)
Zoning	C2-1D (SNAP Subarea B)
Density Bonus	TOC Tier 3
Location	Northwest Corner of Melrose Ave & N. Madison Ave
Sale Price	\$1,595,000



INVESTMENT HIGHLIGHTS

- **Strategic Corner Position:** Command the intersection of Melrose and Madison with a prominent corner profile, offering superior architectural presence and multiple signage opportunities.
- **Tier 3 TOC Incentives:** Utilize the **Transit Oriented Communities** program to maximize residential density and floor area ratio (FAR), significantly enhancing the project's overall yield.
- **LACC Campus Adjacency:** Located directly across from Los Angeles City College, providing a captive market for student housing or campus-serving commercial uses.
- **Medical District Proximity:** Situated minutes from **Kaiser Permanente and Children's Hospital Los Angeles**, making the site an ideal location for workforce housing targeting healthcare professionals.
- **Transit-Centric Connectivity:** Exceptional access to the **Metro B Line (Red)** at Vermont/Santa Monica, ensuring seamless connectivity to Downtown LA, Hollywood, and beyond.
- **Virgil Village Influence:** Bordering the creative energy of Virgil Village, the site benefits from a dense concentration of Michelin-recognized dining and trendy retail amenities.



AREA SUMMARY

East Hollywood is a beach-front neighborhood located in Los Angeles, California that serves as a central hub for education, healthcare, and creativity.

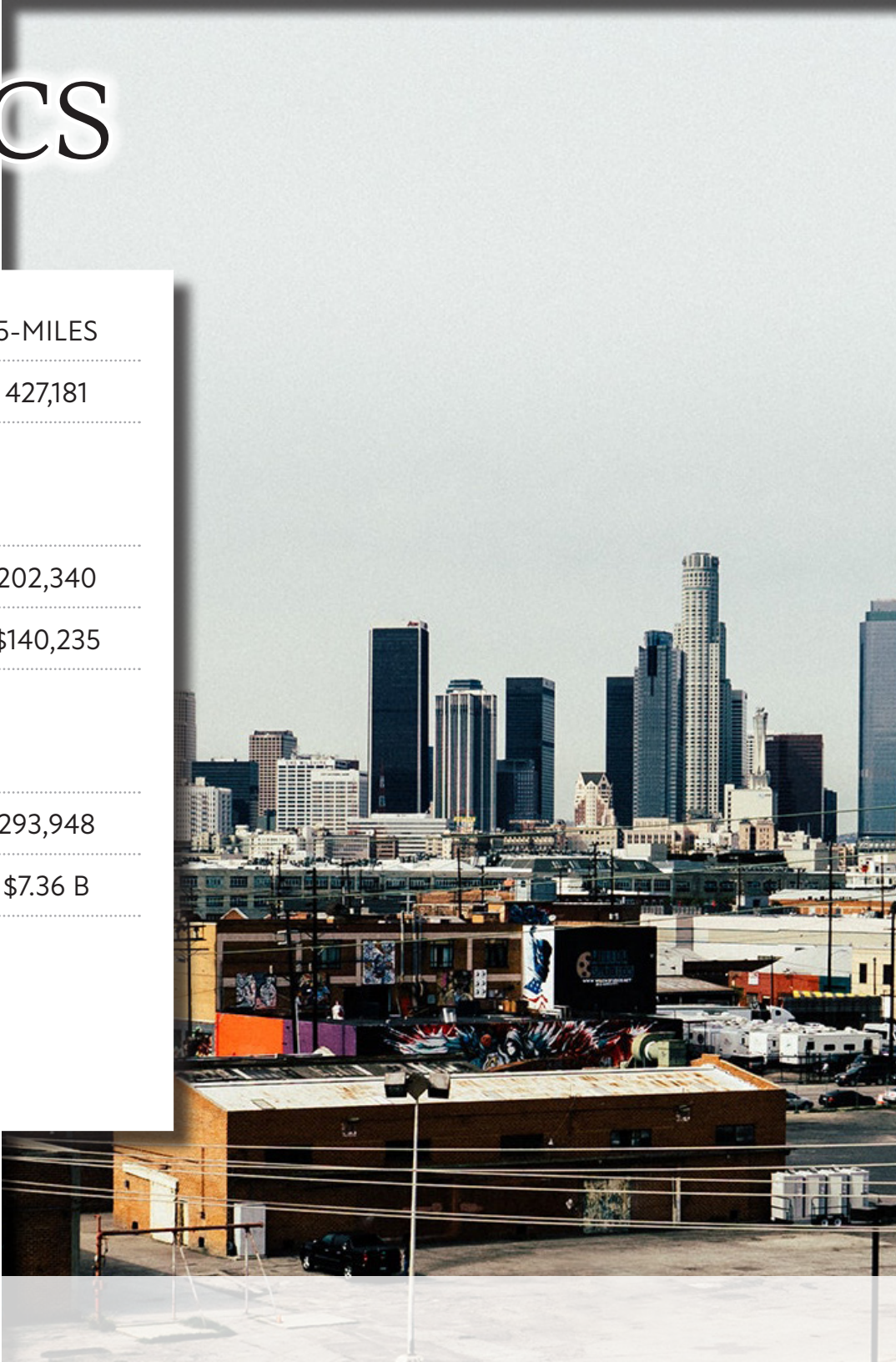
- **Academic & Medical Anchor:** The area is defined by massive institutional anchors, including Los Angeles City College and the East Hollywood Medical District, which includes world-class facilities like Kaiser Permanente and Children's Hospital Los Angeles.
- **Virgil Village & Creative Energy:** The site benefits from the creative energy of Virgil Village, which features a dense concentration of Michelin-recognized dining and trendy retail amenities.
- **Urban Connectivity:** The location offers exceptional access to the Metro B Line (Red) at Vermont/Santa Monica, ensuring seamless connectivity to Downtown LA and Hollywood.

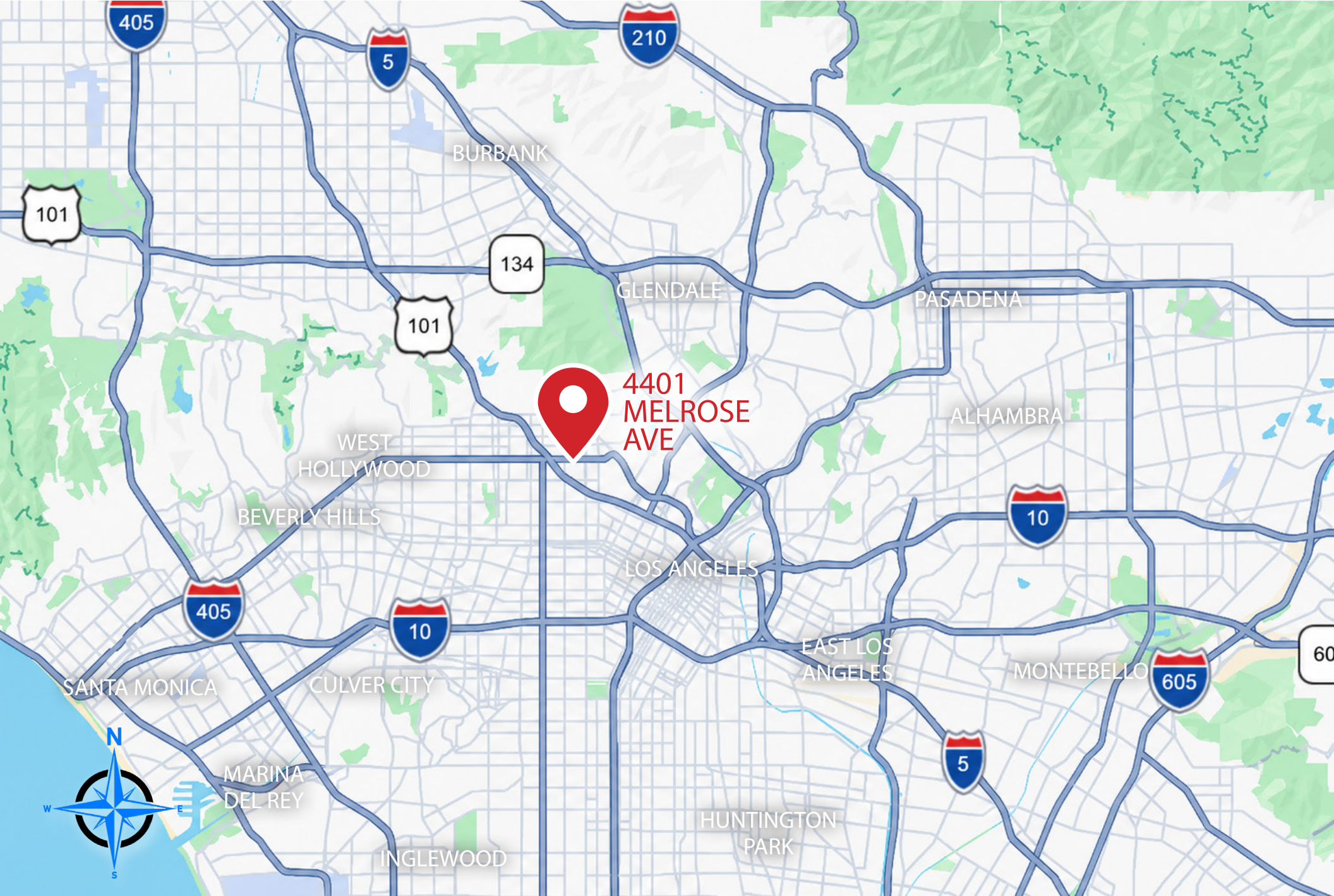
DEMOGRAPHICS

POPULATION	1-MILE	3-MILES	5-MILES
2024 Population	24,957	168,332	427,181

HOUSEHOLD			
2024 Households	13,349	85,465	202,340
Average Household Income	\$140,292	\$141,175	\$140,235

BUSINESS			
Total Employees	13,140	129,233	293,948
Total Consumer Spending	\$463 M	\$3.0 B	\$7.36 B





NEIGHBORING AMENITIES





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