

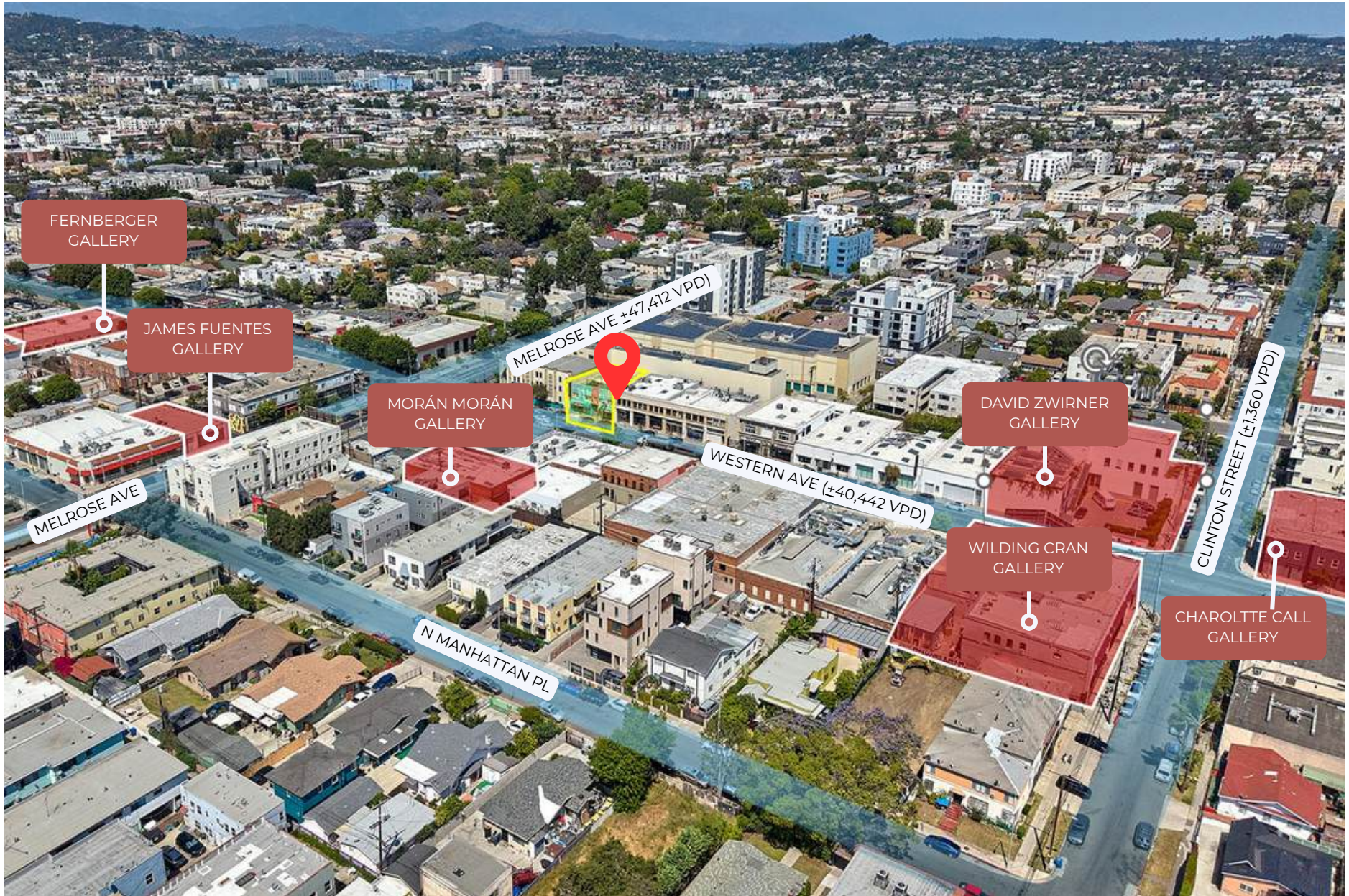
MELROSE HILL – ARTS CORRIDOR - **FOR SALE**

646 N WESTERN AVE



LOS ANGELES, CA 90004

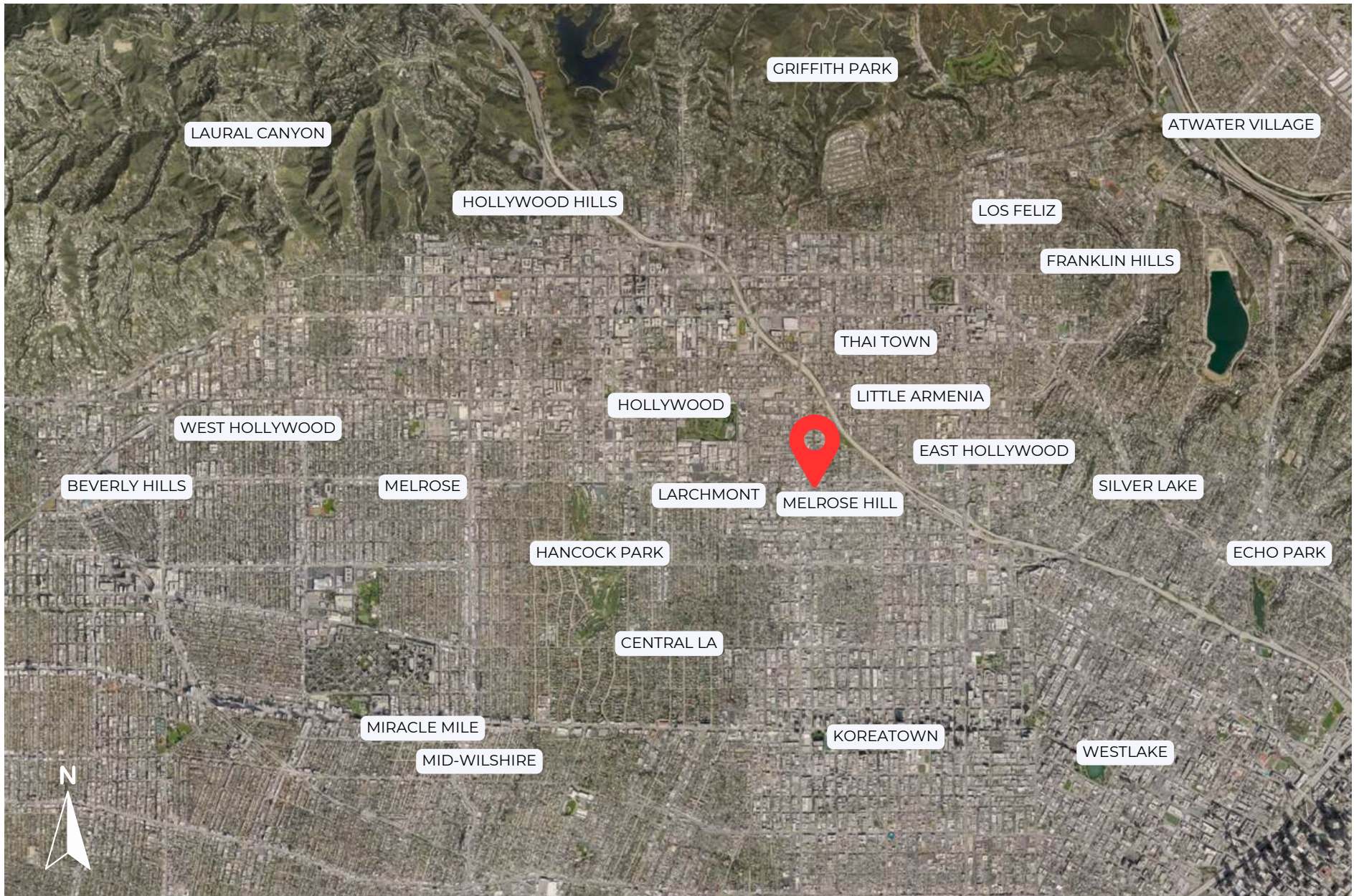
AERIAL MAP



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

646 N WESTERN AVE, LOS ANGELES, CA 90004

AERIAL MAP



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

646 N WESTERN AVE, LOS ANGELES, CA 90004

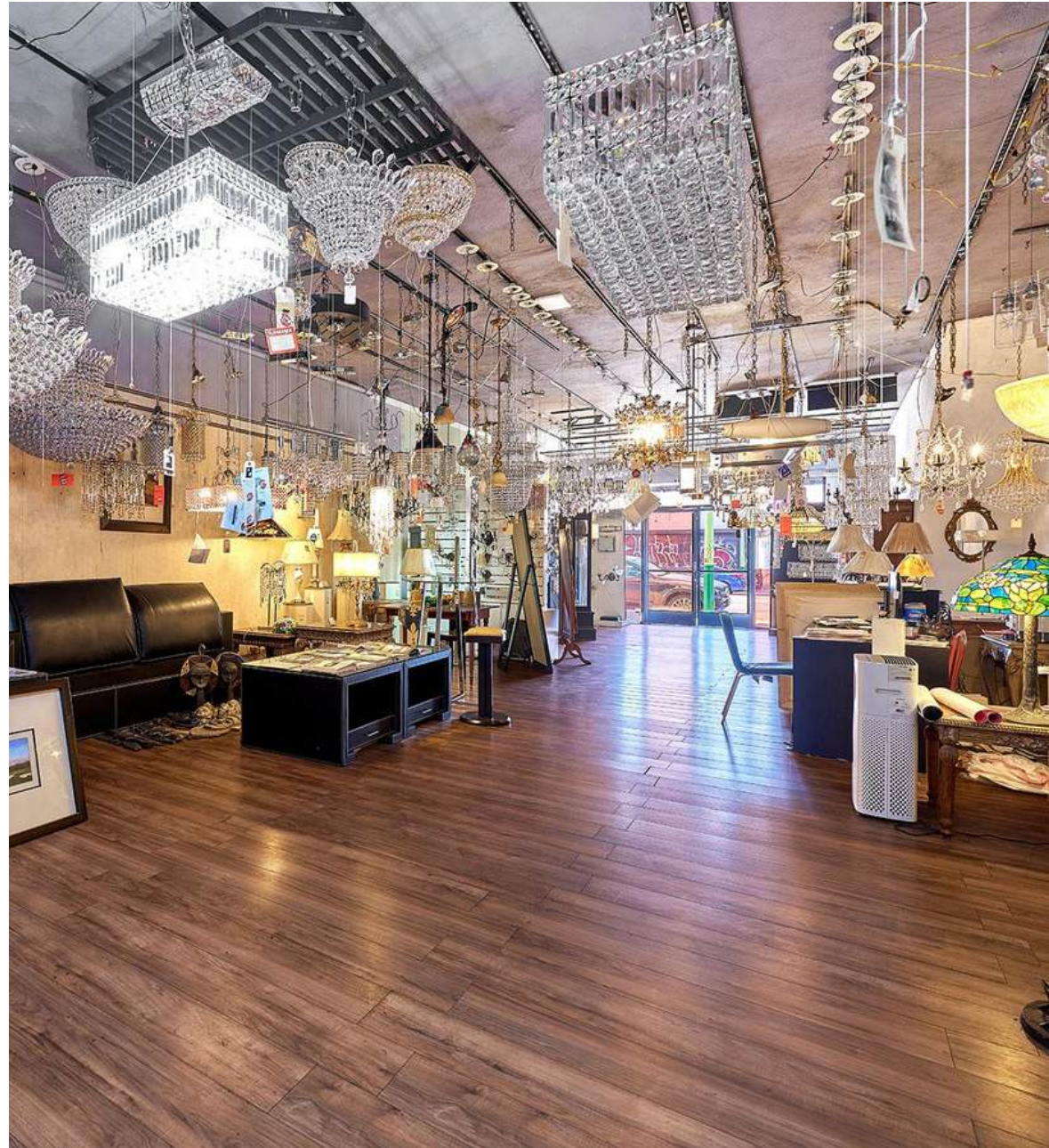
PROPERTY INFORMATION

ADDRESS	646 N Western Ave Los Angeles, CA 90004
APN	5521-001-003
OFFERING PRICE	Unpriced
BUILDING SIZE	±5,836 Sq. Ft.
LAND SIZE	±3,772 Sq. Ft.
BUILT	1922 (Renovated: 2017)
ROOMS	5
ZONING	C2-1
TRANSIT ORIENTED DISTRICT	Tier 3
OPPORTUNITY ZONE	No
REDEVELOPMENT PROJECT AREA	Wilshire Center/ Koreatown
PEDESTRIAN FRIENDLY	80 - Very Friendly
CYCLING FRIENDLY	40- Fairly Friendly
CAR FRIENDLY	100 - Exceptionally Friendly
TRANSIT FRIENDLY	80 - Very Friendly



PROPERTY HIGHLIGHTS

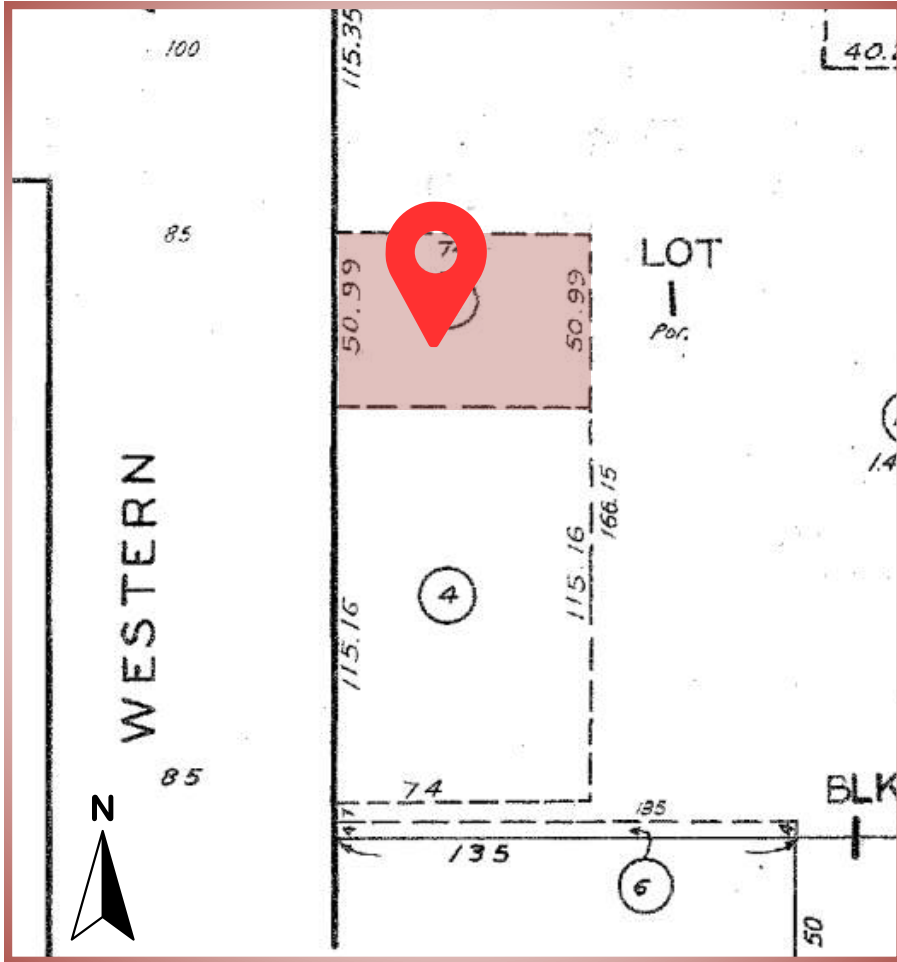
- Trendy Two (2) story commercial building, ideal for an Owner-User or developer repositioning.
- Prime Melrose Hill – Arts Corridor location.
- High end art district featuring; David Zwirner, Moran Moran, Unrepd, Faun, Chateau Shatto, Wilding Cran, The Brick, Wubby, James Fuentes and Fernberger galleries.
- First time for sale in 30+ years.
- SEC Melrose Ave and Western Ave.
- Former Melrose Hostel (2nd floor), with 5 large dormitory rooms configured for up to 60 guests.
- Property to be delivered vacant at the close of escrow.
- Convenient access to public transit and major freeways (101, 110).



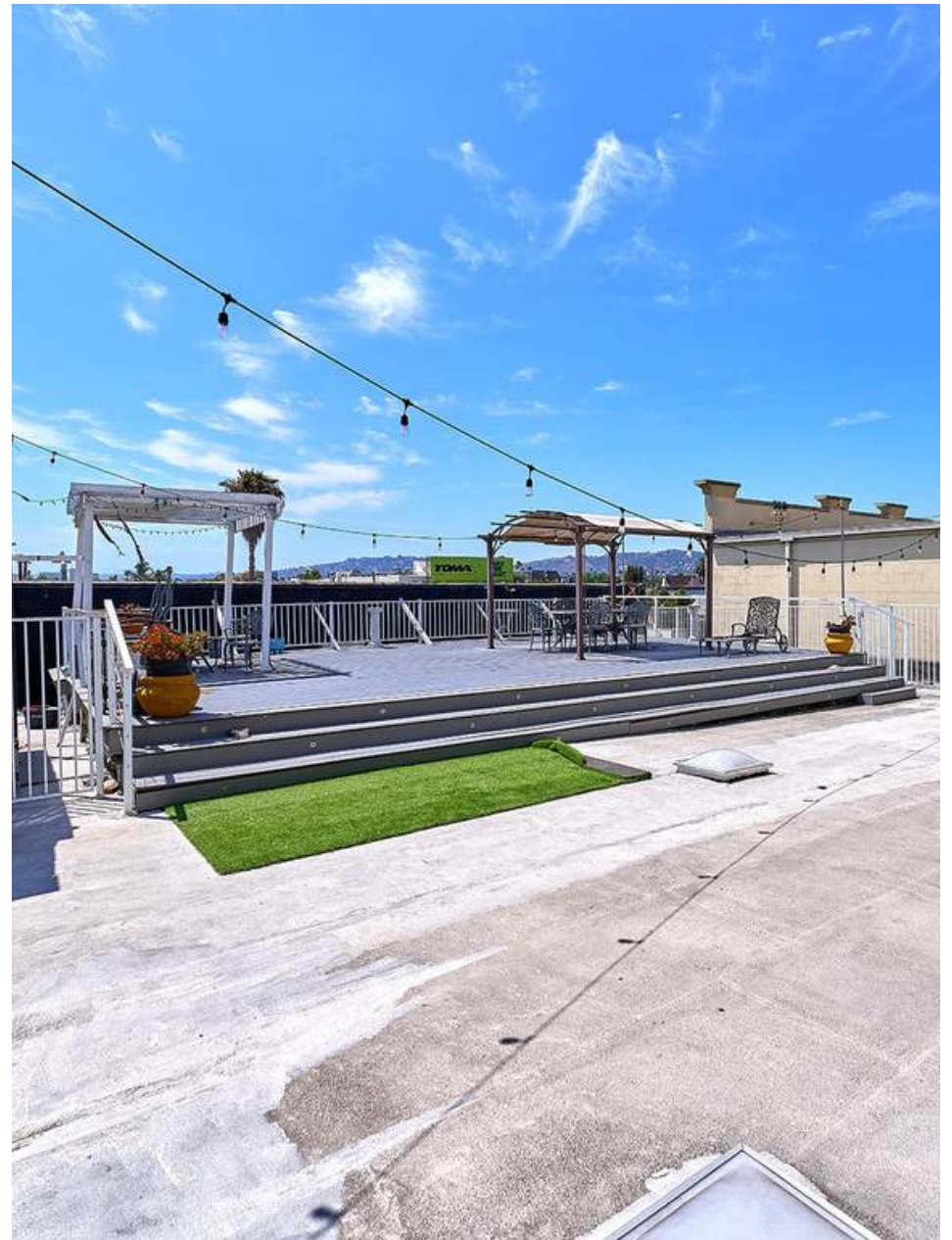
ZONING MAP

APN: 5521-001-003

ZONING: C2-1



PROPERTY IMAGES



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

646 N WESTERN AVE, LOS ANGELES, CA 90004



The Melrose Arts District, often referred to as Melrose Hill, is one of Los Angeles' fastest-growing contemporary art neighborhoods, centered around Melrose Avenue and Western Avenue. Known for its walkable cluster of galleries, creative studios, and adaptive reuse buildings, the district has become a major destination for contemporary art collectors, artists, and curators. <https://melroseartsdistrict.com/>



MORÁN MORÁN

Presents internationally recognized and emerging contemporary artists working across painting, installation, sculpture, and multimedia practices. (<https://moranmorangallery.com/>)



WILDING CRAN GALLERY

Wilding Cran Gallery — A contemporary art gallery emphasizing innovative emerging artists and interdisciplinary exhibitions with a focus on experimental perspectives. (<https://wildingcran.com/>)



David Zwirner

One of the world's leading contemporary art galleries, representing internationally acclaimed artists and museum-level exhibitions in a landmark Melrose Hill space. (<https://www.davidzwirner.com/>)

GALLERIES IN THE IMMEDIATE AREA



FERNBERGER

A contemporary gallery focused on emerging and mid-career artists, featuring experimental painting, sculpture, and conceptual works within Los Angeles' evolving art scene. (<https://www.fernbergallery.com/>)



James Fuentes Gallery

Known for showcasing emerging and historically overlooked contemporary artists through thoughtfully curated exhibitions that bridge past and present artistic movements. (<https://jamesfuentes.com/>)



Charlotte Call

Charlotte Gallery — A contemporary gallery space supporting emerging artists through curated exhibitions highlighting diverse creative voices and modern artistic practices. (<https://charlottecall.com/>)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2025 Estimated Population	73,118	551,928	1,066,645
2030 Projected Population	73,178	551,928	1,067,821
2020 Census Population	72,556	545,110	1,057,281
Households			
2025 Estimated Households	28,284	242,456	455,780
2030 Projected Households	28,242	242,603	456,052
2020 Census Households	28,348	240,784	452,648
Income			
2025 Estimated Average Household Income	\$85,741	\$96,917	\$102,515
2025 Median Household Income	\$59,878	\$66,765	\$70,707



Mark Hong
CAL DRE 01067529
213-251-9000
markhong@korusre.com


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.