

FOR SALE \$6,199,000

11,244 SF OF LAND / DEVELOPMENT SITE

OFFICE + PARKING LOT



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636-642 N. LARCHMONT BLVD., LOS ANGELES, CA 90004
RARE LARCHMONT VILLAGE DEVELOPMENT OPPORTUNITY

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ADVANTAGE REAL ESTATE

1021 PICO BLVD
SANTA MONICA, CA 90405





PROPERTY OVERVIEW

Prime Development Opportunity in the Heart of Larchmont Village a rare offering in one of Los Angeles' most coveted commercial corridors. This site sits just blocks from Paramount and Raleigh Studios, placing it firmly within the city's entertainment industry core. Located just south of Melrose Avenue and adjacent to the prestigious Hancock Park neighborhood, the property offers immediate access to Hollywood's cultural and commercial energy while bordering one of LA's most established residential communities.

LOCATION & ACCESS:

Larchmont Village is known for its tree-lined streets, boutique retail, and strong foot traffic, drawing both neighborhood residents and industry professionals. With quick access to the Hollywood (101) Freeway, the location offers excellent connectivity throughout the greater Los Angeles area, making it well-suited for a range of development or investment strategies. Location Highlights:

- Blocks from Paramount & Raleigh Studios
- Just south of Melrose Avenue
- Close proximity to the Hollywood (101) Freeway
- Adjacent to Hancock Park and Hollywood
- Private Backyard with Fruit Tree

PROPERTY DETAILS



Development Site
or Office Space



APN:
5523-013-003
5523-013-004



Up to 4 Spaces



1 Conference Room
5 Office Spaces



2 Bathrooms



Waiting Room
Shared Workspace



Kitchen



11,244 SF of Land
2,350 SF Property

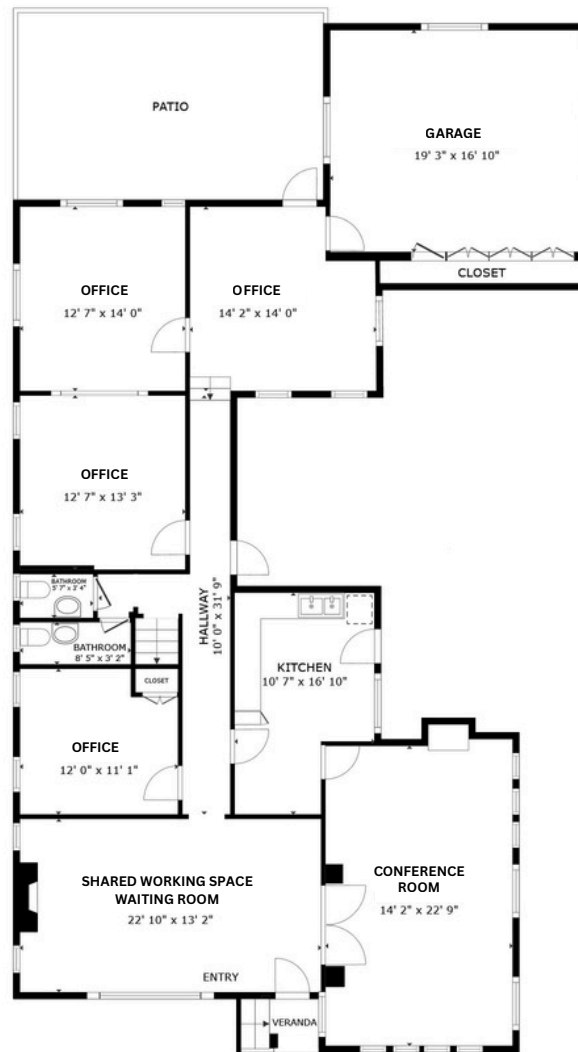


PROPERTY PHOTOS

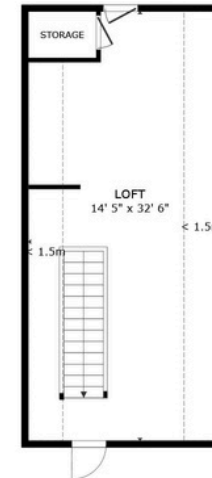


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FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 2,042 sq.ft. FLOOR 2 309 sq.ft.
EXCLUDED AREAS : VERANDA 22 sq.ft. PATIO 329 sq.ft. REDUCED HEADROOM 161 sq.ft.
TOTAL : 2,350 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



PARCEL MAP

3. 636-642 N. Larchmont Blvd., Los Angeles, CA 90004

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SITE

642 N Larchmont Blvd

King Dental Corporation

ARIEL MAP

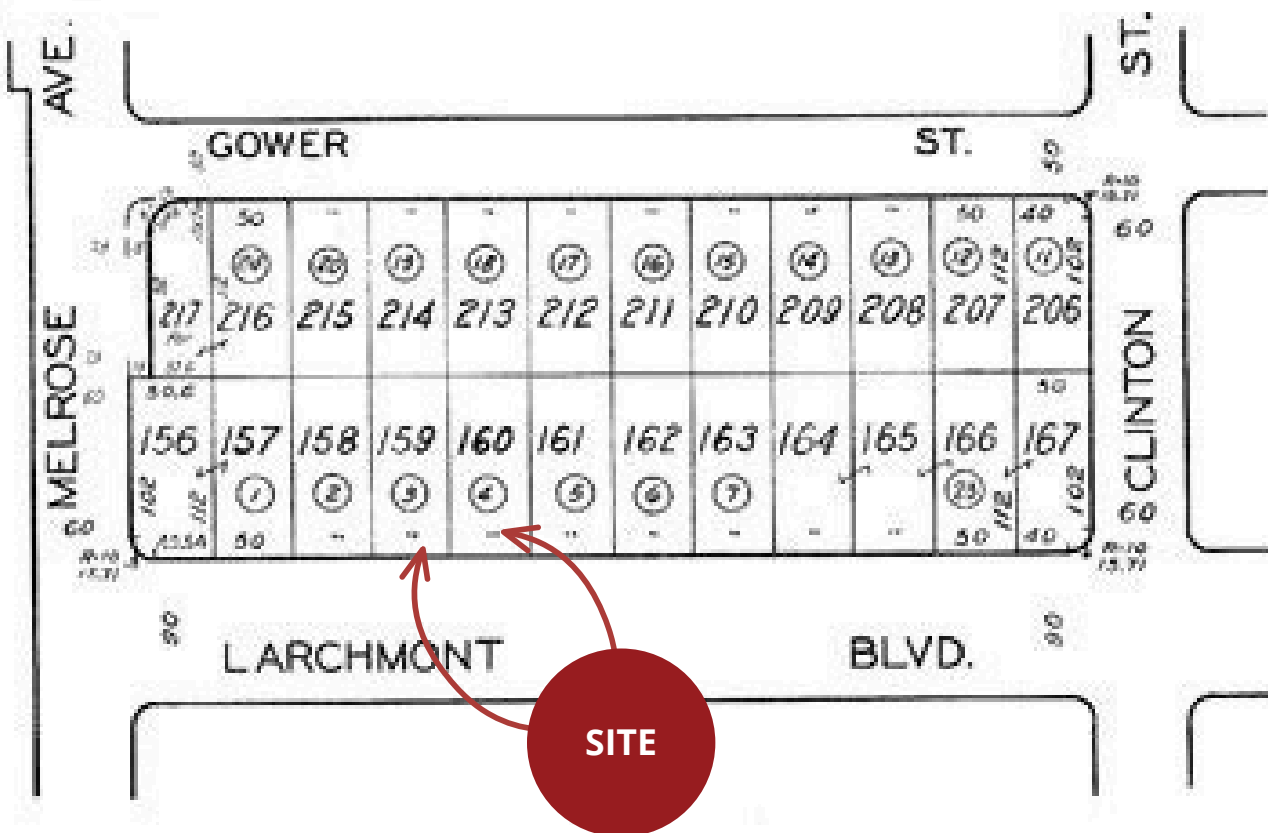
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5523 13

SCALE 1" = 100'



LARCHMONT HEIGHTS

M.B. 15-83

PARCEL MAP

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