

# 6926 MELROSE AVE

OWNER-USER 6,773 SF OFFICE / RETAIL FOR SALE

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**CENTURY  
PARK**

REAL ESTATE ADVISORY GROUP

A DIVISION OF  
FORWARD ONE REAL ESTATE

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CA LIC # 01736033



PROPERTY OVERVIEW



TAKE ADVANTAGE OF A UNIQUE OWNER-USER OPPORTUNITY ALONG LA’S FAMOUS MELROSE AVE!

- Prime location along Melrose Ave, one of Los Angeles’ famous thoroughfares
- Just off intersection of La Brea Ave and Melrose Ave
- Previously built out as early child education / daycare + offices
- Opportunity for ground-floor retail space facing Melrose Ave
- 14 gated parking spaces (4 + 10 Tandem) and Large Rear Patio
- LAC2 Zoning allows for variety of uses, including Retail/Restaurant
- Excellent surrounding amenities including restaurants and shops
- Proximity to Hollywood, West Hollywood and multiple entertainment studios (Paramount Pictures, Sunset Las Palmas Studios), along with a multitude of post-production and ancillary entertainment industry production venues.



|                    |                                                             |
|--------------------|-------------------------------------------------------------|
| PROPERTY ADDRESS   | 6926 Melrose Ave<br>Los Angeles, CA 90038                   |
| SUBMARKET          | Melrose Arts District; Hollywood/<br>Hancock Park Submarket |
| APN                | 5525-018-026                                                |
| BUILDING AREA (SF) | 6,773                                                       |
| LOT AREA (SF)      | 9,477                                                       |
| ZONING             | LAC2                                                        |
| PARKING SPACES     | Gated, 14 Total (4 + 10 Tandem)                             |







PROPERTY PHOTOS



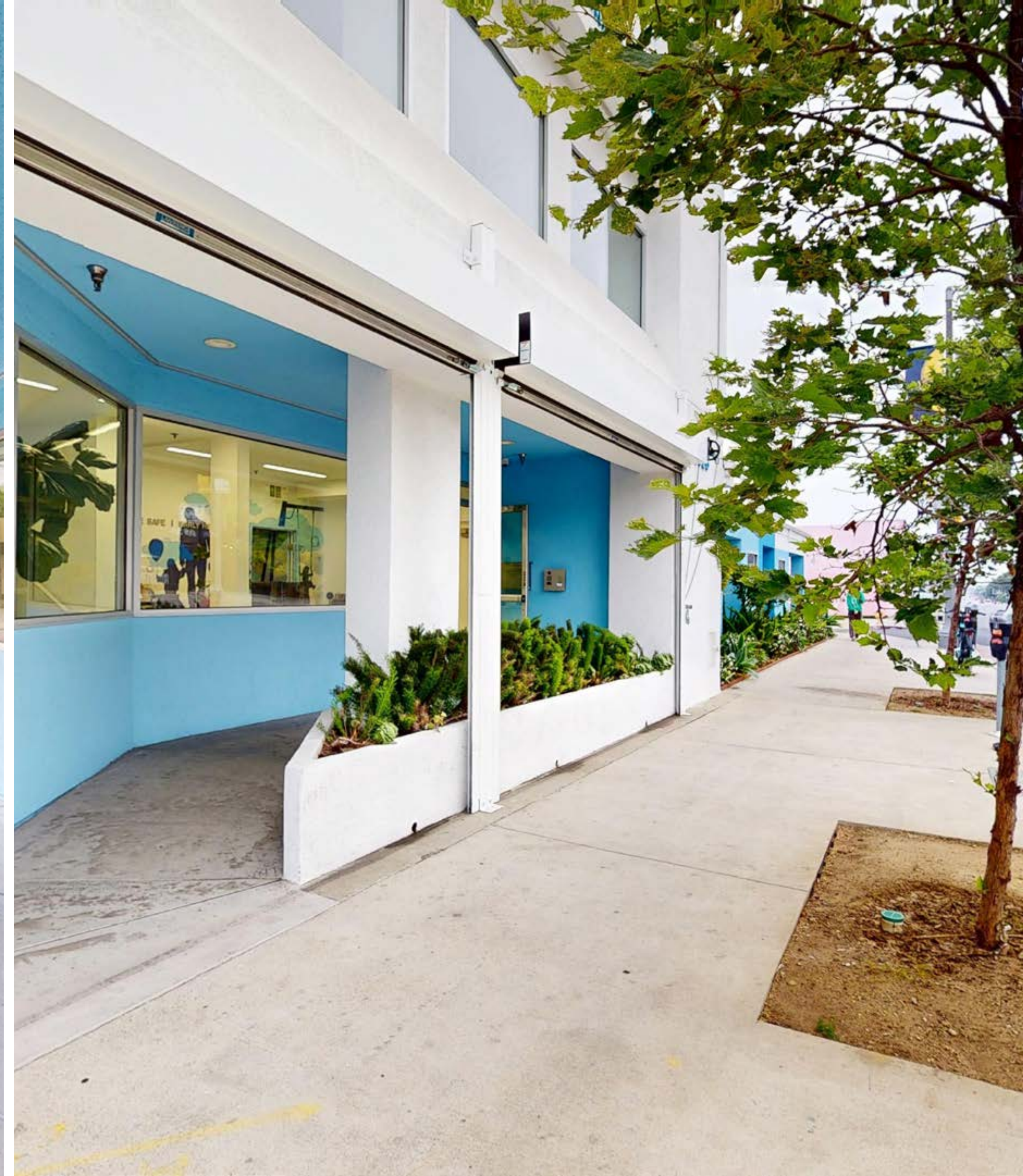














PROPERTY PHOTOS



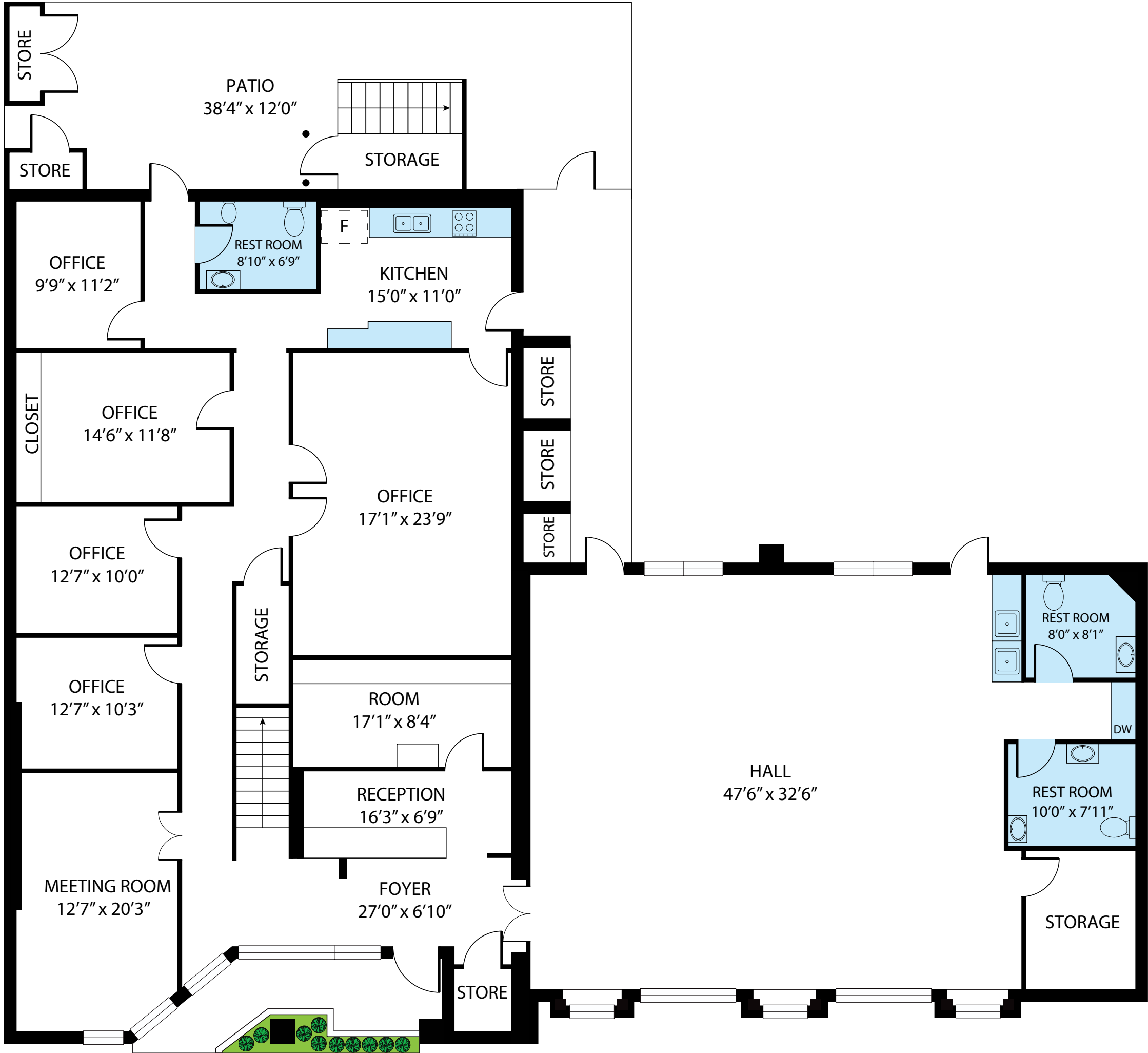
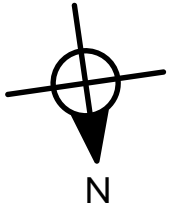


PROPERTY PHOTOS

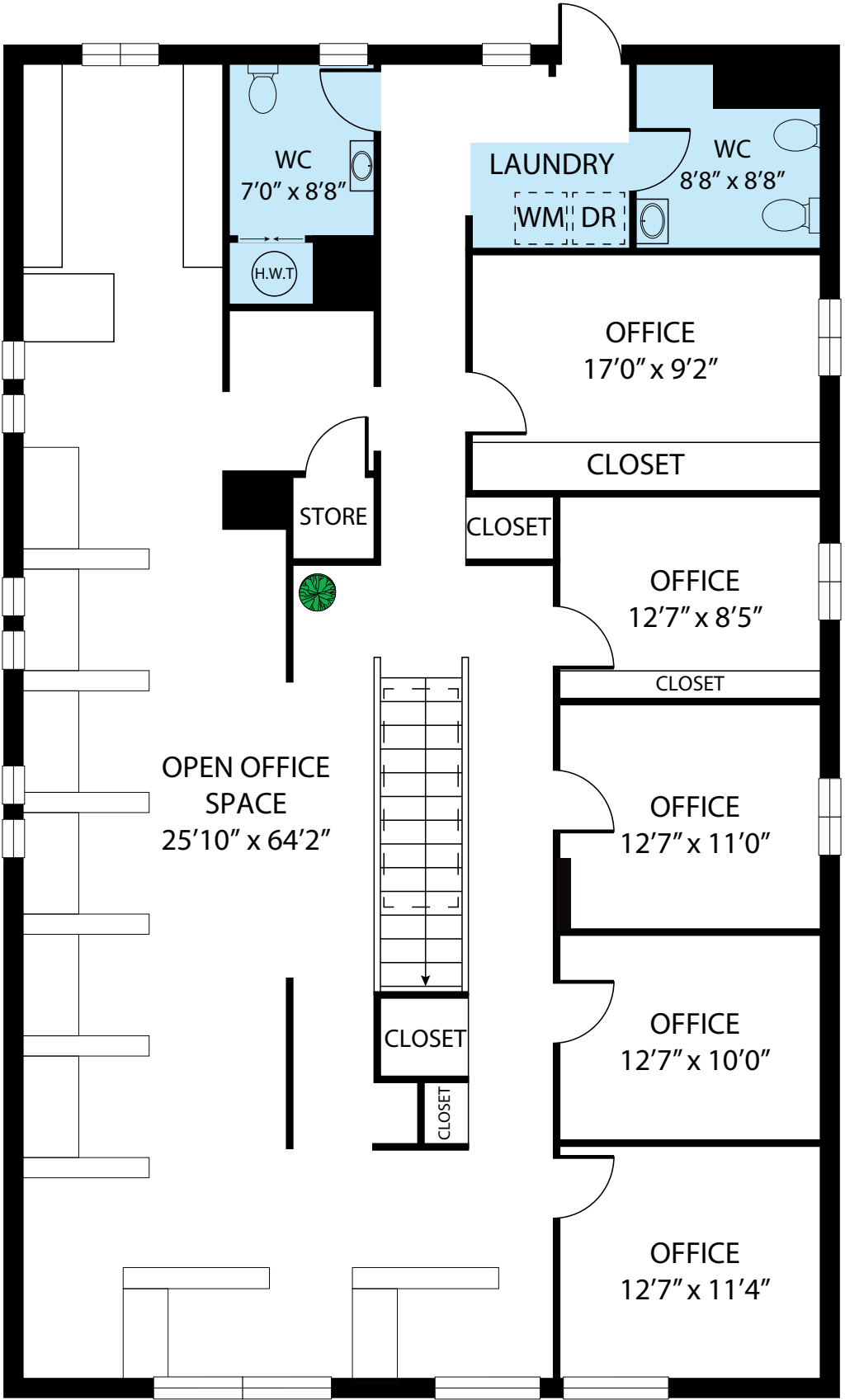




FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

6926 Melrose Avenue, Los Angeles, CA, 90038  
TOTAL APPROX. FLOOR AREA 6,498 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR : 3,996 SQ.FT  
SECOND FLOOR : 2,502 SQ.FT  
TOTAL AREA : 6,498 SQ.FT



NEARBY RETAIL + AMENITIES





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