

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

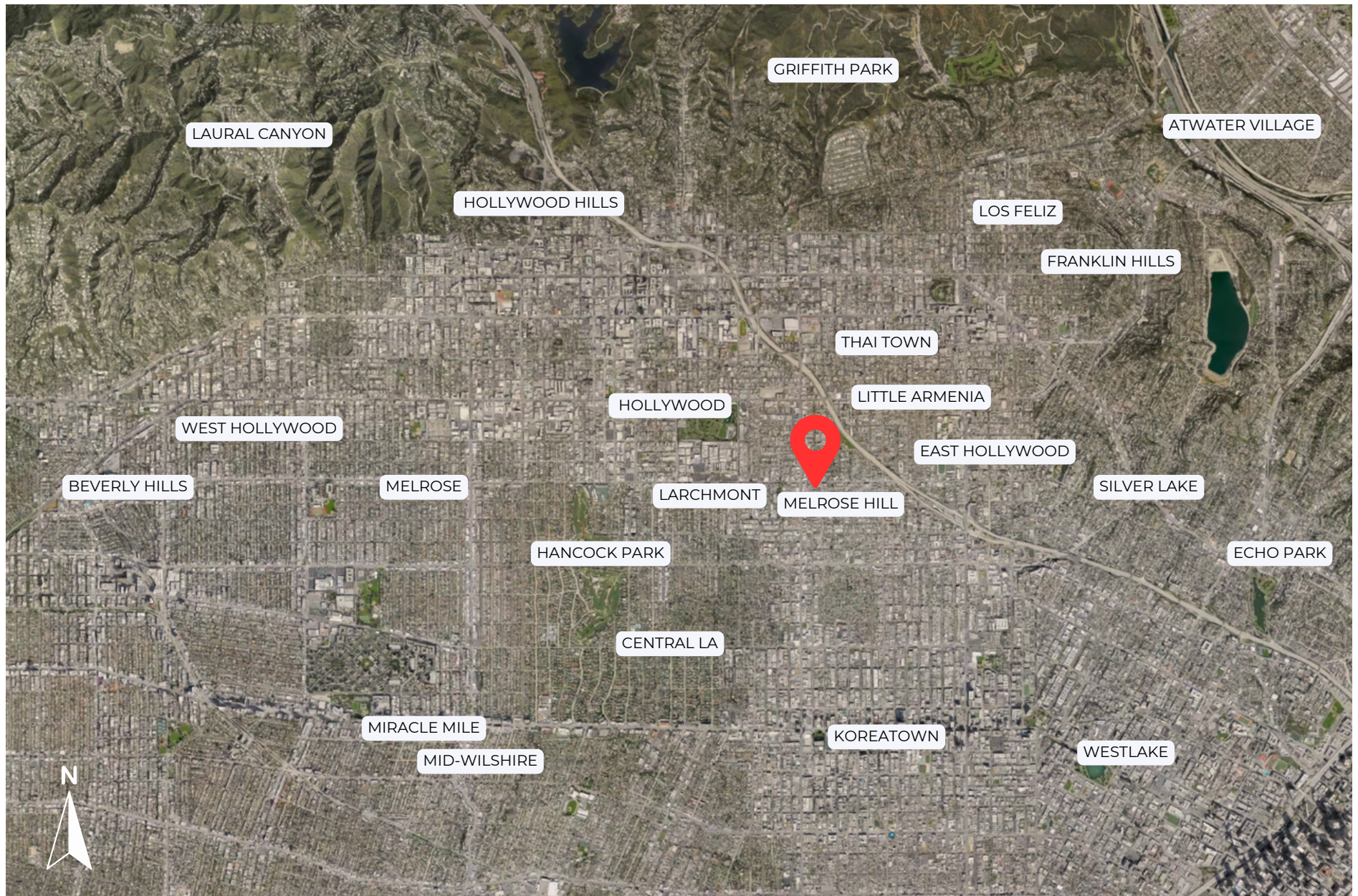
646 N WESTERN AVE



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.

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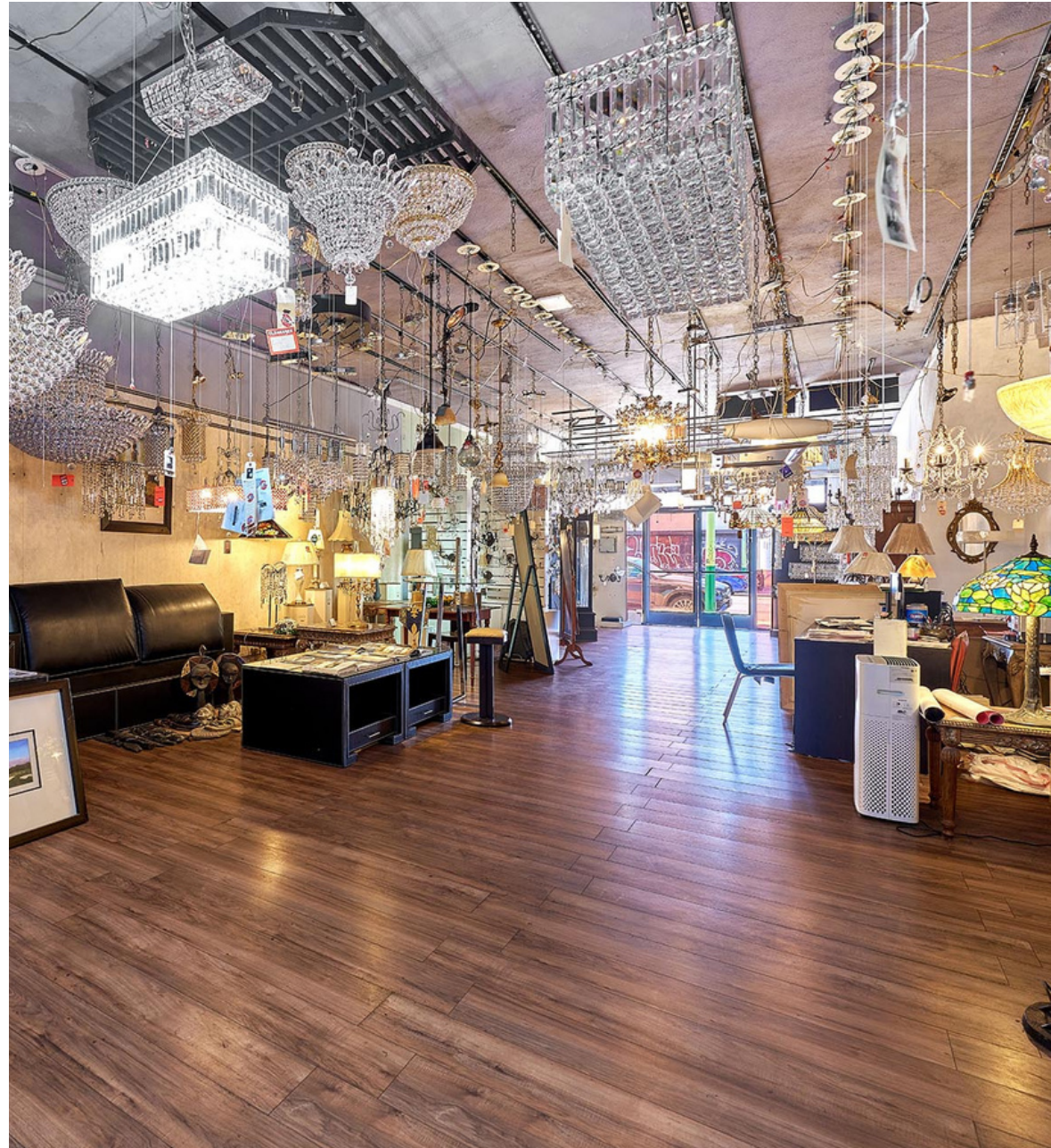
PROPERTY INFORMATION

ADDRESS	646 N Western Ave Los Angeles, CA 90004
APN	5521-001-003
OFFERING PRICE	\$3,700,000
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

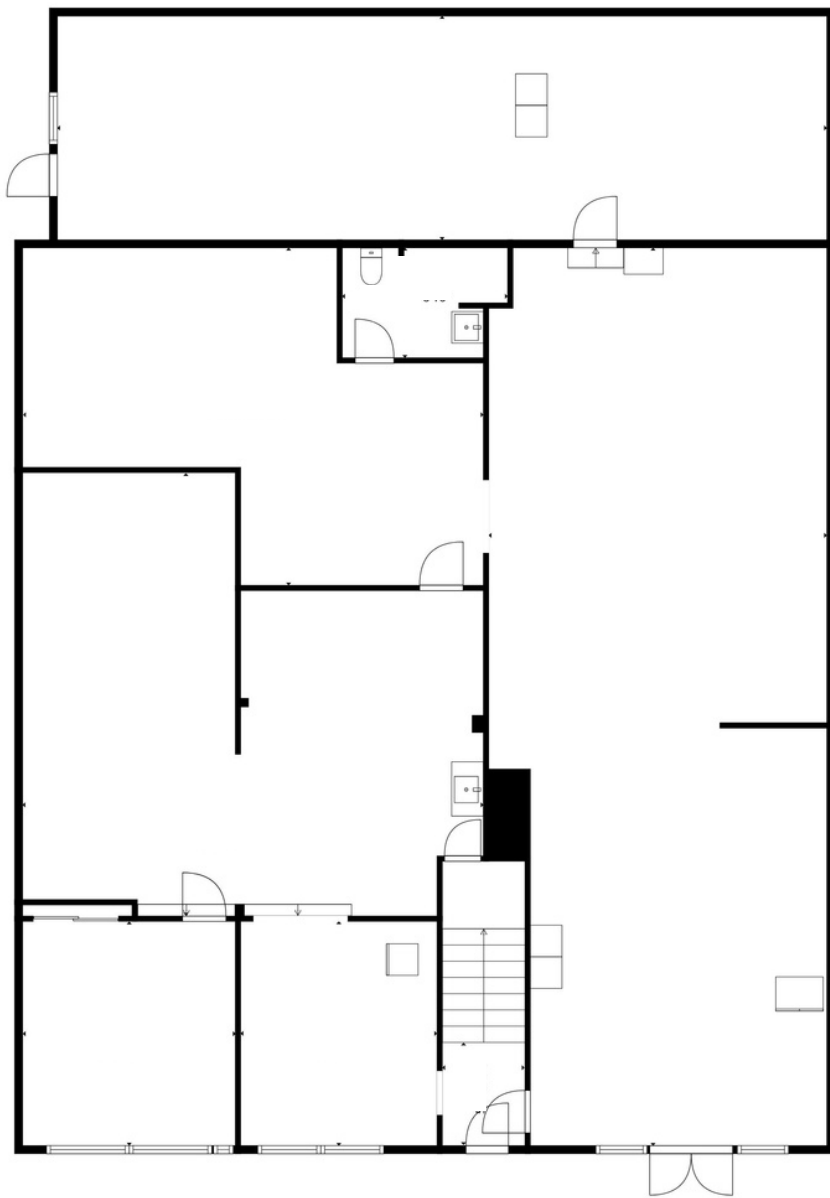


PROPERTY HIGHLIGHTS

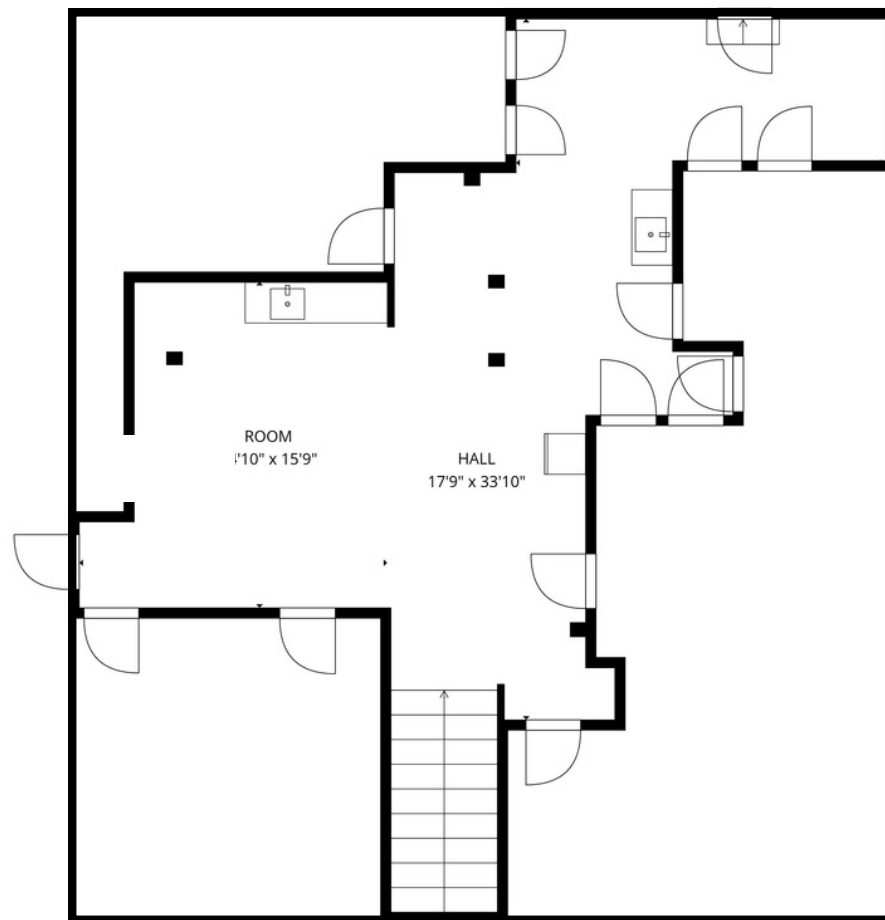
- Ideal for a restaurant, art gallery or owner-user retail.
- Prime Melrose Hill – Arts Corridor location.
- High end art district featuring; David Zwirner, Moran Moran, Unrepd, Faun, Chateau Shatto, Wilding Cran, The Brick, James Fuentes, and Fernberger galleries.
- First time for sale in 30+ years.
- SEC Melrose Ave and Western Ave.
- Hollywood Sign visible from the rooftop viewing area.
- Property to be delivered vacant at the close of escrow.
- Convenient access to public transit and major freeways (101, 110).



SITE PLAN



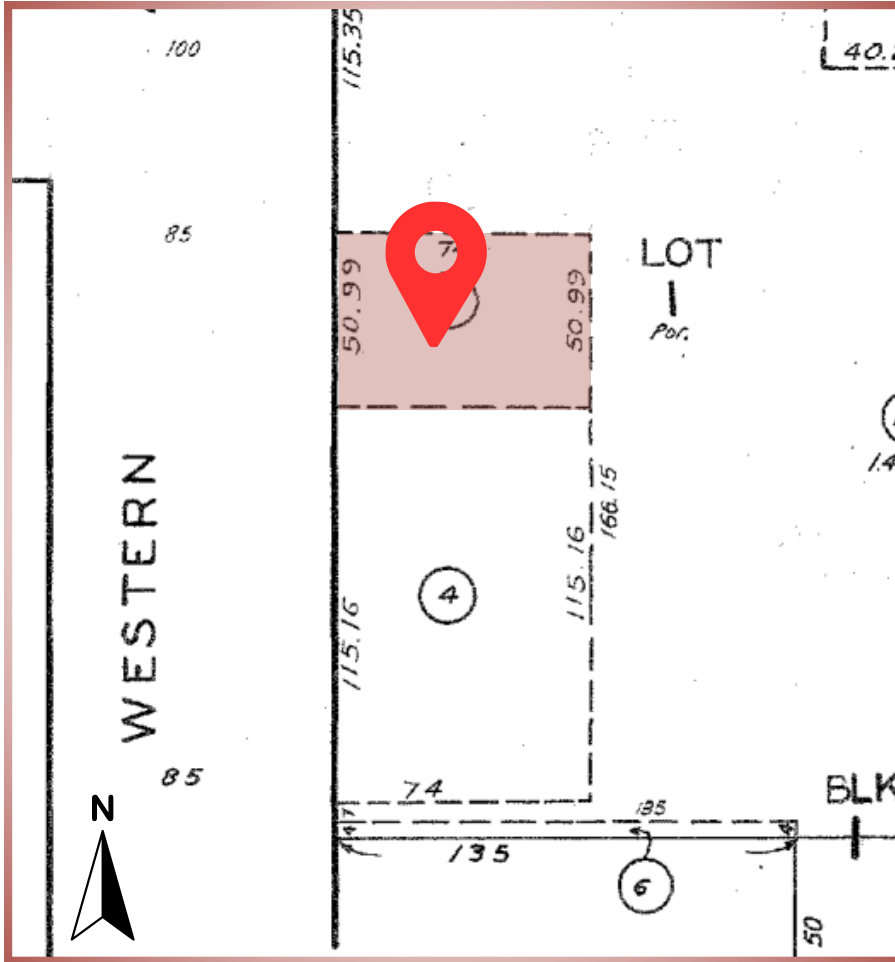
FIRST FLOOR



SECOND FLOOR

ZONING MAP

APN: 5521-001-003



ZONING: C2-1



PROPERTY IMAGES



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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

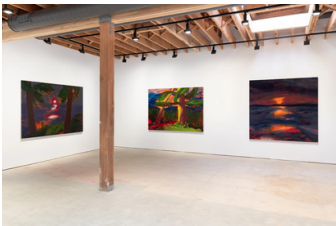
Presents internationally recognized and emerging contemporary artists working across painting, installation, sculpture, and multimedia practices. (<https://moranmorangallery.com/>)



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/>)

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.fernbergergallery.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/>)



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


552K+
 Total Population
 (3 Miles)


\$97K
 Estimated Average
 HH Income
 (3 Miles)



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KORUS
 REAL ESTATE

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