

Fairfax District

FOR SALE

543 N  
FAIRFAX AVENUE



± 18,700 SF FREESTANDING BUILDING ON ± 22,000 SF SIGNALIZED CORNER LOT.

**KW** COMMERCIAL<sup>SM</sup>

# 543 N. FAIRFAX AVENUE

*Los Angeles, CA 90036*

## DAVID YASHAR

Director  
(310) 724-8043  
dyashar@kw.com  
DRE# 01102638

## OMID SALEH

Agent  
(818) 384-4111  
osaleh@kw.com  
DRE# 01980838

## ERIC SIMONYAN

Agent  
(310) 724-8066  
esimonyan@kw.com  
DRE# 01984661



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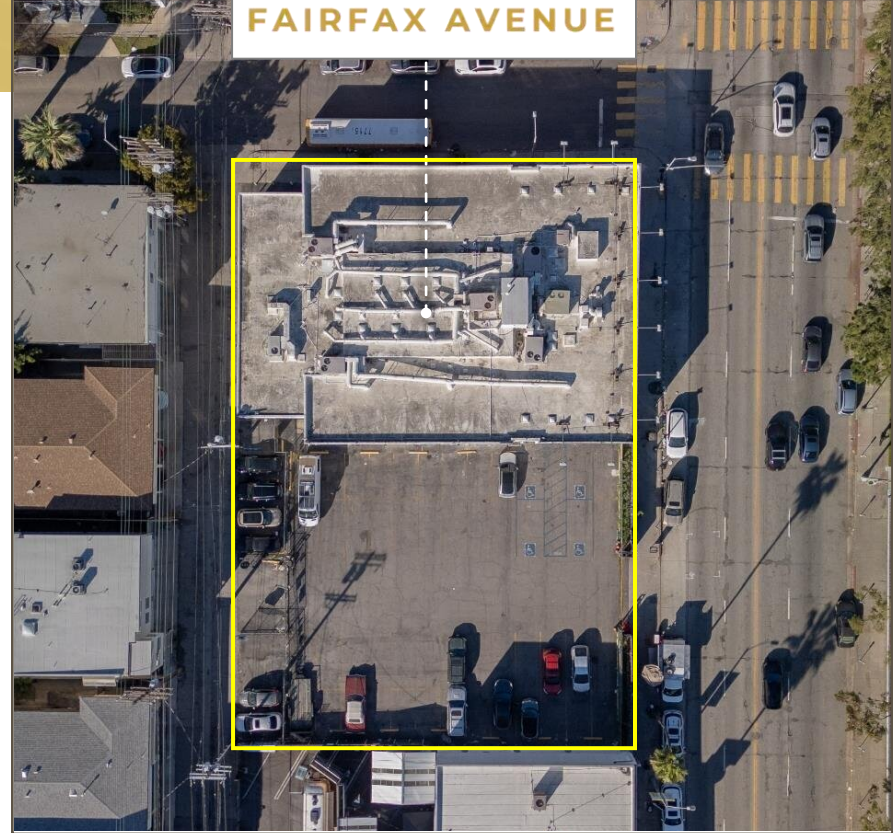
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# PROPERTY SUMMARY

**543 N**  
FAIRFAX AVENUE



## PROPERTY SUMMARY

- PRICE:** ■ \$10,750,000

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- BUILDING SF:** ■ ± 18,719 SF (Per Seller)

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- LOT SF:** ■ ± 22,166 SF

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- PARKING:** ■ Plenty of On-Site Parking Spaces

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- FRONTAGE:** ■ 179 Feet along Fairfax Ave.

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- ZONING:** ■ C4-IVL

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- TOC DESIGNATION:** ■ Tier 2

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- FLOOR AREA RATIO:** ■ 3:25:1 Utilizing TOC Tier 2



**97**

WALK SCORE



**54**

TRANSIT SCORE



**64**

BIKE SCORE

## Current Rent Roll

Tenant Name	Lease Expire	Monthly Rent	Lease Type
Exterior Billboard Use *	4/30/27	\$18,000.00	Gross
Curbstand	m-m	\$5,000.00	Gross
Barricade Advertising	m-m	\$5,000.00	Gross
Rear Parking	12/31/26	\$960.00	Gross
<b>Total</b>		<b>\$28,960.00</b>	

\* Billboard Pays an additional \$5,000 Per month when an advertisement is live.

# Property Overview

543 N Fairfax Avenue presents a rare opportunity to acquire a freestanding commercial property on one of Los Angeles' most recognizable retail corridors. The asset is positioned just south of the major signalized intersection of Melrose Avenue and Fairfax Avenue, at the signalized corner of Fairfax Avenue and Clinton Street, providing exceptional visibility, access, and long-term identity along a high-traffic stretch of Fairfax.

The ±18,700-square-foot building (Per Seller) sits on a ±22,000-square-foot lot with approximately 180 feet of frontage along Fairfax Avenue. This location benefits from traffic counts exceeding 60,000 cars per day at the nearby Melrose intersection, along with consistent pedestrian activity generated by surrounding retail, dining, and neighborhood anchors. Two points of access, from Fairfax Avenue and the rear of the site, allow for efficient circulation and operational flexibility.

The existing improvements are well suited for an owner-user, investor, or repositioning strategy. The layout accommodates retail, showroom, gallery, medical, creative office, or hybrid uses, with strong ground-floor presence and high ceilings, and upper-level office or creative workspace. Interior features include polished concrete floors, exposed ceilings, skylights, a functional kitchen, elevator and stair access, and a basement suitable for storage or support space.

A significant advantage in this submarket is the availability of plenty of on-site parking spaces, including gated and secure spaces, a rare amenity along Fairfax Ave. The property also includes an existing billboard, providing additional income potential.

Zoned C4-1VL and located within a TOC Tier 2 designation, the site offers meaningful long-term flexibility. With the ability to utilize increased density, height, and floor area incentives, the property presents both immediate utility and future redevelopment upside in a supply-constrained corridor.

# Premier Location

The property is located within one of Los Angeles' most established and high-performing commercial districts. Situated just south of the Melrose retail corridor and Melrose Trading Post, and minutes from The Grove and the Original Farmers Market, the site benefits from a premier central location between West Hollywood and Beverly Hills. The surrounding neighborhood is defined by a strong concentration of fashion, creative, and lifestyle brands, supporting long-term retail demand and investment stability.

The area is backed by solid demographics, with more than 50,000 residents within a one-mile radius and over 300,000 residents within three miles, in addition to a substantial daytime population. A Walk Score of 96 reflects the property's walkability and consistent foot traffic.

543 N Fairfax Avenue represents a rare acquisition opportunity in a high-traffic, supply-constrained corridor where assets offering this scale, frontage, parking capacity, and long-term development flexibility seldom come to market.



# PROPERTY HIGHLIGHTS

- ±18,700 SF FREESTANDING BUILDING.
- ±22,000 SF CORNER LOT.
- C4-1VL ZONED WITH TOC TIER 2 DESIGNATION.
- JUST SOUTH OF THE MAJOR SIGNALIZED INTERSECTION OF MELROSE & FAIRFAX AVE.
- AT THE SIGNALIZED INTERSECTION OF FAIRFAX AVE. & CLINTON ST.
- AMAZING WALKING SCORE OF 97!!!
- EXCELLENT CAR TRAFFIC COUNTS; WITH A DAILY CAR TRAFFIC COUNT OF OVER 60,000 CPD AT THE INTERSECTION OF FARFAX & MELROSE AVE.
- OUTSTANDING FRONTAGE; 180 FEET ALONG FAIRFAX AVE.
- 2 POINTS OF ACCESS; FROM THE FRONT & THE REAR.
- PLENTY OF ON-SITE PARKING + AMPLE STREET PARKING.
- ADDITIONAL INCOME FROM BILLBOARD!!!
- SITUATED WITHIN LOS ANGELES, JUST SOUTH OF WEST HOLLYWOOD & EAST OF BEVERLY HILLS.
- JUST SOUTH OF THE MELROSE RETAIL CORRIDOR & MELROSE TRADING POST.
- IDEAL FOR RETAIL, SHOWROOM, CREATIVE OFFICE SPACE, REDEVELOPMENT, ETC...
- PERFECT FOR AN OWNER/USER, AN INVESTOR WITH TENANT(S) IN MIND, OR A DEVELOPER!!!
- GREAT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS

**THE GROVE**

amc THEATRES

NORDSTROM

THE GROVE lululemon athletica

FARMERS MARKET.

PAMPAS CRIEQUE. BRAZILIAN CUISINA

MARKET TAVERN

TREJO'S TACOS. HECHO EN LOS ANGELES

**OCBS TELEVISION CITY**

1.1 million square feet of new development

**PETERSEN**  
AUTOMOTIVE MUSEUM

LA BREA  
**TAR PITS**  
& MUSEUM

**LACMA**  
\$750-million  
revamp project

**EREWON**

**FAIRFAX HIGH SCHOOL**

**543 N**  
FAIRFAX AVENUE

**ALLEY ACCESS**

**FAIRFAX AVE**





ALLEY ACCESS

**543 N**  
**FAIRFAX AVENUE**

AMPLE ADJACENT  
PARKING

FAIRFAX HIGH SCHOOL



INTERIOR GALLERY







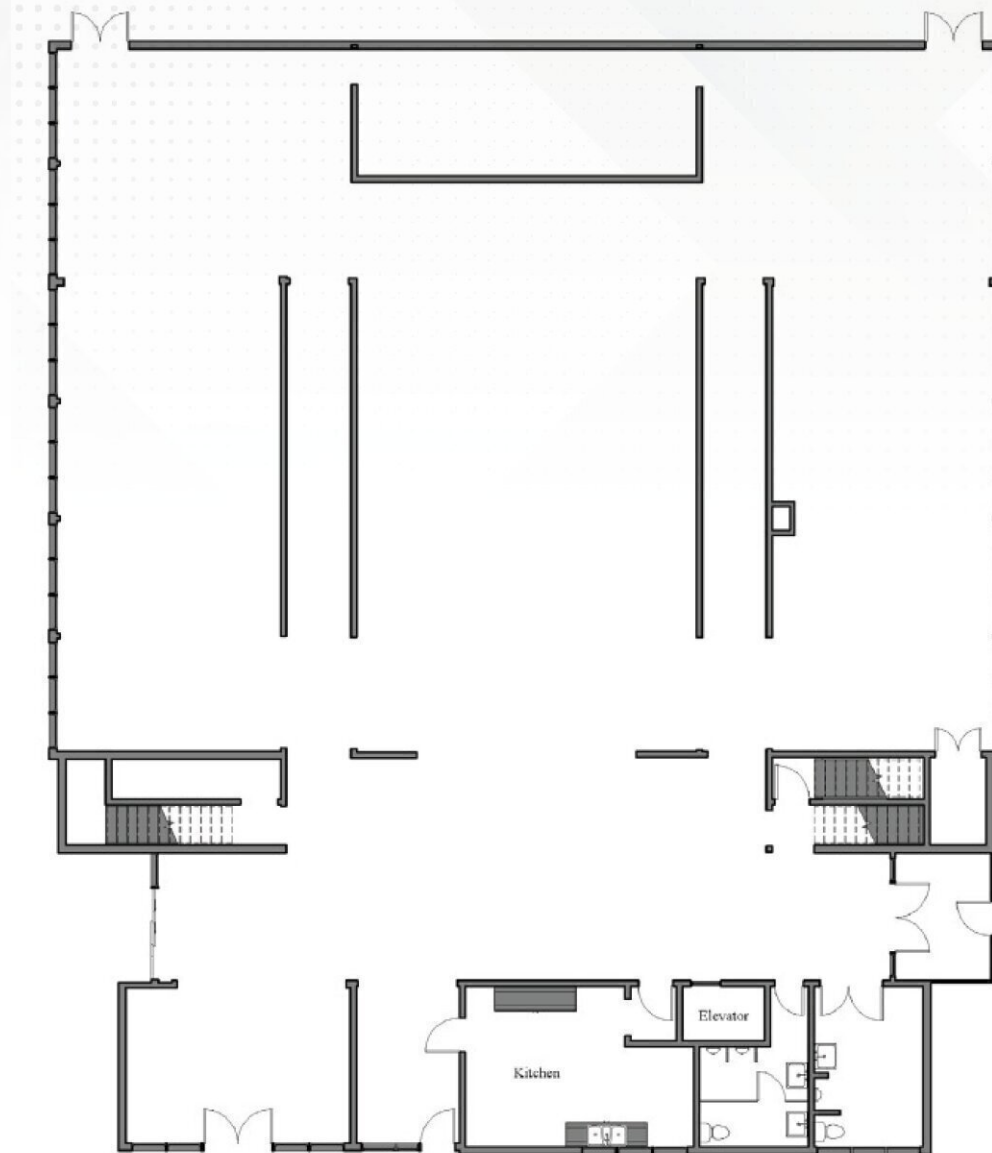
# BASEMENT

± 1,417 SF



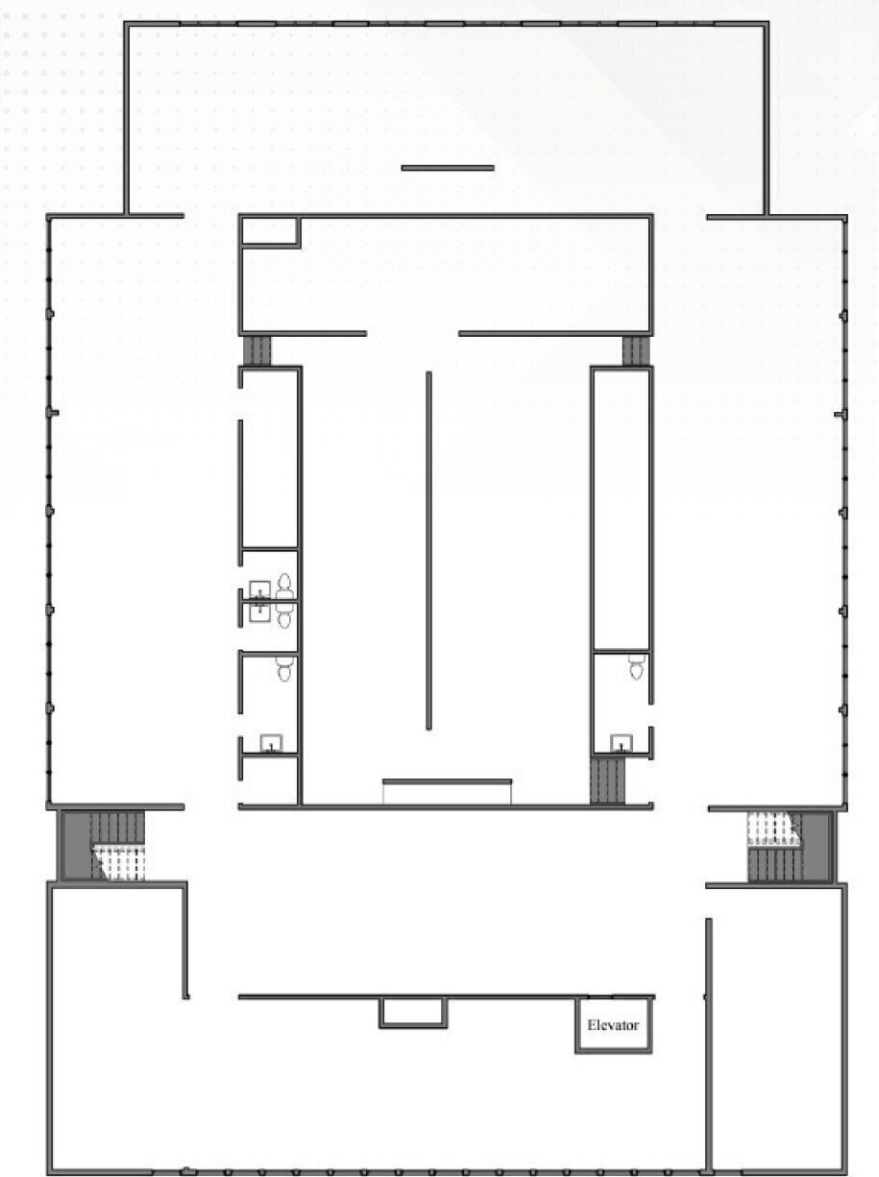
# GROUND FLOOR

± 7,664 SF



# 2ND FLOOR

± 9,638 SF



# Fairfax District

The Fairfax District is a neighborhood located in the central part of Los Angeles, California. It is situated between the larger neighborhoods of Hollywood to the north and Beverly Grove to the south. The district is known for its diverse cultural scene, historic landmarks, and popular shopping destinations. One of the most iconic attractions in the Fairfax District is The Original Farmers Market. Established in 1934, it is a historic open-air market that offers a wide variety of fresh produce, gourmet foods, restaurants, and specialty shops. The Farmers Market has become a popular gathering place for locals and tourists alike.



**39,875**

POPULATION



**95.4%**

WHITE COLLAR JOBS



**\$134,478**

AVG HH INCOME

**CBS**



**FARMERS MARKET.**

TELEVISION CITY

# VICINITY MAP





Los Angeles County Museum of Art (LACMA): LACMA is the largest art museum in the western United States, with a collection of over 140,000 works of art. It is located on Wilshire Boulevard and is a must-visit destination for art lovers.



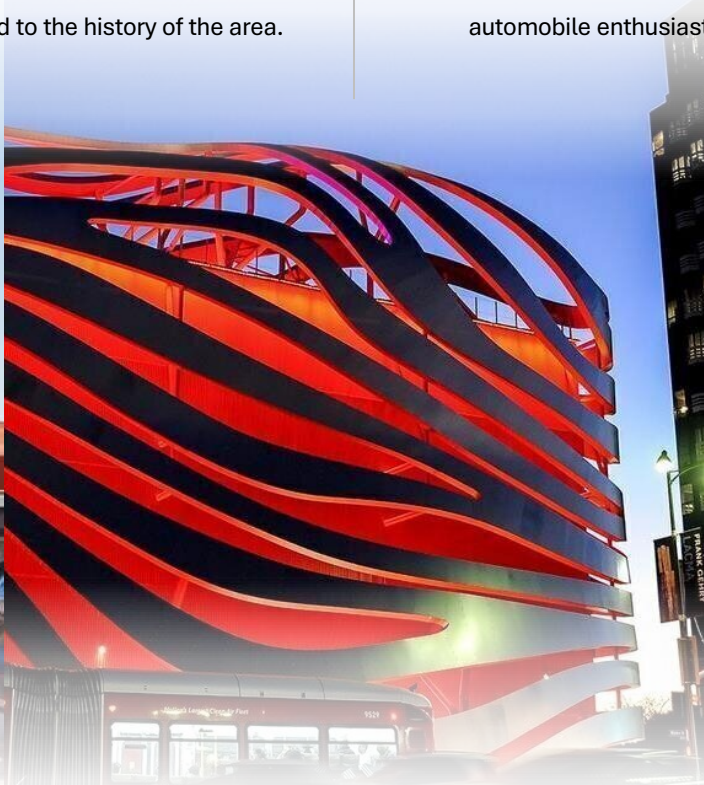
La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.



Petersen Automotive Museum: This museum displays a vast collection of classic and modern cars, motorcycles, and other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts.



The Wiltern Theatre: The Wiltern is a historic art deco theater located on Wilshire Boulevard. It has been beautifully restored and is now a popular venue for concerts, comedy shows, and other events.



# LANDMARKS

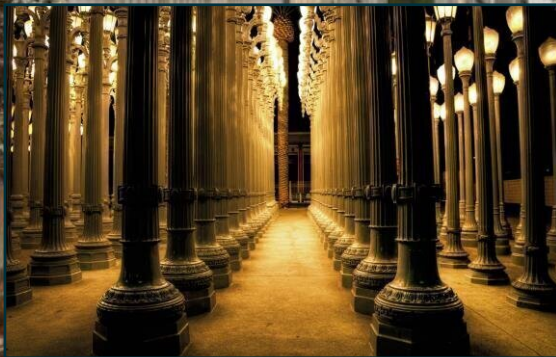
Mid-Wilshire is known for its rich architectural history, with many notable Art Deco and Modernist buildings, as well as its diverse cultural offerings, including museums, galleries, and theaters. Some of the most prominent landmarks in Mid-Wilshire include the Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, the Petersen Automotive Museum, and the Wilshire Boulevard Temple.

# Miracle Mile

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.



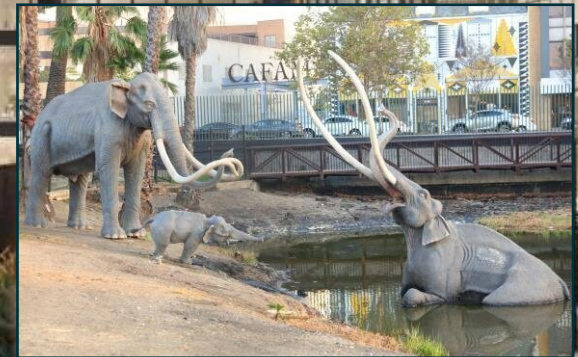
LOS ANGELES MUSEUM OF ART







PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS



 Existing Metro Rail & Station  
 Purple Line Extension Alignment & Station (under construction)  
 Purple Line Extension Alignment & Station (approved)  
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



# PURPLE LINE

**Section 1:** Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

**Section 2:** Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

**Section 3:** Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



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