



MELROSE HILL GALLERY CORRIDOR

601 N WESTERN AVE · LOS ANGELES

±1,500 SF
OPEN FLOOR
PLAN

\$4,995/MO
CAM INCLUDED

Corner
DUAL FRONTAGE

LAC2
ZONING

Now
AVAILABILITY

GALLERY-READY CORNER — IN THE MIDDLE OF THE MOVEMENT

A bright, white-box corner storefront on Western Avenue, surrounded by one of the fastest-growing gallery and design districts in Los Angeles.

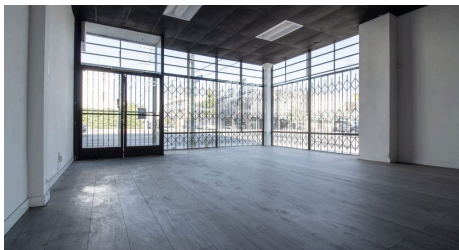
The Melrose Hill corridor has drawn nearly twenty contemporary art galleries in just a few years — anchored by **David Zwirner**, with **UNREPD** and **Pop Up Home** directly across the street and furniture showrooms, designer flagships, and creative studios lining the block. Foot traffic here is buyers, collectors, and makers.

Inside, the work is already done: crisp white walls, a blacked-out ceiling grid, and wide-plank grey floors create a neutral envelope that lets the product be the show. Floor-to-ceiling glass wraps the corner, turning the entire frontage into display windows on Western Avenue and the side street.

Ideal for: art gallery · furniture or design showroom · retail flagship · studio · creative office.

HIGHLIGHTS

- ±1,500 SF open-plan corner unit — gallery white-box condition
- \$4,995 per month with CAM fee included
- Wraparound floor-to-ceiling storefront glass; abundant natural light
- Dual exposure: Western Ave frontage plus side-street display windows
- Private restroom and separate back room
- Security gates on all storefront glazing
- Steps from David Zwirner, UNREPD, Pop Up Home & the Melrose Hill galleries



SCHEDULE A TOUR

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