

# 8435

MELROSE —  
— AVENUE



# FOR SALE

FLAGSHIP TROPHY OPPORTUNITY



HILTON & HYLAND

Forbes  
GLOBAL PROPERTIES

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# 8435 MELROSE AVENUE

WEST HOLLYWOOD/LOS ANGELES, CA, 90069









## FOR SALE - \$16,995,000

**PROPERTY DESCRIPTION:**

INCREDIBLE OPPORTUNITY. ONE OF THE LAST OWNER/USER PROPERTIES IN THE HIGHLY COVETED MELROSE PL. corridor available for purchase that is an owner/user or redevelopment opportunity. The Property consists of approximately 2,370 sf of building on a lot size of approximately 7,077 sf. The Property is located in both West Hollywood and Los Angeles. This sale represents one of the last "original owner" opportunities to purchase an owner/user or redevelopment opportunity in the coveted Melrose Avenue, Melrose Pl., La Cienega Blvd. triangle. The Property has approximately 170 ft of frontage on Melrose Avenue. The building features over 18 foot high ceilings, with a rear courtyard/patio area, and parking in the rear off of the alley. The property has a parking easement of approximately 170 sf on the eastern portion of the Property near the corner. The Property features unmatched dual frontage exposure along Melrose Avenue and Melrose Pl alley, the epicenter of the high street retail and new internationally acclaimed restaurants scheduled to be opening soon!

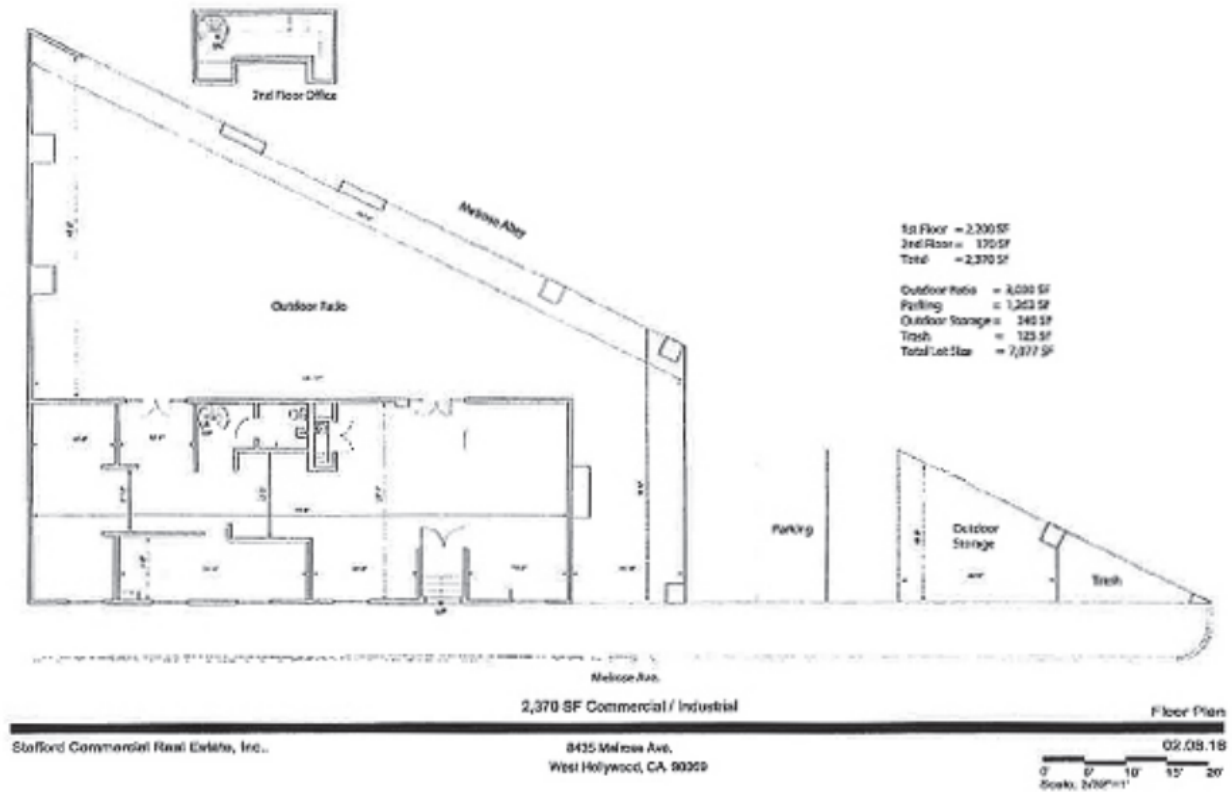
This area is under going an extraordinary redevelopment, with several new developments and many of surrounding properties undergoing renovation and/or recently tenanted. Please call Chris at (310) 927-5865 for more information.



							
PRICE:	ADDRESS	OCCUPANCY:	GLA:	LAND SIZE:	PARCEL:	ZONING	WALK SCORE
\$16,995,000	8435 Melrose Avenue, West Hollywood, CA, 90069	2-3 months	+/- 2,370 SF	+/- 7,077 SF	5528-017-038 & 039	WDC1A & LAC4	87 *Per Loopnet report

# FLOOR PLAN

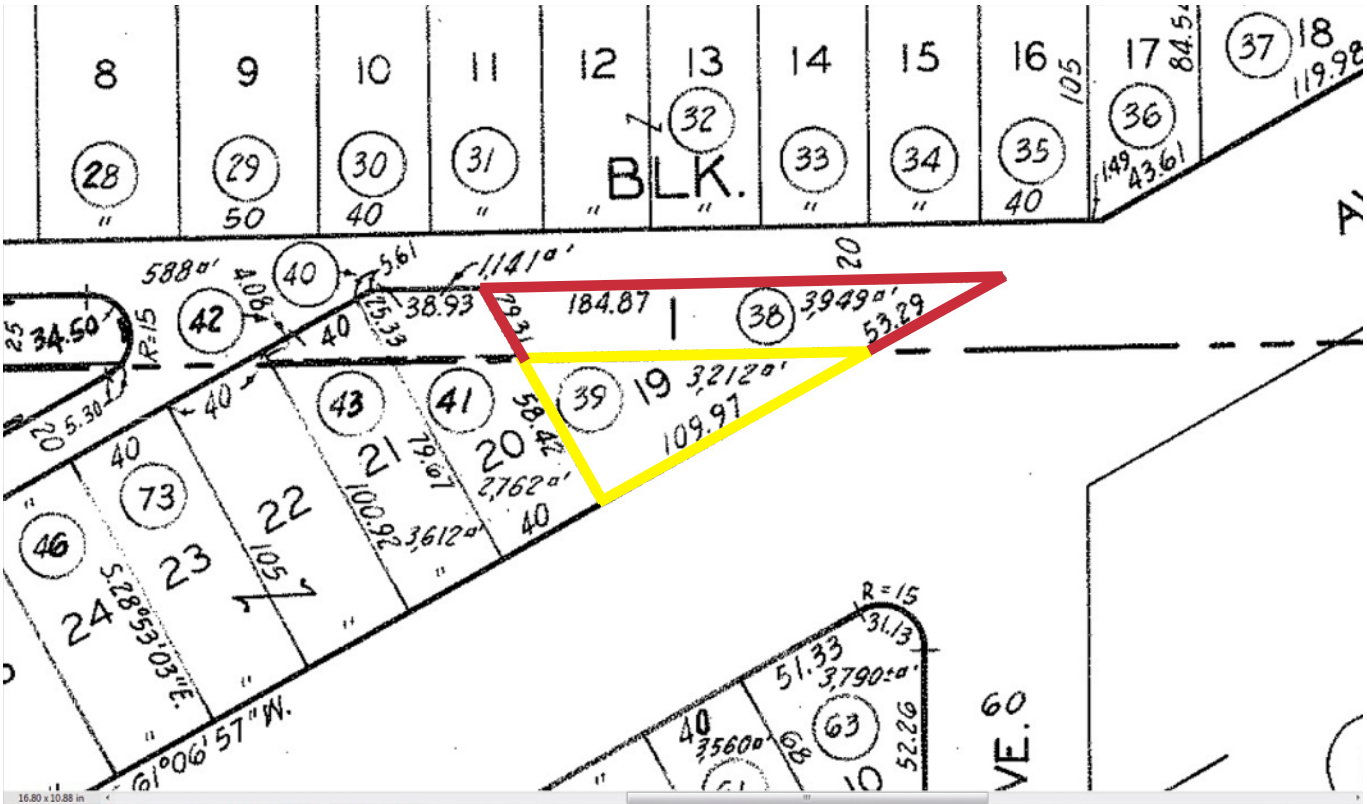
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# PLOT MAP

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WEST HOLLYWOOD/LOS ANGELES, CA, 90069



- LOS ANGELES
- WEST HOLLYWOOD

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# AERIAL VIEW



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SALE

8435 Melrose Avenue., West Hollywood/Los Angeles, Ca, 90069



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8435  
MELROSE  
AVENUE  
WEST HOLLYWOOD/LOS ANGELES



**8435 MELROSE AVENUE,  
WEST HOLLYWOOD, CA 90069**

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