



6700  
Melrose Ave  
Los Angeles, CA 90038

Marcus & Millichap  
THE NEEMA GROUP  
OFFERING MEMORANDUM

Owner User Opportunity in Hollywood | Freestanding 3,373 SF Office Building with Eight Tandem Parking Spaces  
C2-1XL Zoning Could Allow for Alternative Uses | Can be Delivered Vacant at the Close of Escrow



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Melrose Ave

N Citrus Ave



# INVESTMENT HIGHLIGHTS

- The Neema Group of Marcus & Millichap is pleased to present 6700 Melrose Ave, a unique owner-user opportunity in Hollywood between N Highland Ave & N La Brea Ave, a highly visible location on a main thoroughfare and within a submarket with a plethora of new development and high-end amenities
- The current structure totals 3,373 SF used as an office building with a gated entrance, professional lobby, conference room, four private offices, a bullpen area, multiple storage areas, three bathrooms, and a private outdoor deck; the lot size is 8,800 SF and there are eight tandem parking spaces at the rear of the property (16 spaces total)
- The property can be delivered vacant at the close of escrow; although the existing use is office, the C2-1XL zoning allows for alternative uses such as retail, theater, broadcast studio, among others (buyer to verify); there is also residential redevelopment potential
- Rare opportunity to acquire a freestanding building in a prime Hollywood location with the ability to occupy and renovate immediately
- Located within walking distance to many prominent restaurants such as Osteria Mozza, Meteora, Chi Spacca, and Petit Trois, among others
- 6700 Melrose Ave is located within a highly desirable submarket to both work and live evidenced by major employers in the area such as Paramount Studios, Ticketmaster, HBO, and Showtime, and new and proposed residential developments nearby such as 7100 Melrose Ave, 700 N Highland Ave, and 6101 Melrose Ave

Property & Location Highlights



**Zoning**  
C2-1XL zoning

**3,373**

**Building SF**

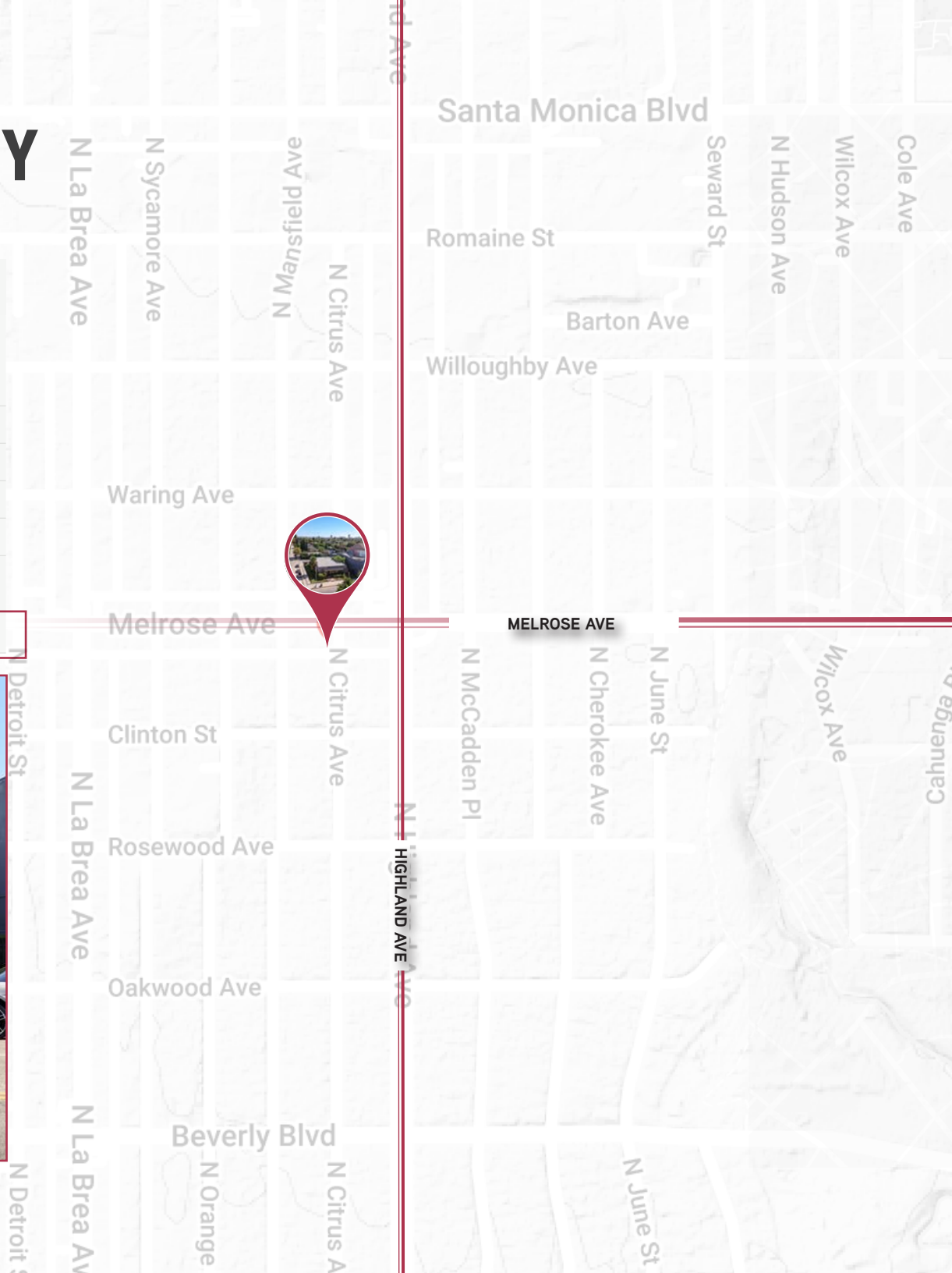
# PROPERTY SUMMARY

## PROPERTY INFORMATION

ADDRESS:	6700 Melrose Ave, Los Angeles, CA 90038
APPROX GROSS SF:	3,373
APPROX LOT SF:	8,800
YEAR BUILT	1946
PARCEL NUMBER:	5524-016-001

## PRICING INFORMATION

OFFERING PRICE: Contact Agents for Details



# FLOORPLAN

**6700**  
**Melrose Ave**  
Los Angeles, CA 90038





**STUDIO UTILITY EMPLOYEES LOCAL 724**

6700





SUBJECT PROPERTY

Melrose Ave







SUBJECT PROPERTY

Melrose Ave



Highland Ave

SUBJECT PROPERTY

Melrose Ave











Local Union  
Meeting Hall

**STUDIO UTILITY  
UNION  
LOCAL 724**



























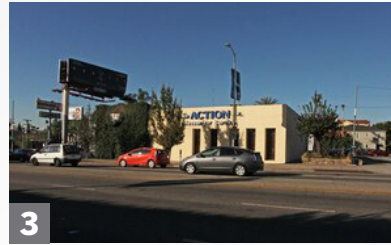
# SALES COMPARABLES



<b>7021-7023 MELROSE AVE LOS ANGELES, CA 90038</b>	
Sales Price	\$3,150,000
Year Built	1905
Building SF	1,860
Price / Sf Building	\$1,694
Parking	N/A
Sold Date	3/18/22



<b>826 COLE AVE LOS ANGELES, CA 90038</b>	
Sales Price	\$7,050,000
Year Built	1954
Building SF	6,000
Price / Sf Building	\$1,175
Parking	11
Sold Date	3/13/23



<b>1311 N HIGHLAND AVE LOS ANGELES, CA 90028</b>	
Sales Price	\$3,050,000
Year Built	1926
Building SF	2,434
Price / Sf Building	\$1,253
Parking	12
Sold Date	1/26/23



<b>119 N LARCHMONT BLVD LOS ANGELES, CA 90004</b>	
Sales Price	\$8,000,000
Year Built	1924
Building SF	6,038
Price / Sf Building	\$1,325
Parking	10
Sold Date	12/19/22



<b>738 N HIGHLAND AVE LOS ANGELES, CA 90038</b>	
Sales Price	\$2,250,000
Year Built	1938
Building SF	1,900
Price / Sf Building	\$1,184
Parking	6
Sold Date	9/30/22



<b>800 COLE AVE LOS ANGELES, CA 90038</b>	
Sales Price	\$8,621,000
Year Built	1951
Building SF	6,336
Price / Sf Building	\$1,361
Parking	18
Sold Date	8/17/22



<b>531 N LARCHMONT BLVD LOS ANGELES, CA 90004</b>	
Sales Price	\$2,700,000
Year Built	1913
Building SF	2,030
Price / Sf Building	\$1,330
Parking	9
Sold Date	9/14/21



<b>7763-7767 BEVERLY BLVD LOS ANGELES, CA 90036</b>	
Sales Price	\$4,215,000
Year Built	1945
Building SF	3,200
Price / Sf Building	\$1,317
Parking	N/A
Sold Date	9/7/21







# NEARBY DEVELOPMENTS

SUBJECT PROPERTY: **6700 Melrose Ave** Los Angeles, CA 90038

## ADDRESS

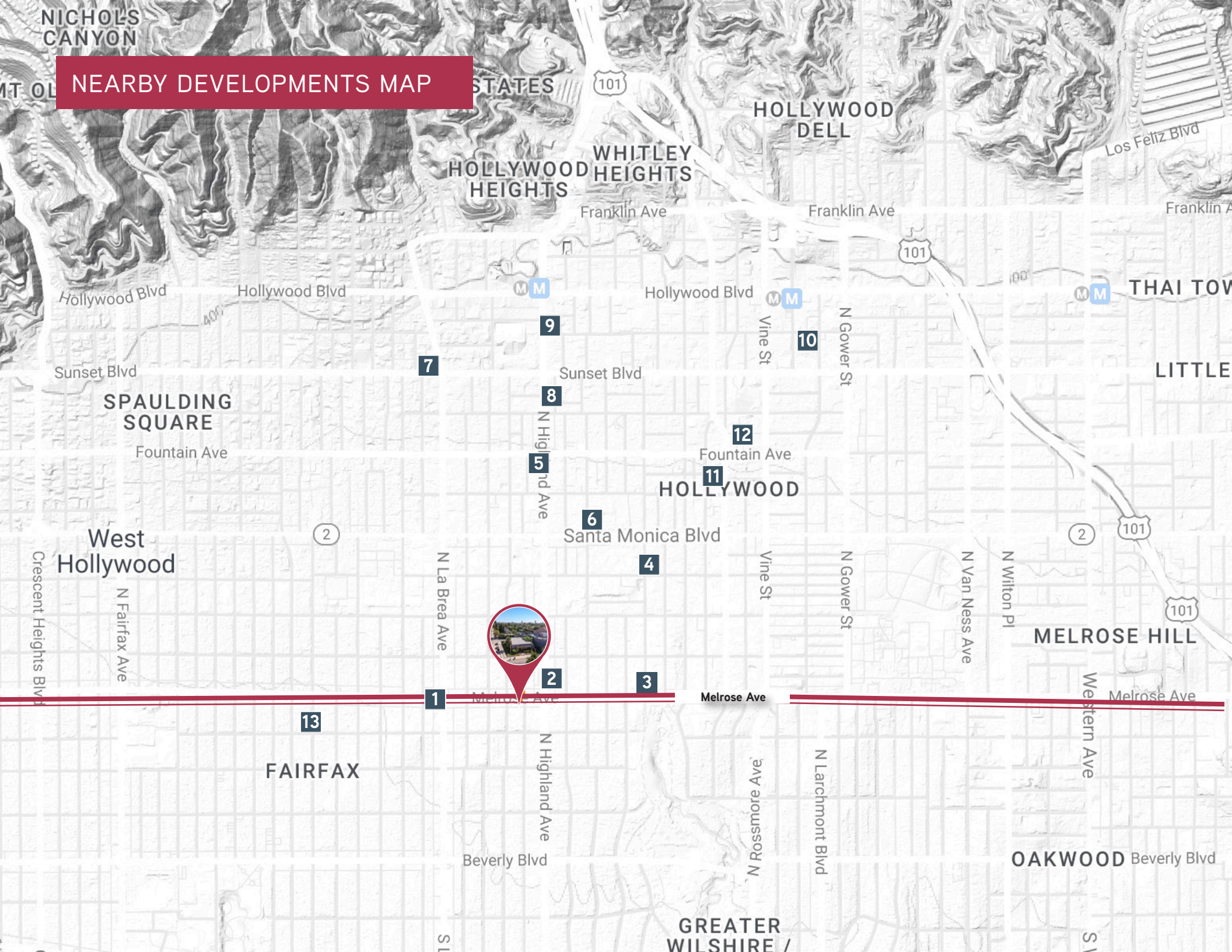
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- 1 7100 Melrose Ave, Los Angeles, CA 90046 | Proposed 66-Unit Apartment Project
- 2 700 N Highland Ave, Los Angeles, CA 90038 | 34 Apartment Units with Ground Floor Retail Built in 2022
- 3 6101 Melrose Ave, Los Angeles, CA 90038 | Proposed 61,500 SF Office Building with Ground Floor Retail
- 4 1000 Seward St, Los Angeles, CA 90038 | Proposed 150,000 SF Office Project
- 5 1233 N Highland Ave, Los Angeles, CA 90038 | Apartment Project Totaling 72 Units, Ground Floor Retail Currently Under Construction
- 6 6677 Santa Monica Blvd, Los Angeles, CA 90038 | 695 Apartment Units and 25,000 SF of Commercial Space Built in 2019
- 7 7120 W Sunset Blvd, Los Angeles, CA 90046 | 60 Apartment Units with Ground Floor Retail Built in 2020
- 8 1410 N Highland Ave, Los Angeles, CA 90028 | 49 Apartment Units and Ground Floor Retail Currently Under Construction
- 9 6831 Hawthorn Ave, Los Angeles, CA 90028 | Proposed Apartment Project Totaling 137 Units
- 10 1546 Argyle Ave, Los Angeles, CA 90028 | 253 Apartment Units Currently Under Construction





# NEARBY DEVELOPMENTS MAP





# AREA OVERVIEW

## HOLLYWOOD

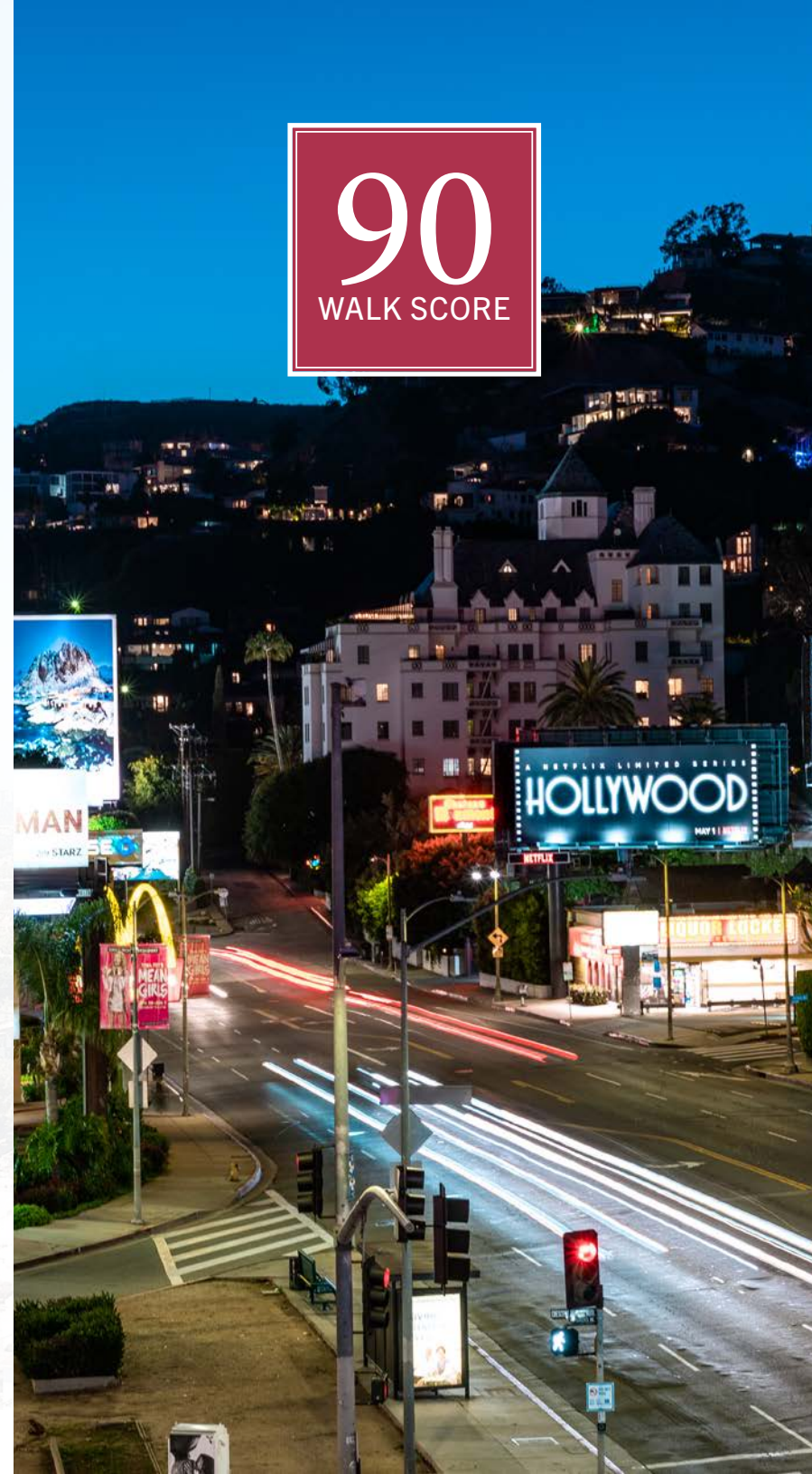
Nestled in the heart of Los Angeles, Hollywood, California is a beacon of creativity and culture that has attracted millions of tourists from all over the world. This world-renowned destination is an iconic representation of America's film and entertainment industry, where many aspiring artists go to chase their dreams and leave their mark on the world.

Home to some of the most iconic landmarks in the world such as the Hollywood Walk of Fame and the iconic Hollywood Sign, Hollywood California is truly an extraordinary place to visit. From classic cinemas to contemporary art galleries, visitors can experience an eclectic mix of entertainment that encapsulates the glamour and beauty of this dynamic and unique city.

Whether you want to take a walk on the historic Sunset Boulevard, pay homage to your favorite stars at the TCL Chinese Theatre, or explore the expansive array of high-end boutiques on Rodeo Drive, Hollywood California has something for everyone. The famous Santa Monica Beach is also a short distance away, where you can soak up the California sunshine, go surfing, or enjoy a beach-side picnic.

Beyond the dazzling neon lights, Hollywood California also boasts a vibrant food and nightlife scene, with world-class restaurants and bars to tantalize the taste buds of even the most discerning traveler. Here, you'll discover culinary delights ranging from authentic Mexican cuisine to experimental fusion fare.

Hollywood California is truly an iconic city that has earned its place in the history books. It's an inspiring destination for anyone looking to embrace the world of film, entertainment, and creativity while immersing themselves in the allure and magic of the city that never sleeps. Come and discover Hollywood for yourself - you'll be sure to leave with memories that last a lifetime.





*A beacon of  
creativity and  
culture that  
has attracted  
millions of  
tourists from  
all over the  
world*

HOLLYWOOD







## PROPOSED EXTENSION METRO K-LINE

The K Line Northern Extension (formerly the Crenshaw Northern Extension) project would fill a major gap in the Metro Rail network and create opportunities by connecting the Crenshaw District, Mid-City, West Hollywood, and Hollywood. This proposed extension would provide a comfortable and convenient option to meet the demands of today's riders.

### K Line Northern Extension Project Study Area



# Santa Monica

## WeHo Center City





# ca / Fairfax





# Nearby Retail & Amenities

## RESTAURANTS

- 1 Petit Trois
- 2 Meteora
- 3 Calif Chicken Café
- 4 Chi Spacca
- 5 Pinks Hot Dogs
- 6 Frankie's on Melrose
- 7 Bludso's BBQ
- 8 Blu Jam Café
- 9 Wirtshaus Beer Garden
- 10 Nong Lá Café
- 11 Providence
- 12 Formosa Café
- 13 Mc Donalds
- 14 Starbucks
- 15 Mensch Bakery
- 16 El Coyote
- 17 Angelini Osteria
- 18 Burger She Wrote
- 19 Della Terra Restaurant
- 20 Astro Burger
- 21 Dumpling Monster
- 22 Trejo's Coffee & Donuts
- 23 Eat This Cafe
- 24 Jack in The Box
- 25 Taco Bell
- 26 Plant Power Fast Food
- 27 Mario's Peruvian & Seafood
- 28 Cafe Gratitude
- 29 Bricks and Scones
- 30 Levain Bakery
- 31 Sams Bagels

## SERVICES & ENTERTAINMENT

- 1 APB Gastropub
- 2 The Melrose Station
- 3 Melrose Umbrella Co
- 4 Snake Pit Alehouse
- 5 Dime
- 6 The Kibitz Room
- 7 Hollywood Forever
- 8 Bar Lubitsch
- 9 Wells Fargo
- 10 Chase Bank
- 11 Bank of America
- 12 Chase Bank

## SCHOOLS

- 1 Melrose Elementary School
- 2 Torath Emeth Academy
- 3 Fairfax High School
- 4 Walt Whitman High School
- 5 Hollywood Schoolhouse Elementary
- 6 Bais Yaakov School For Girls

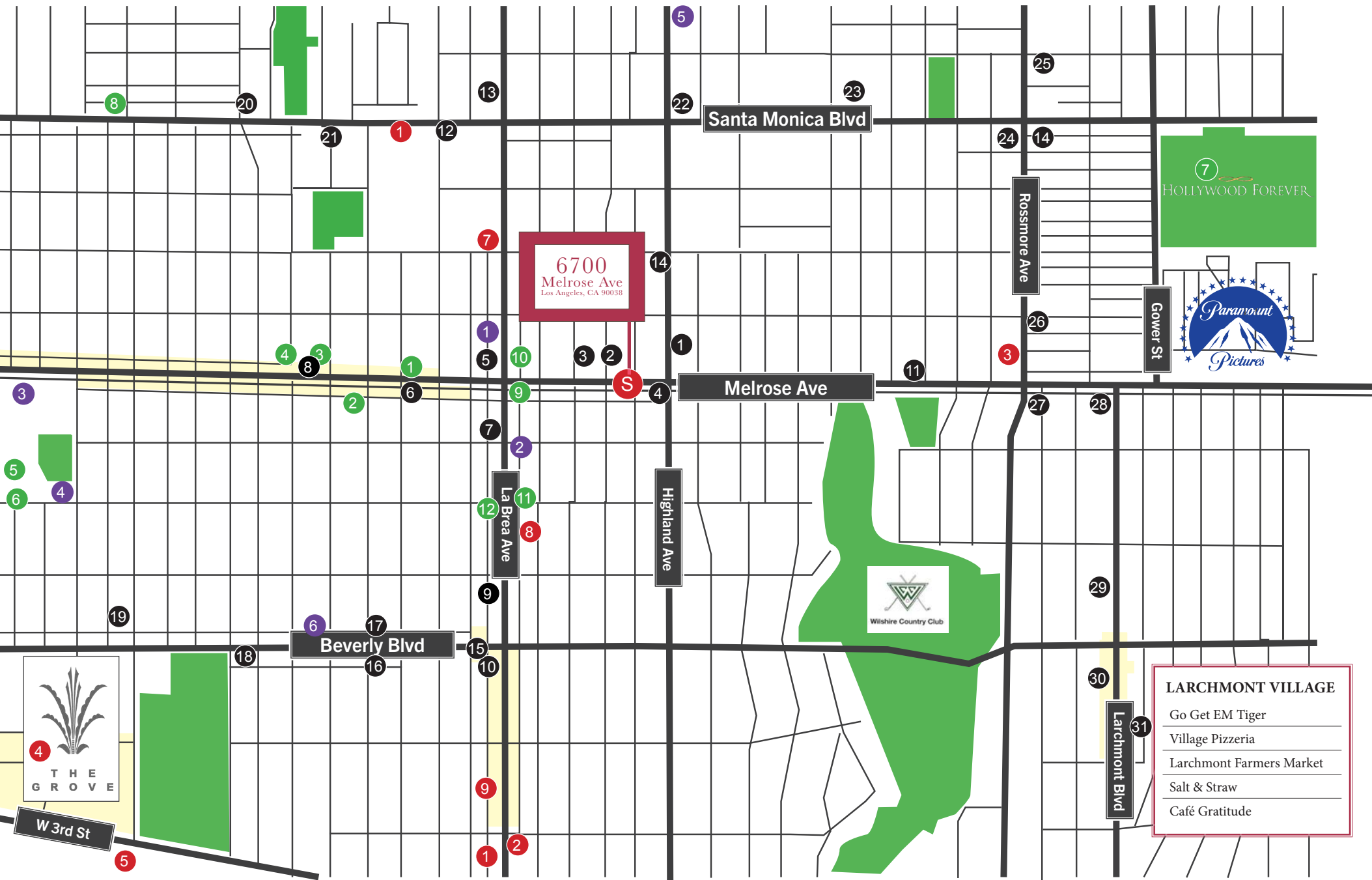


## SHOPPING

- 1 Trader Joes
- 2 Ralphs
- 3 Pavilions
- 4 The Grove  
Coach  
Farmers Market Bar 326  
Nike  
Nordstrom  
Barnes & Noble  
Aritzia
- 5 Whole Foods
- 6 Erewhon
- 7 Sprouts
- 8 La Brea Kosher Market
- 9 Arc'teryx









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