

# FOR SALE

## SPECIAL OPPORTUNITY 1<sup>st</sup> Time on the Market in ~30 Years

Approx. 14,760 SF Two-Story  
Building on 15,402 SF of Land  
on Melrose @ Larchmont

5625 Melrose Ave  
Los Angeles, CA 90038



## PROPERTY DETAILS

ADDRESS  
5625 Melrose Ave  
Los Angeles, CA 90038

SALE PRICE  
\$5,600,000

APN  
5534-035-015

YEAR BUILT  
1928

ZONING  
C4 – 1D

BUILDING SF  
Approx. 14,760 SF\*

LAND SF  
15,402 SF (per assessor)\*

TENANCY  
Single or Multiple (storefront & 2<sup>nd</sup> story)

USE  
Commercial / Office

PARKING  
Ample, secure, side-yard, on-site parking

POWER  
Two (2) 200A 240V 3W + 400A 120/240W\*

## PROPERTY OVERVIEW



# A Hollywood Icon, Primed for Its Next Chapter

5625 Melrose Avenue represents a rare reposition opportunity in a highly valuable location. This freestanding two-story commercial building sits at the intersection of Melrose Avenue and N. Larchmont Boulevard — one of the most recognizable corners in Hollywood. Built in 1928 with dramatic skylights and rooftop views of Hollywood, Larchmont Village, and Hancock Park, the property carries the authentic character of early Hollywood, and with it a rich history.

The 14,760 SF two-story building sits on 15,402 SF of land and benefits from a rare combination: a Melrose Avenue address at the top of Larchmont Blvd nestled among restaurants and mixed-use projects, on-site secured parking, and unmatched proximity to the entertainment industry's most active studio corridor. The site is zoned C4-1D, one of Los Angeles' most permissive commercial designations, supporting office, retail, medical, mixed/use\*, and a broad range of creative uses.

Enriched with Old Hollywood history, 5625 Melrose Ave. was built in 1928 and originally served as a bathhouse through the mid-1940's. The building has most recently served as the longtime headquarters for the motion picture equipment house Alan Gordon Enterprises, one of Hollywood's most storied motion picture equipment firms serving major studios and productions. Prior to Alan Gordon Enterprises, the location was home to Spümcø, the renowned animation studio behind The Ren & Stimpy Show.

- Prime Larchmont Village Location on Melrose Ave by Larchmont Blvd terminus
- Two-story office building with elevator service
- Steps from Paramount, Netflix/Raleigh Studios
- Bonus basement SF
- C4-1D zoning — broad commercial uses permitted or redevelopment

## LOCATION

5625 Melrose Ave  
Hollywood, CA 90038

## THE ENTERTAINMENT CORRIDOR

*Surrounded by Hollywood's most active studios, production companies & creative tenants*

0.3 mi

### Paramount Pictures

*One of Hollywood's most iconic major studios, operating from its historic Melrose Avenue lot since 1926.*

0.1 mi

### Raleigh / Netflix

*Netflix anchors Raleigh's 10-acre campus under a master lease through 2031, using it as its primary Hollywood production hub.*

0.4 mi

### RED Studios

*Full-service studio facility serving independent and streaming productions on the Cahuenga corridor.*

0.2 mi

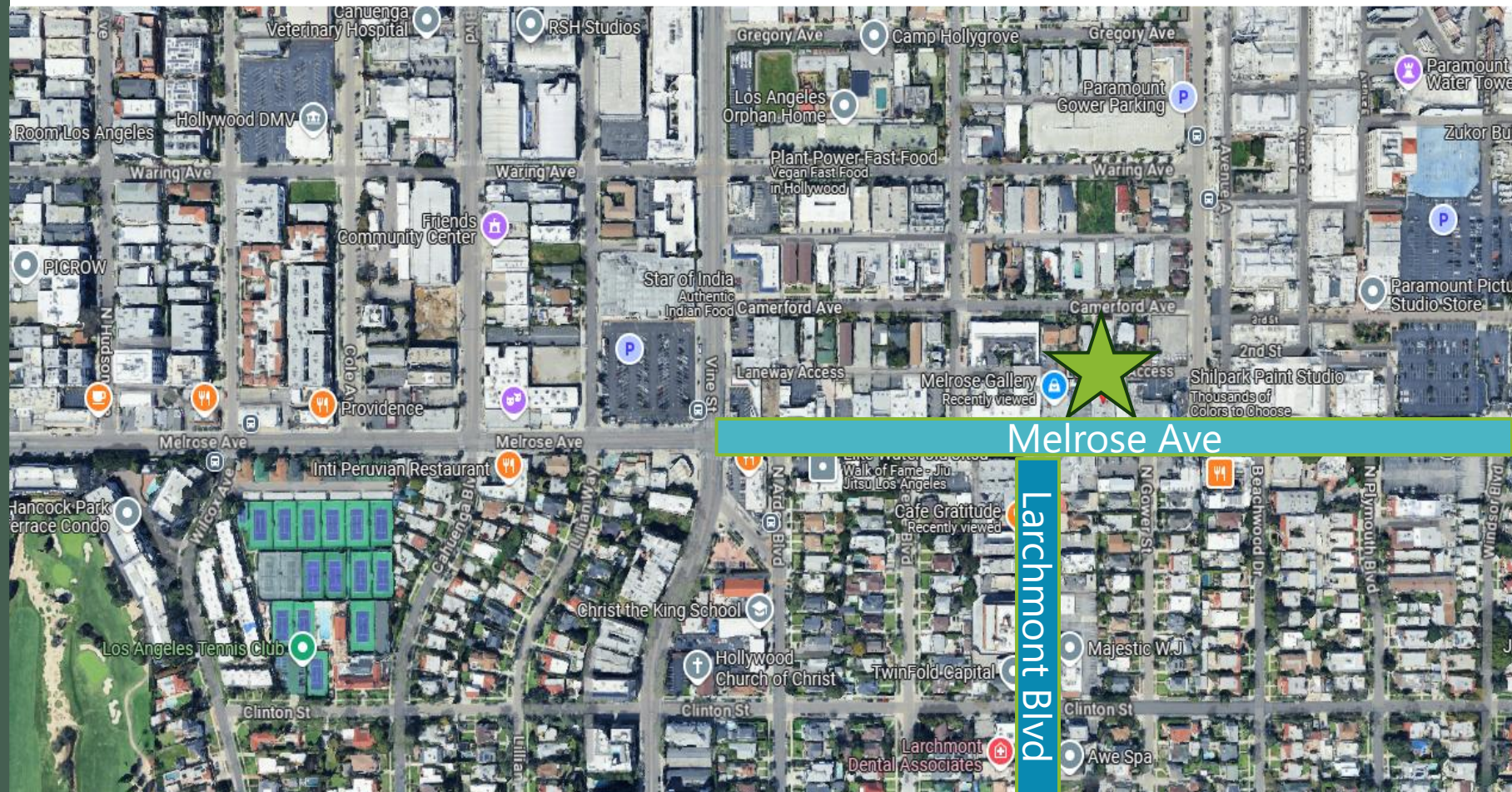
### Larchmont Village

0.5 mi

### Wilshire Country Club

< 1 mi

### 101 / 110 Freeways



## NEARBY DINING & LIFESTYLE

- Larchmont Village — LA's most walkable neighborhood retail strip
- Café Gratitude · Osteria Mamma · Pour Vous · RE Coffee
- Wilshire Country Club · LA Tennis Club · Chevalier's Books (oldest indie bookstore in LA)

## NEIGHBORHOOD

# & MARKET CONTEXT

## \$121K

Avg. Household Income  
Hancock Park (2024)

## 88%

Professional/Admin  
Employment Rate

## ~49K

Population Within  
1-Mile Radius

## THE SETTING

# Larchmont Village & Hancock Park Adjacent

Larchmont Boulevard — which runs directly from the gates of Paramount Studios south into Hancock Park — connects this property to one of LA's most beloved neighborhood retail and dining corridors. The surrounding trade area is defined by high-income professionals, entertainment industry workers, and a deeply walkable residential community that ranks among the most desirable in Central Los Angeles.

Hancock Park to the south is home to some of LA's most prominent residents, with tree-lined streets and homes from the 1920s-30s built for the original Hollywood elite. Windsor Square and Fremont Place immediately adjacent. The Wilshire Country Club anchors the neighborhood's western edge.

## HOLLYWOOD OFFICE SUBMARKET

- Hollywood vacancy (23.1%) outperforms Downtown LA CBD (31.7%) and Non-CBD (31.0%)
- Office contractions here consistently less severe than Greater Los Angeles broadly
- Sustained entertainment industry demand from studios, streamers & production firms
- New creative office development (Echelon Studios, 606K SF) signals continued investor confidence



# PROPERTY PHOTOS





# PROPERTY PHOTOS

# LOCATION



# PROPERTY HIGHLIGHTS & IDEAL USES

*Who belongs here — and why this building stands apart*



## Entertainment Pedigree

One block from Paramount. Netflix and Raleigh Studios just to the west. Built in 1928 — this building has been part of Hollywood's history for nearly a century.



## C4-1D Zoning — Broad Use

One of LA's most permissive commercial designations. Supports office, retail, medical, entertainment, and a wide range of creative or institutional uses.



## Elevator-Served Office

Full two-story floor plates with elevator access — rare for a building of this vintage. Suited for traditional office, creative, or professional services.



## 1928 Heritage Architecture

Early Hollywood construction with solid masonry bones. Authentic character that commands premium rents in the current creative office market.



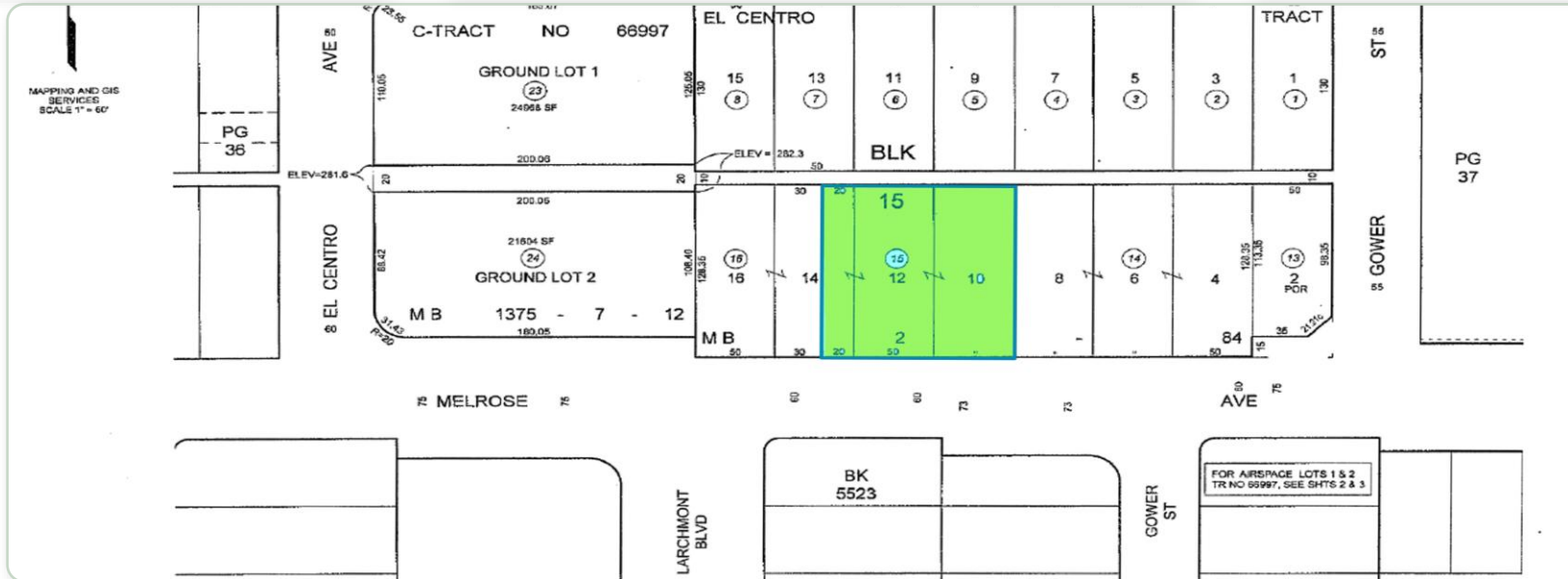
## Rare Reposition Opportunity — Owner/User or Investor

This site represents a rare reposition opportunity in a highly valuable location that is part of a dynamic and transitioning area in the heart of West LA.



## On-Site Secured Parking

Secured side-yard parking on Melrose — a meaningful asset in this corridor where surface parking is increasingly scarce.



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. \*Buyer to Verify.

# FOR SALE

Two-Story  
Commercial  
Building on  
Melrose Ave @  
Larchmont Blvd

5625 Melrose Ave  
Los Angeles, CA 90038

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