

4703 Melrose Ave Los Angeles, CA 90029

ASKING PRICE: \$1,740,000

SUBJECT PROPERTY
4,018 SF BUILDING | 4,500 SF LOT



Melrose Ave

N. Kingsley Dr

42,637 CPD

**FIVE RETAIL UNITS WITH UPSIDE
CORNER LOCATION-MELROSE HILL**

For More Information, Please Contact:

CHRIS COMFORT

424-293-8085 ext. 101
ccomfort@gowithapex.com
DRE:01407997

COURTNEY SPROTTE

424-293-8085 ext. 107
courtney@gowithapex.com
DRE: 02336557



4703 MELROSE AVE

LOS ANGELES, CA 90029



PROPERTY DESCRIPTION

4703 Melrose Avenue consists of approximately 4,018 square feet of retail/storefront space and benefits from strong street visibility, steady pedestrian activity, and excellent frontage on a signalized corridor. The property is 100% occupied with well-seasoned tenants, some of whom have been at this location for a decade or more. The current cap rate is 5.8%, with four out of the five tenants on month-to-month leases, providing flexibility to an investor. Its corner positioning and flexible unit sizes create significant leasing upside for both investors and owner-users.

The property is well suited for neighborhood-serving retail, food and beverage, service-oriented businesses, or boutique commercial tenants seeking exposure in a dense infill market. Small-format retail spaces in this submarket continue to command strong tenant demand due to limited supply and high consumer density. With convenient access, established surrounding businesses, and long-term redevelopment potential, the property offers both stable income and future value-add opportunities.

LOCATION DESCRIPTION

This multi-tenant retail property is located along the highly trafficked Melrose Avenue corridor in East Hollywood, one of Los Angeles' most active urban retail submarkets. Melrose Hill is a dense residential and commercial neighborhood just east of Hollywood and west of Silver Lake. The area is known for its diverse population, strong local retail demand, and high daily traffic generated by surrounding residential communities, employment centers, and nearby entertainment districts. The area continues to benefit from ongoing revitalization and growing demand from both local and regional consumers.

Positioned along the iconic Melrose Avenue corridor, the property enjoys direct access to major Los Angeles thoroughfares including Western Avenue, Santa Monica Boulevard, and the US-101 Freeway. The location provides efficient connectivity to Hollywood, Koreatown, Downtown Los Angeles, and Silver Lake, making it a strategic site for retail, service, and mixed-use commercial activity. The surrounding neighborhood's strong walkability, transit accessibility, and population density support consistent consumer traffic and long-term commercial viability.

INVESTMENT HIGHLIGHTS



Occupancy:
100%



Price per Sq. Ft:
\$433



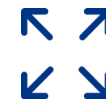
Total Building Size:
4,018 Sq. Ft.



Cap Rate:
5.81% Current
8.25% Pro Forma



Number of Units:
5 x 803 sf each



Lot Size:
4,500 Sq. Ft.





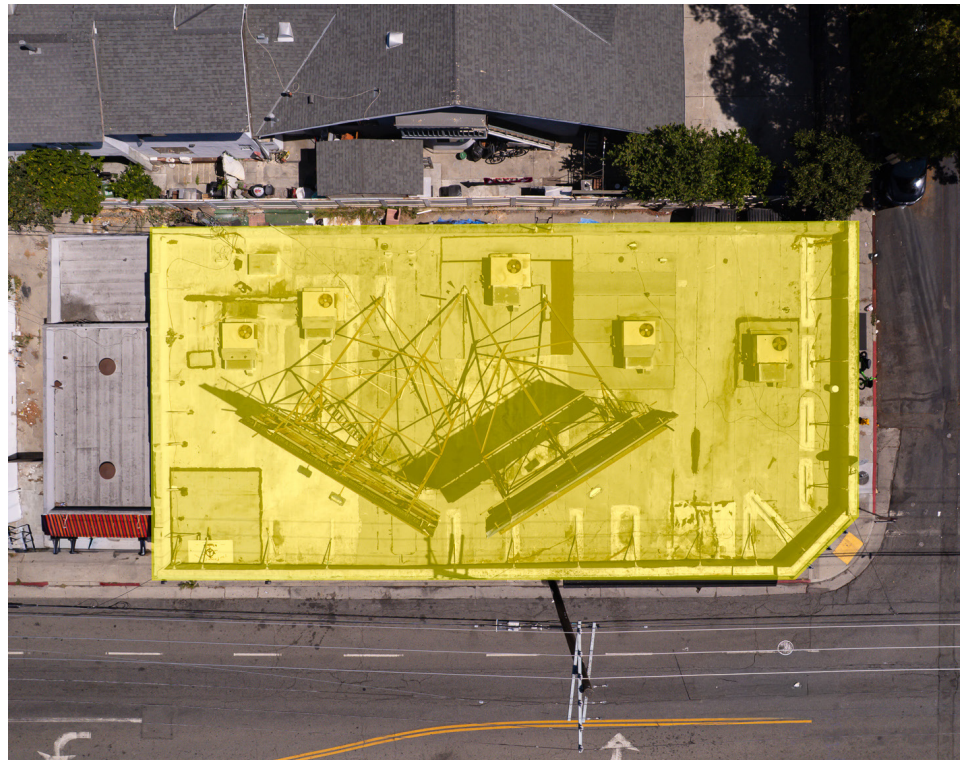


Address:	4703 Melrose Ave, Los Angeles, CA 90029
Building Size:	4,018 sq.ft.
Lot Size:	4,500 sq.ft.
Year Built:	1923

Zoning:	C2
Number of Units:	5
Occupancy:	100%
\$ per Sq.Ft.	\$433
Average Unit Size:	803 sq. ft.

APN:	5535-035-012
Net operating Income:	\$101,172
Cap Rate:	5.81% Current 8.25% Pro Forma
Asking Price:	\$1,740,000

- Four out of Five Units Month to Month.
- Extremely High Traffic of 42,637 Vehicles/Day.
- Excellent corner location.
- High-demand retail property with small unit sizes and low all-in rent costs for tenants.
- Exceptional Demographic Density – Over 83,000 People Within a 1-Mile Radius.
- Gentrifying Melrose Hill Neighborhood.



INCOME AND EXPENSE SUMMARY



	Tenant	Size	Base Rent	Base Rent/ sf	CAM	Total Rent	Lease Exp	Increases	Pro Forma Base Rent	NOTES
4701 - 4703	Tattoo and Hair Salon (2 units)	1,606	\$3,100	\$1.93	\$900	\$4,000	Month to Month		\$4,577	Pro Forma \$2.85 NNN psf
4705	Leather Goods	803	\$1,616	\$2.01	\$384	\$2,000	Month to Month		\$2,289	Pro Forma \$2.85 NNN psf
4707	Beauty Salon	803	\$1,690	\$2.10	\$360	\$2,050	Month to Month		\$2,289	Pro Forma \$2.85 NNN psf
4709	Smoke Shop	803	\$1,600	\$1.99	\$350	\$1,950	8/31/28	\$40/ mo annually	\$2,289	Pro Forma \$2.85 NNN psf
Billboard	Double Sided Billboard - Roof		\$425			\$425			\$525	
		4,015	\$8,431		\$1,994	\$10,425			\$11,968	

Estimated Expenses:	Amount	per sf / mo.
Property Tax (\$1.74MM price):	\$21,750	\$0.45
Cleaning:	\$1,800	\$0.04
Insurance:	\$4,733	\$0.10
Electricity	\$518	\$0.01
Water & Sewer	\$1,752	\$0.04
Refuse:	\$6,874	\$0.14
Repairs:	\$5,000	\$0.10
TOTAL:	\$42,427	\$0.88

	Current	Pro Forma
Base Rent:	\$101,172	\$143,613
New CAM:	\$42,427	\$42,427
Gross Income:	\$143,599	\$186,040
Less Est. Expenses:	\$(42,427)	\$(42,427)
Net Operating Income:	\$101,172	\$143,613
Cap Rate:	5.81%	8.25%

Asking Price:	\$1,740,000
---------------	-------------

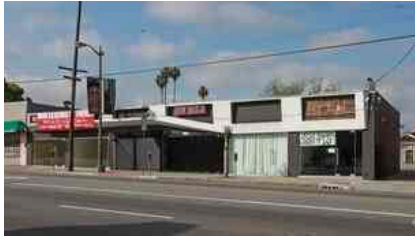


MELROSE HILL/EAST HOLLYWOOD – AREA OVERVIEW

Melrose Hill / East Hollywood benefits from a highly centralized infill location, strong population density, and ongoing neighborhood revitalization, supporting resilient demand for retail and mixed-use commercial properties. The surrounding area is anchored by a diverse mix of residential communities, boutique retail, restaurants, creative businesses, and essential neighborhood services that cater to both residents and visitors. Proximity to major employment centers, transit corridors, and continued private investment across Central Los Angeles supports long-term market fundamentals.

With its walkable urban environment, growing cultural appeal, and limited new supply, Melrose Hill offers investors exposure to a high-barrier-to-entry submarket with durable tenant demand and long-term appreciation potential as East Hollywood continues to evolve. Recent reinvestment in the neighborhood has further elevated its profile as an emerging destination for dining, design, and creative commerce.





2610-2620 W SUNSET

Los Angeles, CA 90026 (Los Angeles County) - East Hollywood/Silver Lake Submarket

★★★★☆
Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
3/7/2025	\$2,787,000 (\$529.45/SF)	5,264 SF	Confirmed	1924	4,356 SF/0.10 AC	Research Complete	7098019	5402-013-010 +1



720-720 1/2 N VIRGIL AVE

Los Angeles, CA 90029 (Los Angeles County) - East Hollywood/Silver Lake Submarket

★★★★☆
Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
2/25/2026	\$2,580,000 (\$454.39/SF)	5,678 SF	Confirmed	1987	4,792 SF/0.11 AC	Research Complete	7548250	5539-019-022



149 S WESTERN AVE

Los Angeles, CA 90004 (Los Angeles County) - East Hollywood/Silver Lake Submarket

★★★★☆
Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
1/8/2025	\$1,785,000 (\$413.19/SF)	4,320 SF	Confirmed	1919	6,477 SF/0.15 AC	Research Complete	7012566	5517-002-014



5969 MELROSE AVE

Los Angeles, CA 90038 (Los Angeles County) - Hollywood Submarket

★★★★☆
Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
6/6/2025	\$4,505,000 (\$544.48/SF)	8,274 SF	Confirmed	1948	14,375 SF/0.33 AC	Research Complete	7195772	5533-034-025



6249 SANTA MONICA BLVD - NADINE'S MUSIC & PRO AUDIO

Los Angeles, CA 90038 (Los Angeles County) - Hollywood Submarket

★★★★☆
Retail

Sold	Sale Price	GLA	Price Status	Built	Land Area	Sale Comp Status	Sale Comp ID	Parcel Numbers
10/3/2025	\$2,250,000 (\$652.36/SF)	3,449 SF	Full Value	1947	8,400 SF/0.19 AC	Research Complete	7369827	5534-005-002

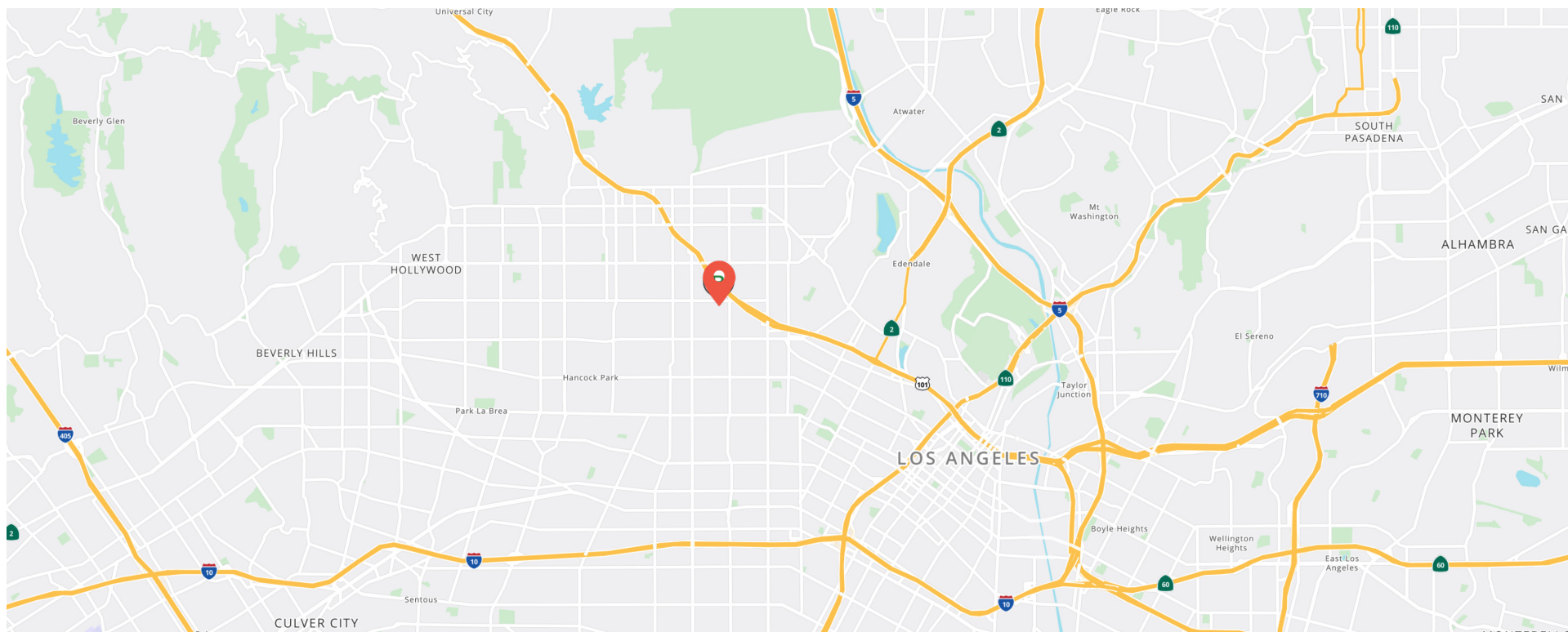
DEMOGRAPHICS: 4703 MELROSE AVE, LOS ANGELES, CA



POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	18,628	164,928	338,431
Black	2,925	27,842	86,445
American Indian / Alaskan Native	1,815	11,586	18,872
Asian	16,238	114,046	189,039
Hawaiian & Pacific Islander	88	566	1,221
Two or More Races	43,582	236,996	435,644
Hispanic Origin	46,780	247,448	450,025

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	83,101	548,410	1,062,873
2025 Population	83,275	555,964	1,069,653
2030 Population Projection	83,237	557,196	1,070,228

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$81,142	\$95,341	\$101,728
Median Household Income	\$57,537	\$65,593	\$70,298



EXCLUSIVELY PRESENTED BY :



CHRIS COMFORT

President

Office: 424-293-8085 ext. 101
Mobile: 818-917-6558
ccomfort@gowithapex.com
License #: 01407997

COURTNEY SPROTTE

Associate / Agent

Office: 424-293-8085 ext. 107
Mobile: 310-850-0152
courtney@gowithapex.com
DRE: 02336557



Apex Properties

2609 Manhattan Beach Blvd. Suite 200
Redondo Beach, CA 90278

Office: 424-293-8085
www.gowithapex.com
License # 01799409

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from APEX PROPERTIES and it should not be made available to any other person or entity without the written consent of APEX PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to APEX PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject

property. The information contained herein is not a substitute for a thorough due diligence investigation. APEX PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, APEX PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has APEX PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE APEX PROPERTIES ADVISOR FOR MORE DETAILS.