



Move-In Ready Hollywood Owner-User Office Opportunity

5735 Melrose Ave. Hollywood

Executive Summary

Hollywood's Premier Boutique Office Steps from Paramount & Larchmont Village

JLL is the exclusive sales and marketing agent for the sale of the fee simple interest in 5735 Melrose Avenue, Hollywood, CA, an approximately 8,966 rentable square foot, 2 story creative and entertainment office building 1 block from Larchmont Village. The offering represents a unique opportunity for an owner-user to acquire a fully renovated boutique creative office building with custom features like a high-end theater,

film vault, and editing rooms. With Hollywood historically being one of the most dynamic markets in the greater Los Angeles area, coupled with the new \$750 MM film tax credit program from the State of California, 5735 Melrose is strategically located in the heart of Los Angeles' present and future. The Property is offered on an "As-is", "Where-is" basis.

Purchase Price:	\$7,500,000 (\$836/RSF)
Address:	5735 Melrose Ave. Hollywood, CA APN: 5534-036-030
Zoning:	C2-1D
Occupancy:	Vacant within 9 months after closing
Year Built:	1952
Stories:	Two stories
Building Size:	Approx. 8,966 rentable square feet*
Land Size:	11,480 square feet (0.26 acres)
Lot Dimensions:	Approx. 100.00' x 113.35'
Parking:	15 spaces with the potential for approx. 21 spaces (2.34/1,000) utilizing parking stackers. ParkPlus has provided a proposal for 6 parking stacker units to achieve 21 total spaces. Their proposal is available upon request.
Ownership:	Fee Simple

* BOMA 2025

** The adjacent parcel next door located at 5747 Melrose may be available for sale or lease for additional parking. Inquire for details.





Lobby / Reception / Living Room



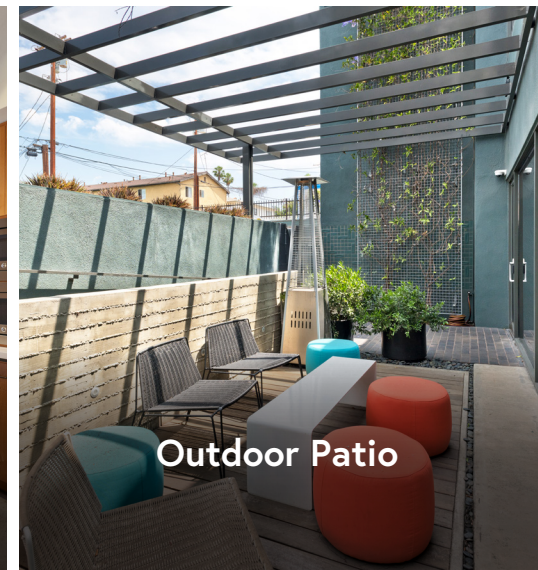
Theatre



Conference Room



Kitchen / Cafe



Outdoor Patio

Floor Plan - First Floor

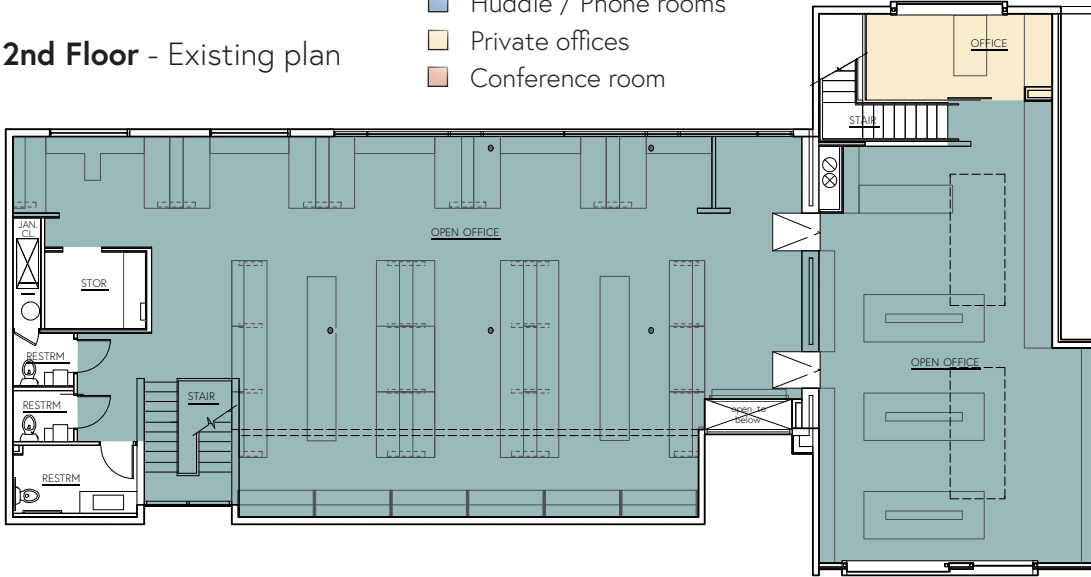
1st Floor - Existing Plan



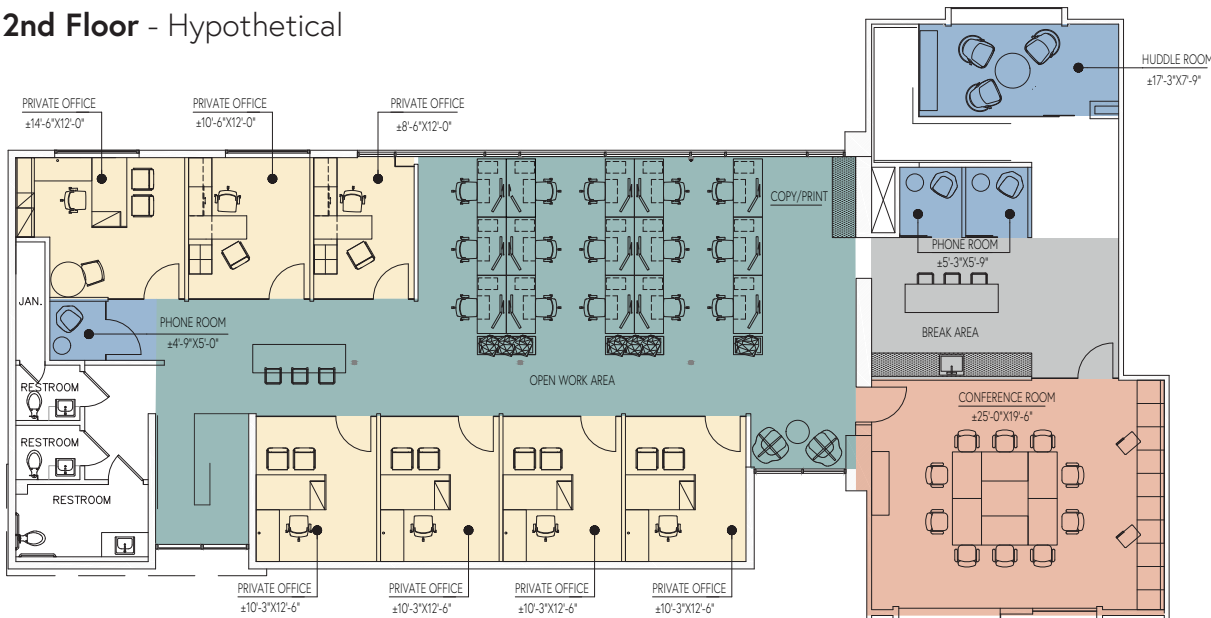
Floor Plan - Second Floor

- Open workspace
- Break area
- Huddle / Phone rooms
- Private offices
- Conference room

2nd Floor - Existing plan



2nd Floor - Hypothetical



Parking and Zoning

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Parking:

There are currently 15 spaces with the potential for approx. 21 spaces utilizing parking stackers. ParkPlus has provided a proposal for 6 parking stacker units for the parking spaces along the alley to achieve a total of 21 spaces. ParkPlus' proposal is available upon request.



Zoning:

The property is zoned C2 which permits a variety of uses including office, medical and retail. According to ZIMAS, the property is covered under AB 2097 & AB 2334, which reduces parking requirements for properties near public transit. The property also has a Tier 3 TOC designation. Buyer to verify.



Close to Everything

Strategically positioned in The Hollywood Media District, the Property offers direct access to Los Angeles' entertainment hub supporting feature film, television and online content creators. World-class production facilities including Paramount Studios, RED Studios, Raleigh Studios, Sunset Las Palmas Studios and Television Center are all nearby. The location also benefits from bordering the sought-after Larchmont Village, known for its upscale boutique shopping and acclaimed dining.

92 Walker's Paradise

Within a few minutes' walk to local favorites:

- Providence
- Cafe Gratitude
- Osteria Mozza
- Mario's Peruvian & Seafood
- Astro Burger
- Tu Madre
- Max & Helen's
- Kali
- Osteria Mamma & more!



Hollywood Epitomizes Live, Work, Play



Larchmont Village: The coolest neighborhood in Hollywood



Best-in-class housing



State of the art office and studios

5735 Melrose is located in the Hollywood office submarket – one of the premier submarkets on Los Angeles' Westside. Netflix (1,500,000 SF), Viacom (167,000 SF), Company3 (130,000 SF), Skims (100,000 SF) and BuzzFeed (60,000 SF) all have major long term facilities in Hollywood. In addition, the immediate area, known as the Hollywood Media District, has witnessed an influx of office, residential and mixed-use development. The Hollywood submarket is recognized as one of the more accessible submarkets on the Westside with its location between Downtown LA, Beverly Hills, West Hollywood and the San Fernando Valley.

Own vs. Lease with Great Financing Options

5735 Melrose Ave is a unique opportunity for an owner-user to purchase a move-in ready commercial building with flexibility to occupy as a single user or multi-tenant. Interest rates are improving and an owner-user could take advantage of incredibly low down payment programs through the SBA. The opportunity to own your own property instead of renting makes considerable financial sense.

Potential SBA Financial Demonstration at 90% LTV

Scenario A	WFSBA 7(a) Loan	Scenario B	WFSBA 504 Loan
Purchase price	\$ 7,620,000	Purchase price	\$ 7,620,000
Leasehold improvements	0	Leasehold improvements	0
Working capital	0	Working capital	N/A
Estimated closing costs ¹	15,000	Estimated closing costs ¹	15,000
Est. WFSBA and CDC Fees	90,957	Est. WFSBA and CDC Fees	90,957
Total project costs	\$ 7,639,300	Total project costs	\$ 7,639,300
Less: Buyer's equity 10%	770,200	Less: Buyer's equity 10%	770,200
Less: CDC Debenture	3,091,008	Less: CDC Debenture	3,091,008
Estimated loan amount⁵	\$ 3,849,800	Estimated loan amount⁵	\$ 3,849,800
Typical Amortization (months)	360	Typical Amortization (months)	300
Typical Term (months)	120	Typical Term (months)	300
Rate structure option	504: 25-Yr Fixed	Rate structure option	504: 25-Yr Fixed
Interest rate ⁶ (example only)	5.75	Interest rate ⁶ (example only)	6.15
Est. WFSBA Mthly Pmt	\$ 22,663	Est. WFSBA Mthly Pmt	\$ 25,362
Est. CDC mthly pmt 5.862%	\$ 19,809	Est. CDC mthly pmt 5.862%	\$ 19,809
Est. mthly pmt. ⁶ (example only)	\$ 42,472	Est. mthly pmt. ⁶ (example only)	\$ 42,171

Note: The above terms are only for demonstration and are not based on an actual request for credit.

Own vs. Lease Comparison*

Rental analyses:	WFSBA 504 Loan
Square Feet:	8,966
Rent / SF (NNN)*:	\$4.00
Subtotal:	\$35,864
15 Parking Spots @ \$200 per spot	3,000
Total Monthly Rent:	\$38,864
Purchase Analyses - Conventional Financing:	
Loan amount with 30% down payment	\$5,495,000
Interest Rate	6.00%
Amortization	30 Years
Monthly P&I Payment:	\$32,945
Total Monthly to Own:	\$32,945

Sales Comparables



Address	706 N Citrus Ave Los Angeles, CA 90038
Sale price	\$6,600,000
Price/SF	(\$1,100.00/SF)
Building size	6,000 SF
Sale date	3/29/2024
Building type	B
Year built	2017



Address	1210-1212 N La Brea Ave West Hollywood, CA 90038
Sale price	\$4,581,500
Price/SF	(\$903.83/SF)
Building size	5,069 SF
Sale date	7/26/2024
Building type	B
Year built	1954



Address	1741 Cherokee Ave Los Angeles, CA 90028
Sale price	\$5,375,000
Price/SF	(\$797.12/SF)
Building size	6,243 SF
Sale date	3/1/2024
Building type	B
Year built	2012



Address	905 Cole Ave Hollywood, CA 90038
Sale price	\$3,565,000
Price/SF	(\$713.00/SF)
Building size	5,000 SF
Sale date	8/21/2025
Building type	C
Year built	1966



Address	5550 Melrose Ave, Los Angeles, CA 90038
Sale price	\$3,980,000
Price/SF	(\$833.68/SF)
Building size	4,768 SF
Sale date	8/6/2025
Building type	C
Year built	1924



Address	2920 W Sunset Blvd, Los Angeles, CA 90038
Sale price	\$4,800,000
Price/SF	(\$1,357.14/SF)
Building size	3,500 SF
Sale date	8/7/2025
Building type	C
Year built	1951/1960 Ren.





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