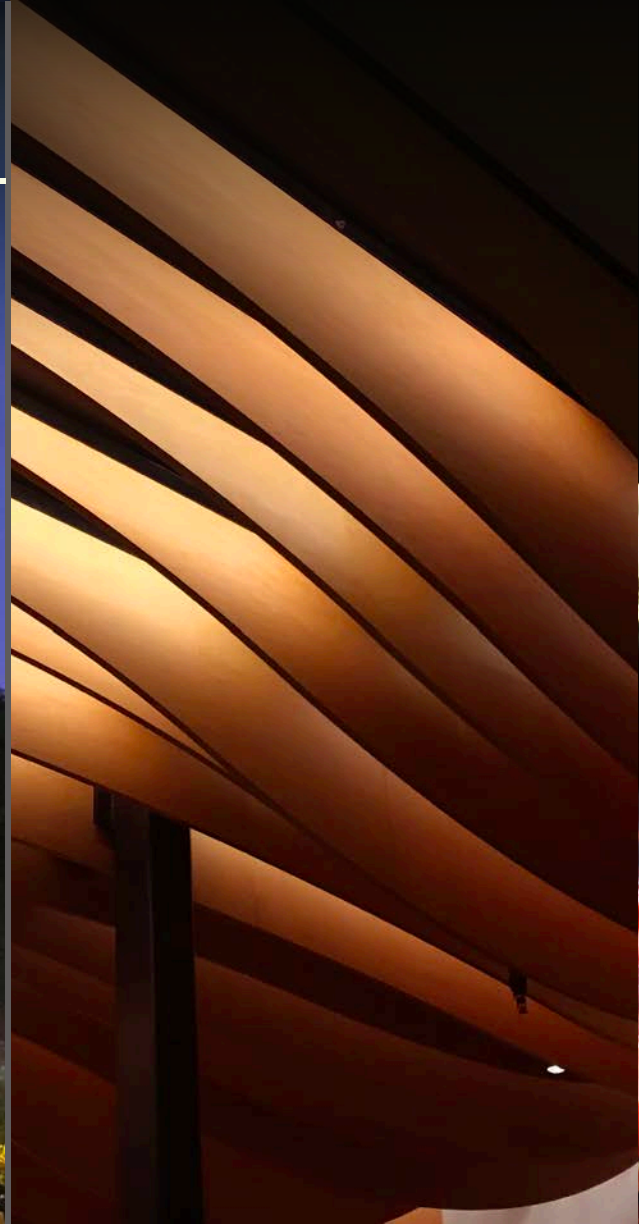
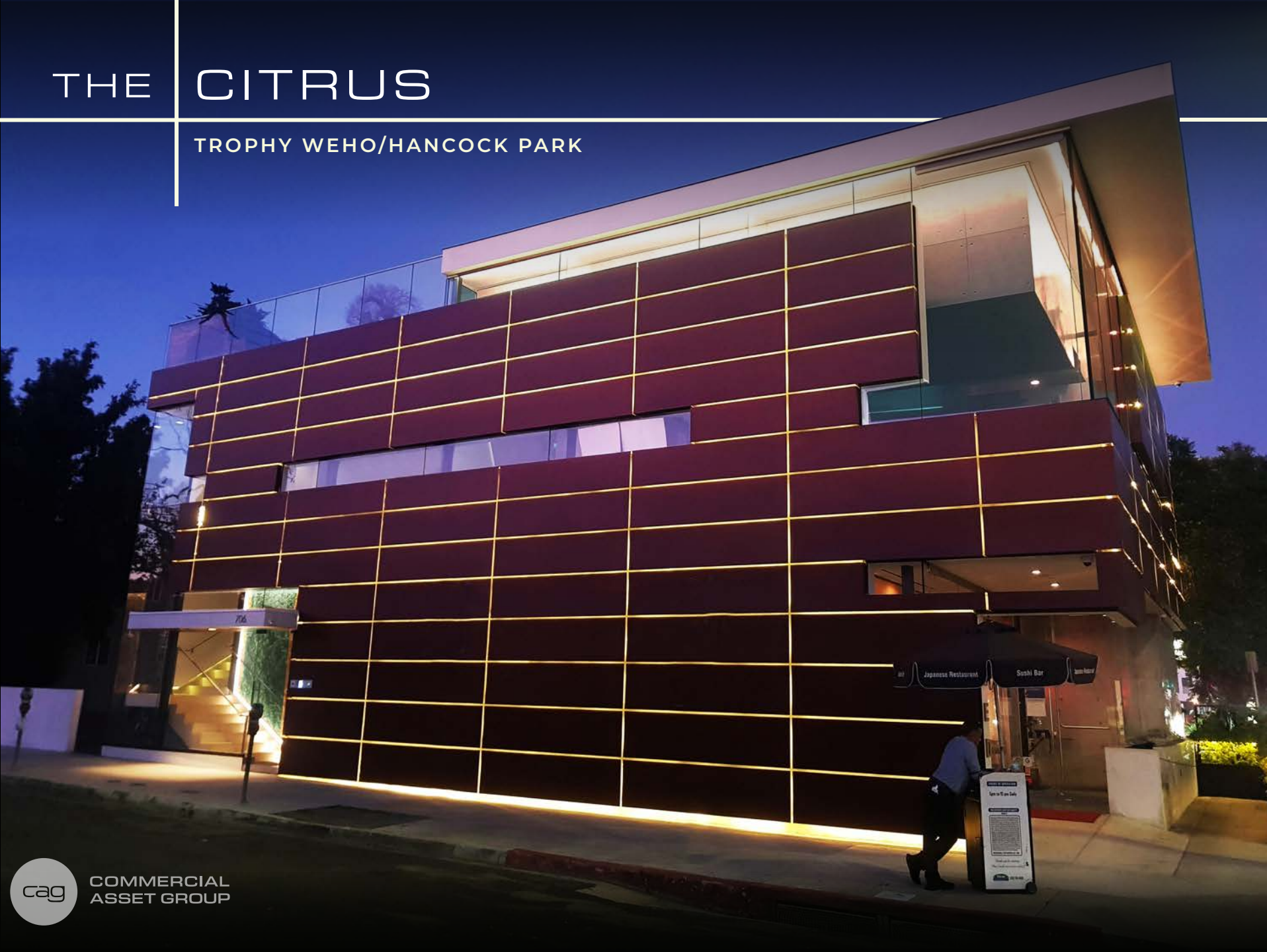


THE CITRUS

TROPHY WEHO/HANCOCK PARK



6623 MELROSE AVE
LOS ANGELES, CA 90038

cag

COMMERCIAL
ASSET GROUP

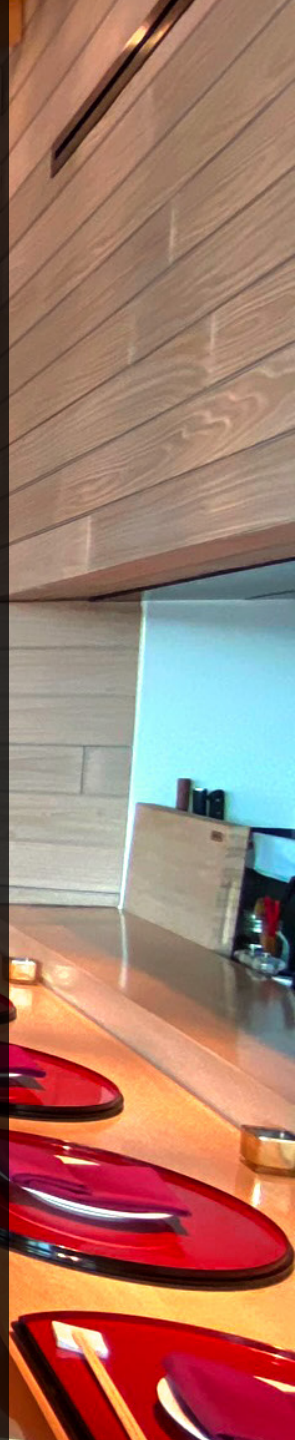


PURCHASE PRICE
\$7,095,000

USABLE SQFT
±6,000

(INCLUDING ROOFTOP)

- Unbelievable opportunity for a partial or a full owner user. This mixed-use building has a ground floor full-service restaurant with type 47 alcohol license, a second floor extremely high-end office/coworking space, and a rooftop oasis with a brand-new CUP for a private social club with another RARE full alcohol permit.
- Building was built new in 2017 with no expense spared. Building features wonders of architecture not seen in any similar small building in LA, combined with some of the most advanced entertainment and high-speed technologies available.
- Building is located on one of the best restaurant stretches in Los Angeles with neighbors such as Pizzeria Mozza, Osteria Mozza, Chi Spacca, Le Petit Trois and the new Jordan Kahn restaurant, Meteora. The property borders Hancock Park, Hollywood, West Hollywood and Beverly Grove.





3

Liquor Permits

- Groundfloor Restaurant - **Full Liquor**
- Streetside - **Full Liquor**
- Rooftop Private Club - **Full Liquor**

THE RESTAURANT (GROUND FLOOR)

The ground floor has +/-2,000 SQFT of the most impressive small restaurant space in the city. Originally designed with Nobu Matsuhisa for his custom concept, it features a glass floor at the entrance with running stream and waterfall, with a stunning ceiling of sculptural maple that off-sets stone paneling and black steel. The space was built with a chef's kitchen, private dining room, and a temperature-controlled wine storage room. **CUP grants a Type 47 liquor license (Full Liquor) with an 2nd permit to serve alchohol streetiside on Melrose Ave.**

THE OFFICE (SECOND FLOOR)

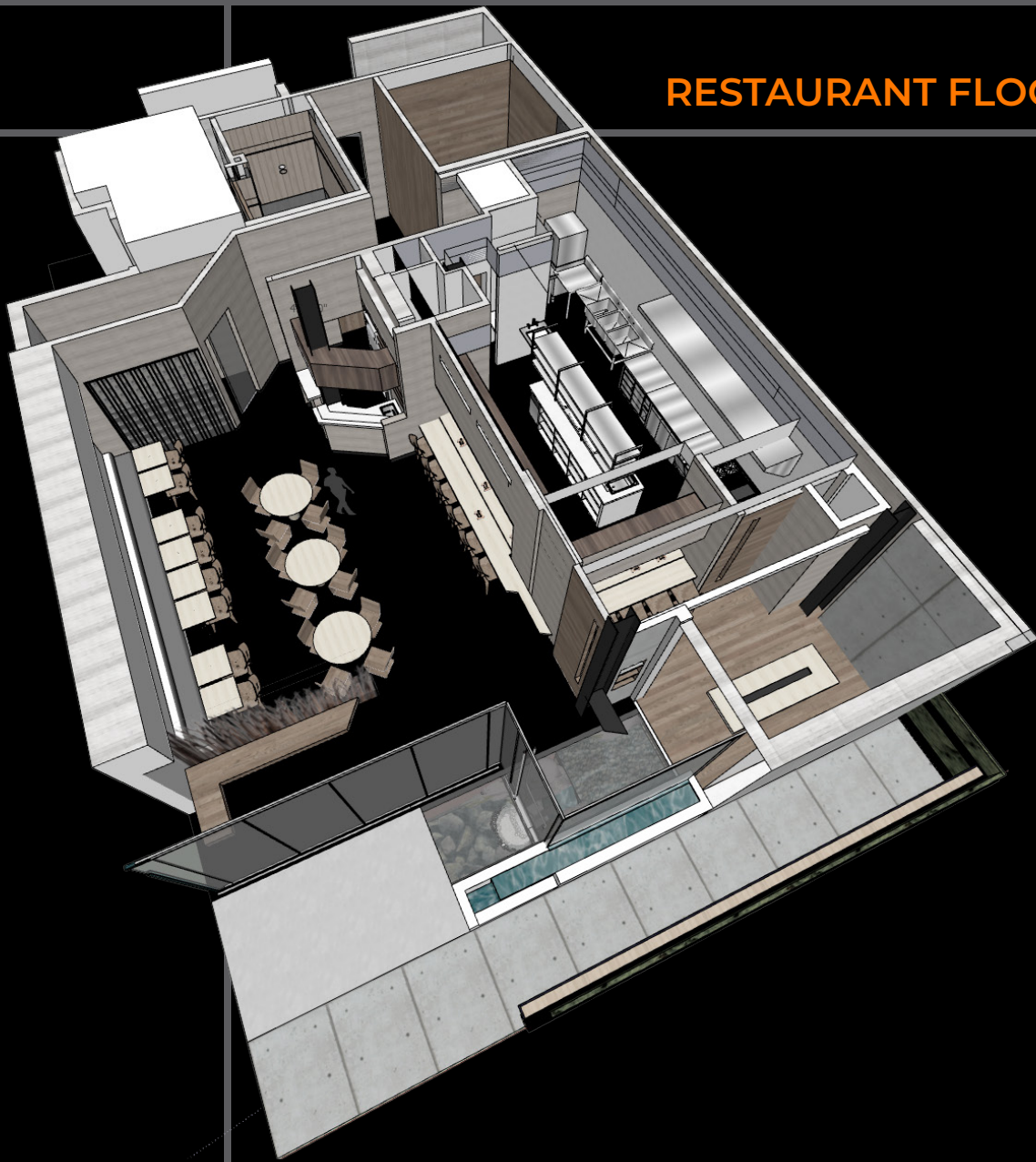
With a 2-story green wall and waterfall, the second-floor office space connects nature seamlessly to the work environment. With 3 miles of wiring and state of the art technology, it has 9 private Offices and a conference room, elegantly designed to fit into +/-2,500 SQFT. All offices are connected to machine room via conduit and have glass doors, individual thermostats, automatic shades, and high-end wood furniture. The conference room converts into a remarkable open-air garden. The space also features a 5.1 media room, SAVANT A/V automation, keycard access control at every office, hidden LIVEWALL speakers in every room, ultra-fast internet, an anti "solar flare" lead-lined machine room, and more.

THE ROOFTOP

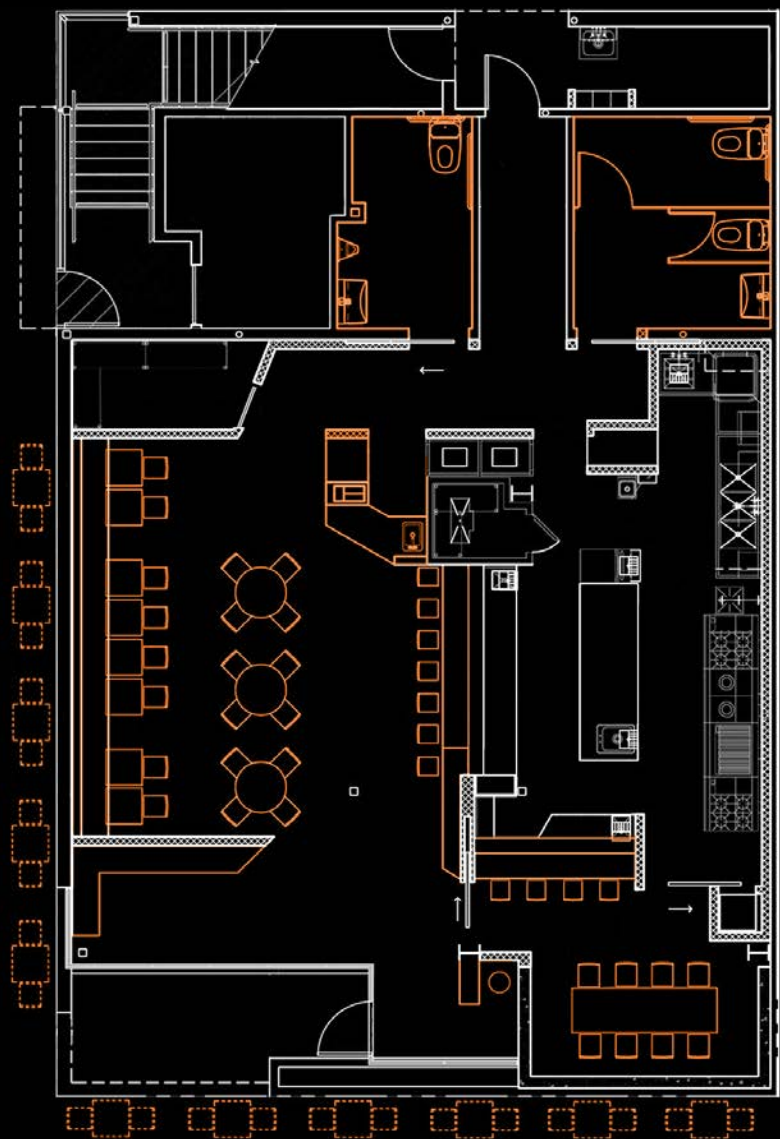
The Rooftop Deck is one of the most singular spaces in Los Angeles. It features an enchanting Japanese inspired garden, designed by Takeo Uesugi, the master garden designer for the Huntington Gardens. Other features include a firepit, high-end audio system by Roberts HV (private theater designers to the stars), a digital projector screen built into the stone wall, a working bar, and a dumb-waiter with direct access to the restaurant cookline. The roof serves can serve multiple purposes, ranging from a outdoor recreation area for the office during the day, **to a fully licensed private social club, with a seperate RARE / full alcohol license.**



RESTAURANT FLOORPLAN

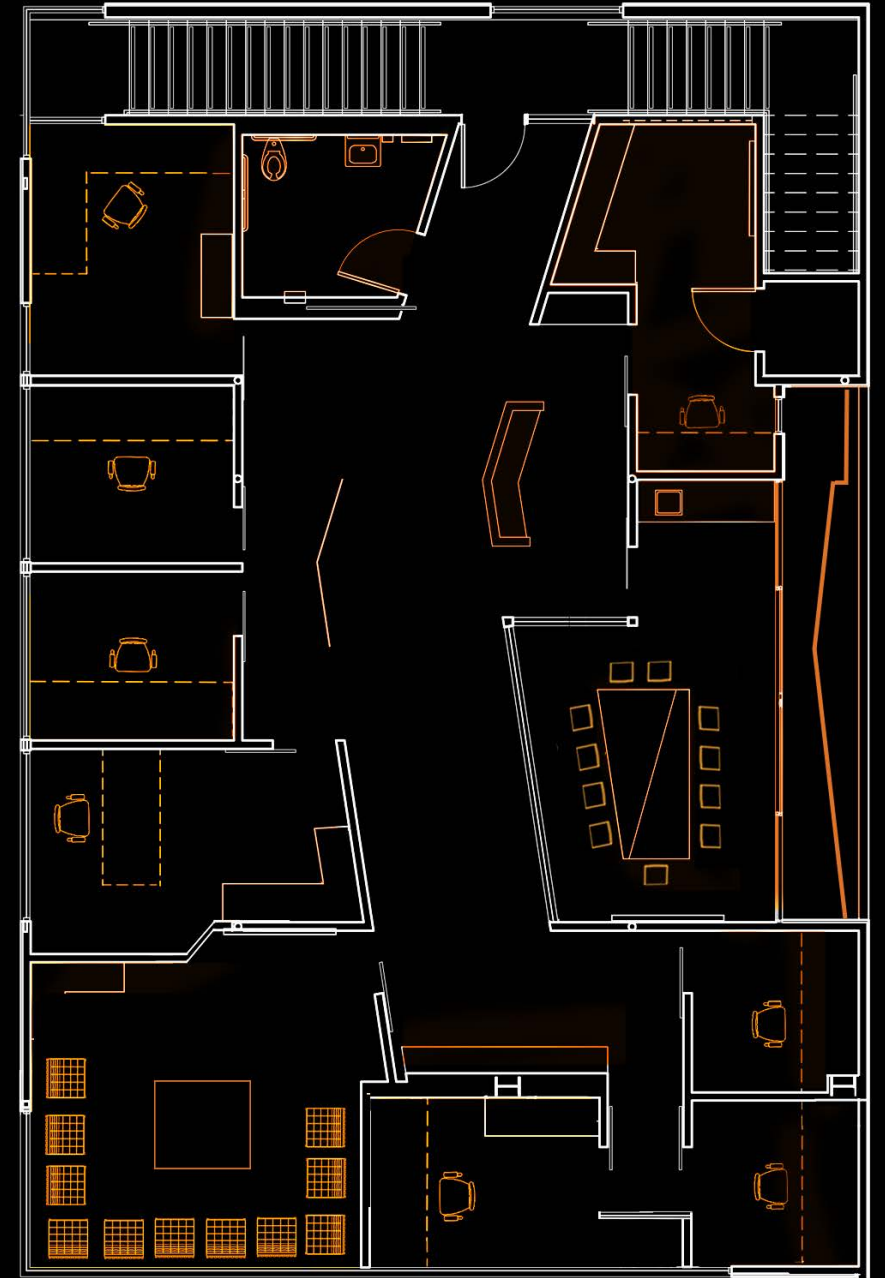


N. CITRUS AVE.

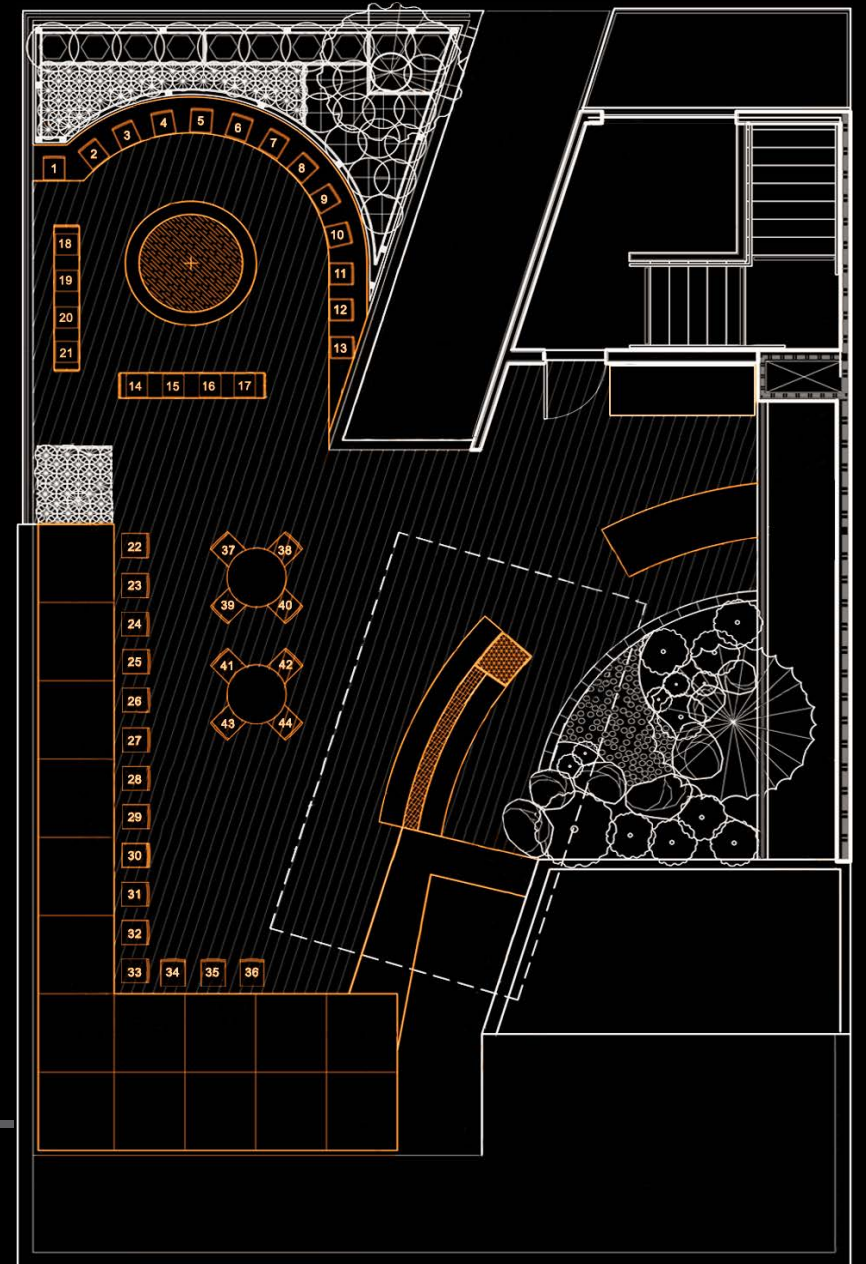
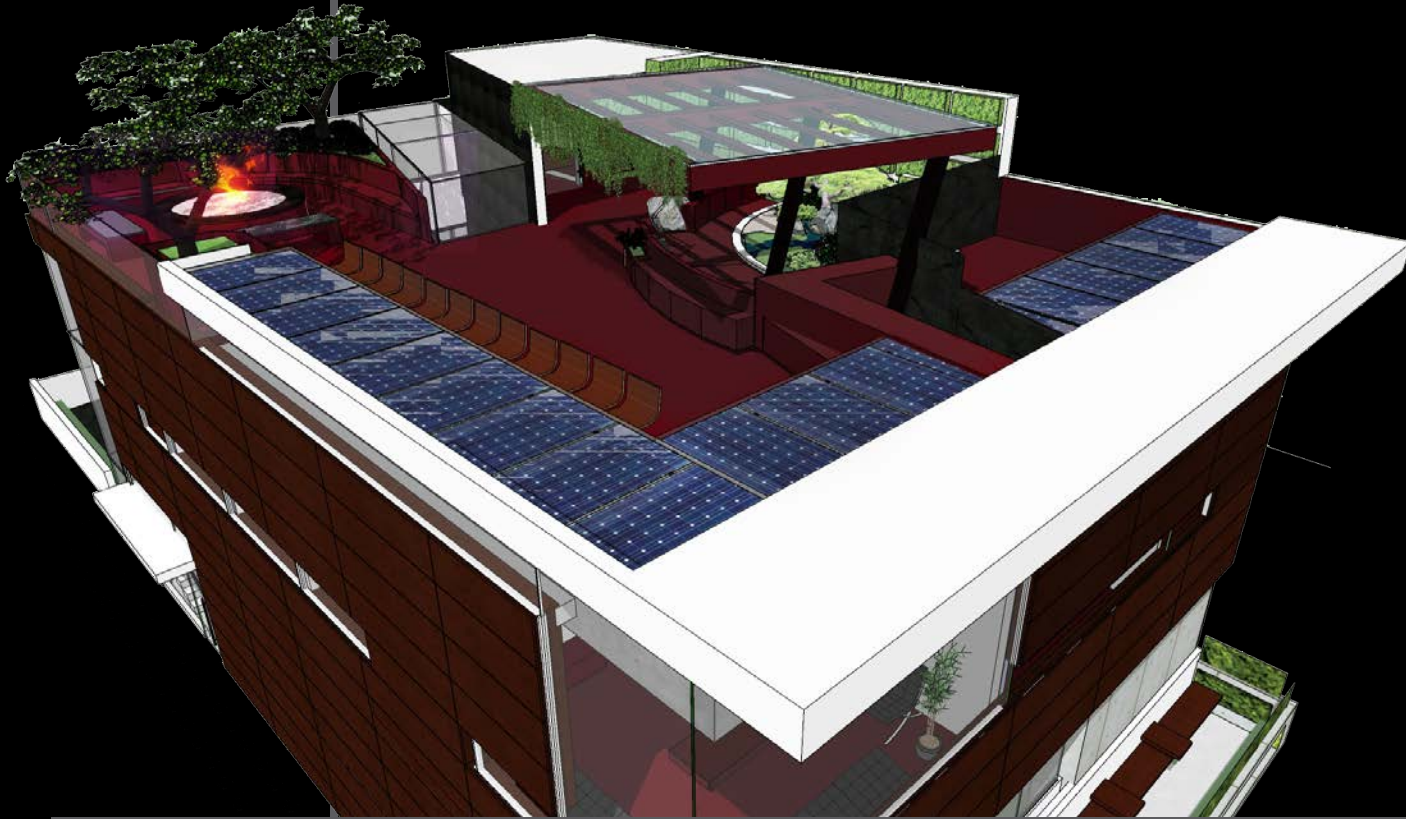


MELROSE AVE.

OFFICE FLOORPLAN



ROOFTOP FLOORPLAN





POPULATION 42,830

AVERAGE AGE 39



MEDIAN HOUSEHOLD INCOME \$65,303

MEDIAN HOME PRICE \$1,022,084

*ALL DEMOGRAPHICS ARE WITHIN ONE MILE

SUBJECT PROPERTY





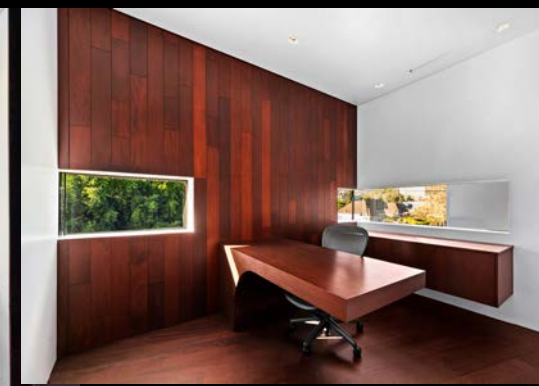
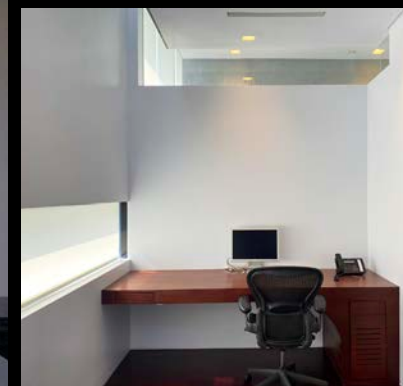
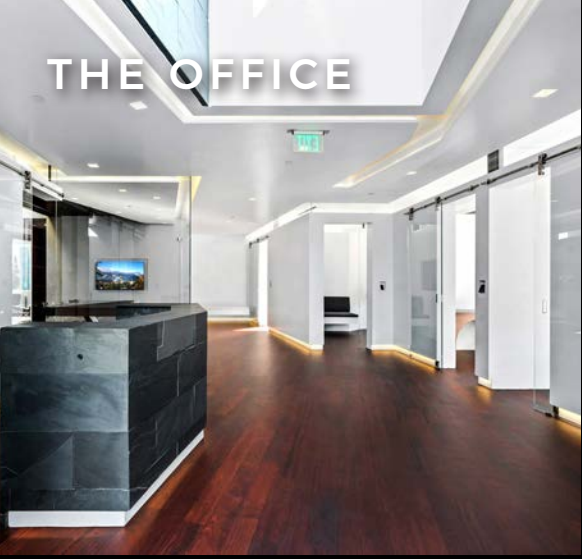
THE RESTAURANT







THE OFFICE

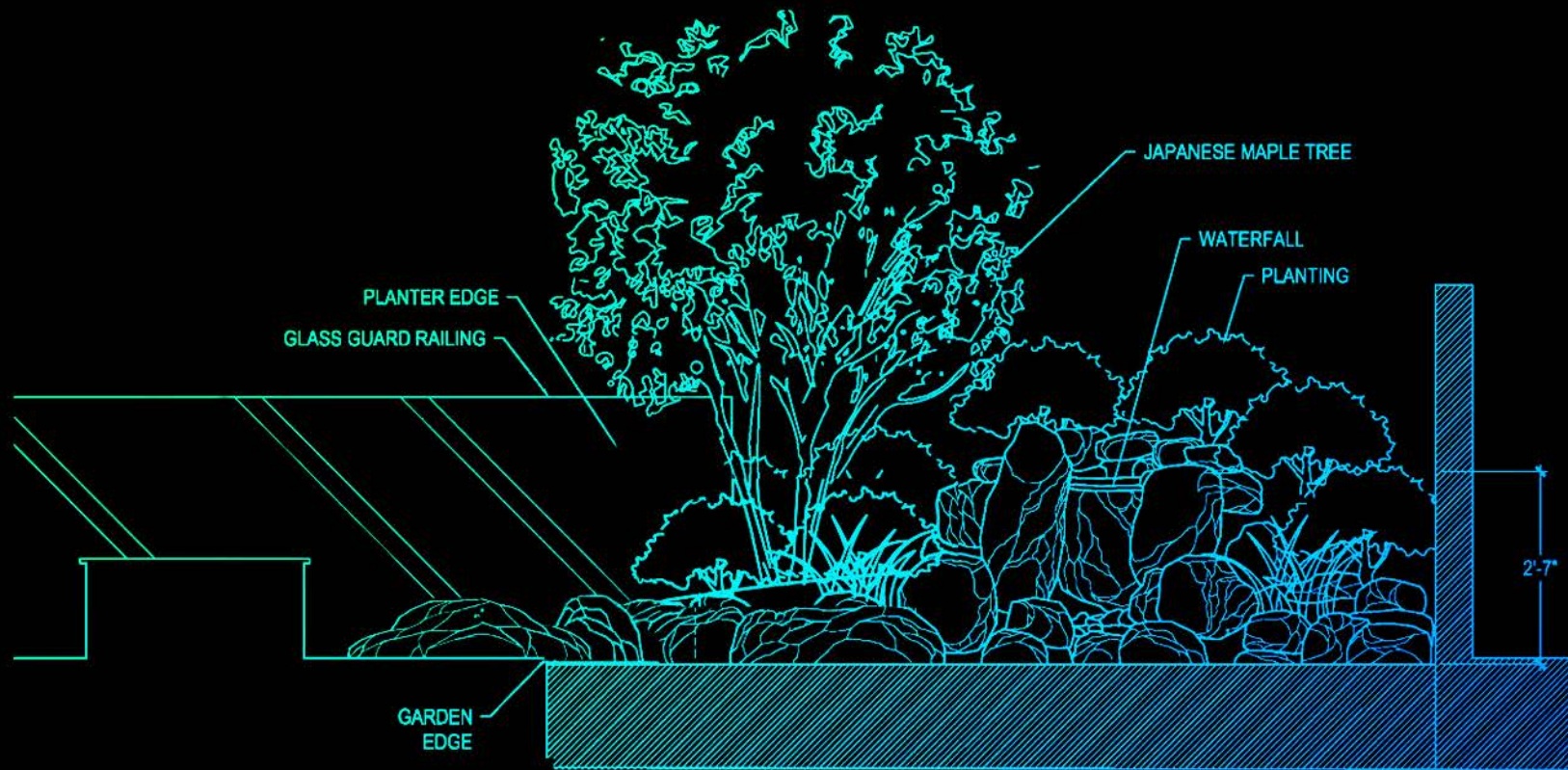






THE ROOFTOP





ELEVATION OF JAPANESE WATERFALL FEATURE

JAPANESE GARDEN DESIGN PLAN
ROOFTOP INTERLACE BLDG

SCALE: $\frac{1}{4}" = 1'-0"$

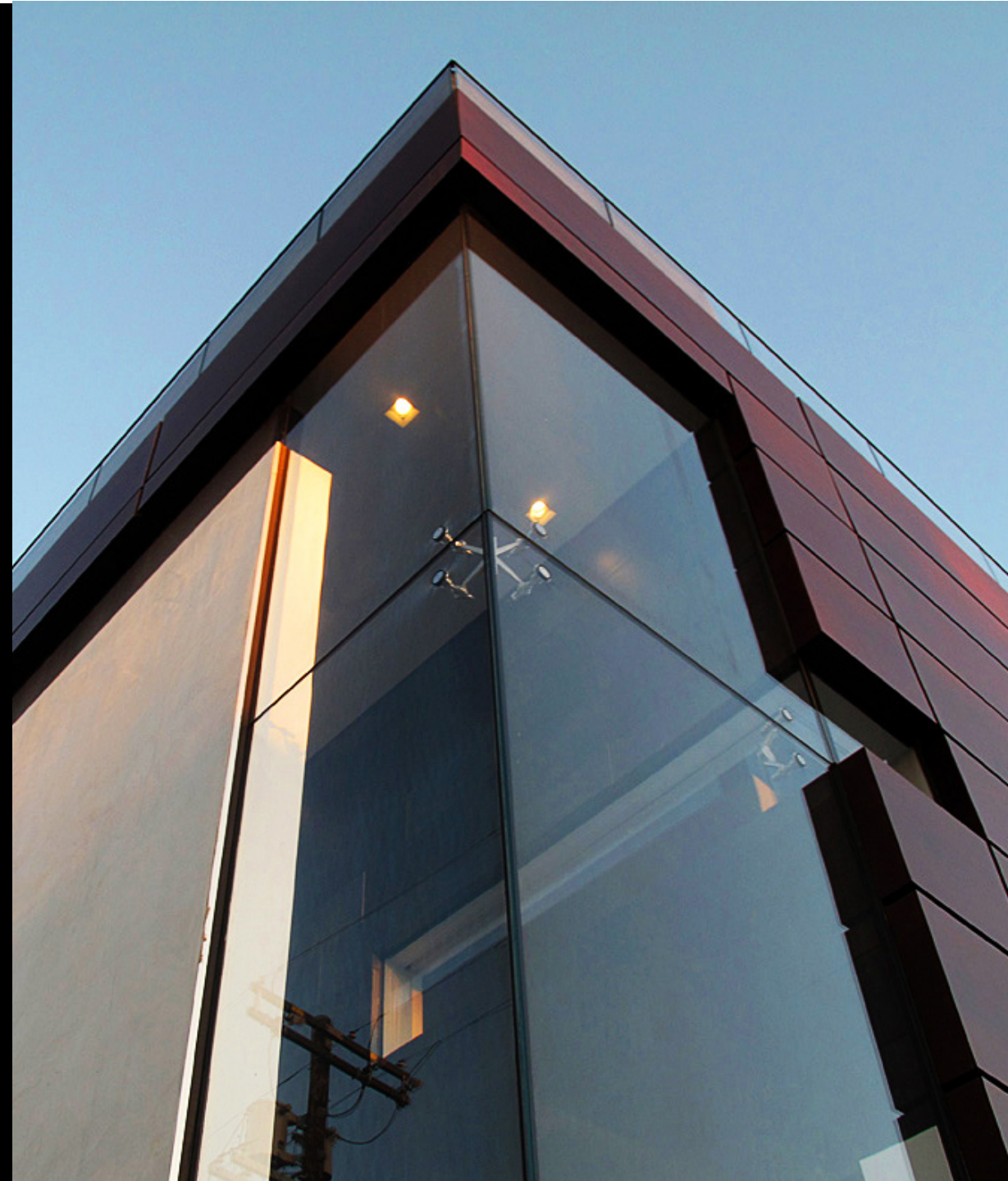


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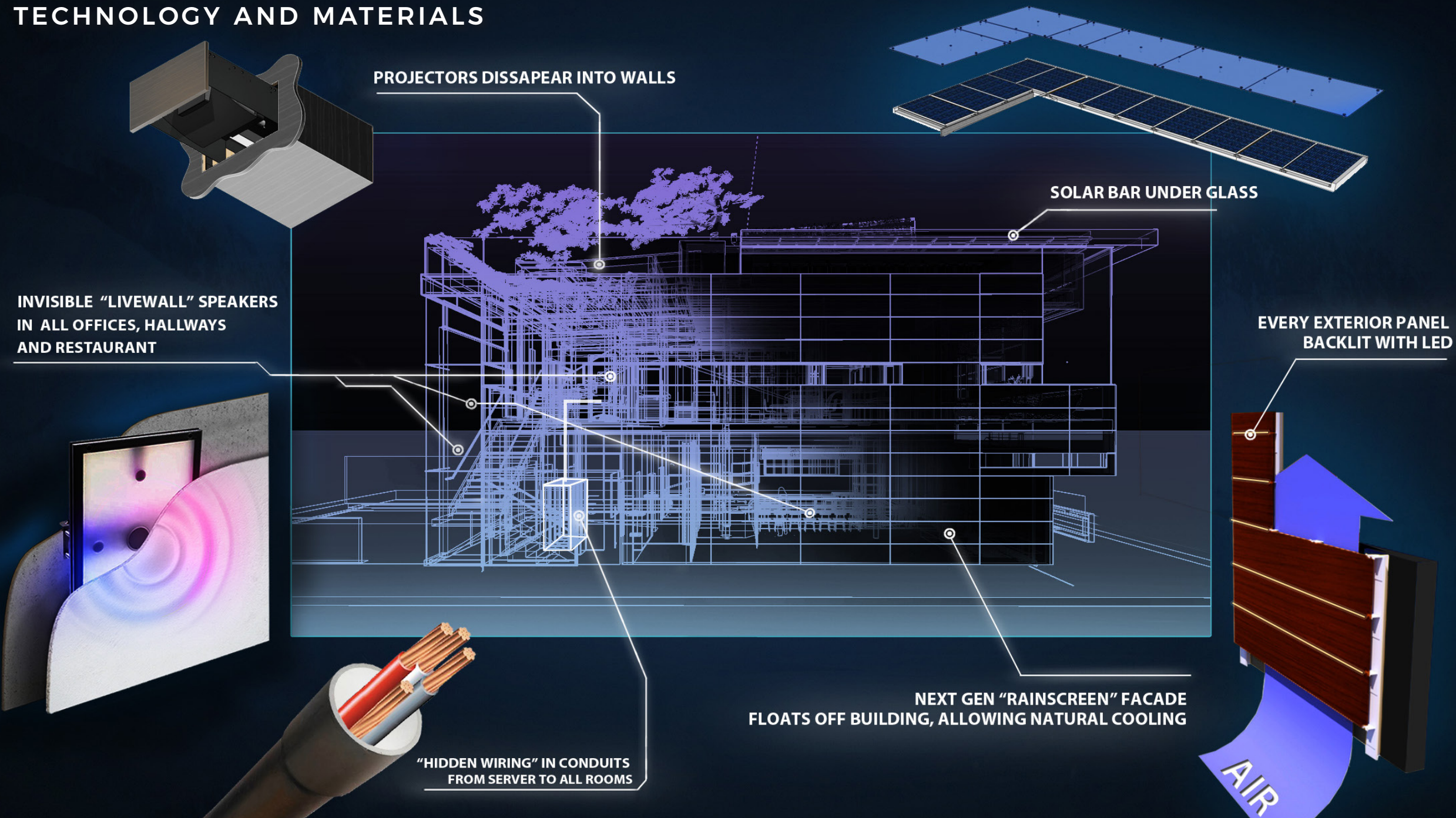
The rooftop Japanese Garden was one of final projects of the world famous landscape architect [Takeo Uesugi](#). Among his credits include the Huntington Gardens in Pasadena and the Friendship Garden at Balboa Park in San Diego.



EXTERIOR



TECHNOLOGY AND MATERIALS





○ providence





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