

1646 N. Las Palmas Ave.

LOS ANGELES, CA 90028

AVAILABLE FOR SALE



OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Property Overview



CityStreet Commercial is proud to present an extraordinary opportunity to acquire a landmark corner property at **1646 N. Las Palmas Ave**, in the heart of the Hollywood Entertainment District. This high-visibility site sits along the Hollywood Walk of Fame, which draws over 10 million visitors annually and anchors one of Los Angeles' most iconic and heavily trafficked destinations. The property is centrally located within the Hollywood Streetscape Revitalization Project—designed to enhance pedestrian experience and support local business—and is surrounded by major attractions like the TCL Chinese Theatre, Ovation, and popular restaurants including Grandmaster Recorders and Mother Wolf.

HOLLYWOOD'S OLDEST ITALIAN RESTAURANT

LA'S ORIGINAL PIZZERIA

This location is steeped in cultural heritage as the longtime home of Miceli's, Hollywood's oldest Italian restaurant, founded in 1949. Over the decades, Miceli's welcomed legendary patrons such as Frank Sinatra, Marilyn Monroe, Dean Martin, Elizabeth Taylor, the Beatles, and even Presidents John F. Kennedy and Richard Nixon. Its vintage interiors and singing waitstaff became a beloved part of Hollywood lore. Whether continuing that legacy or launching a new vision, this site offers rare positioning for hospitality, dining, nightlife, or experiential retail in one of LA's most dynamic and enduring neighborhoods.

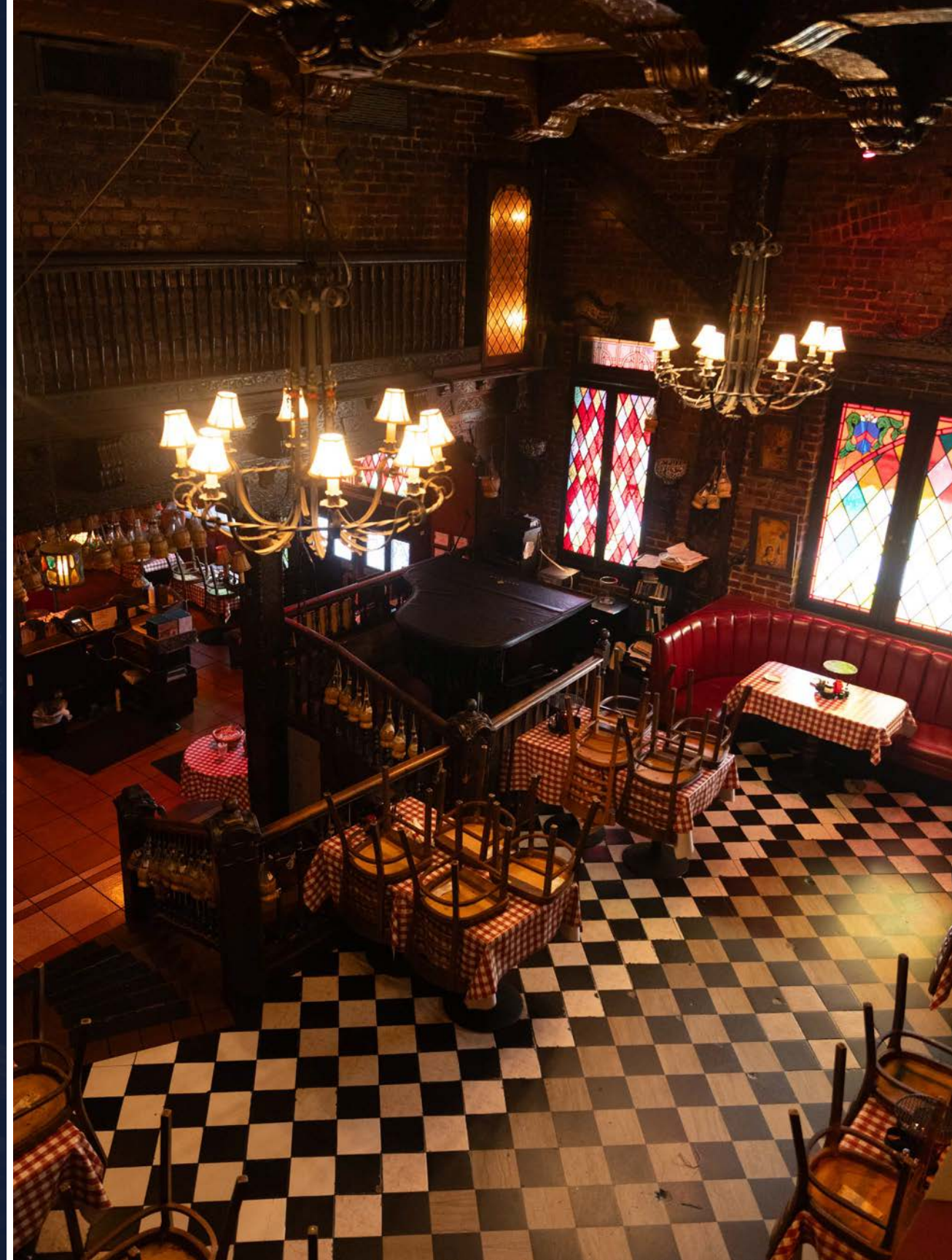
Area Highlights



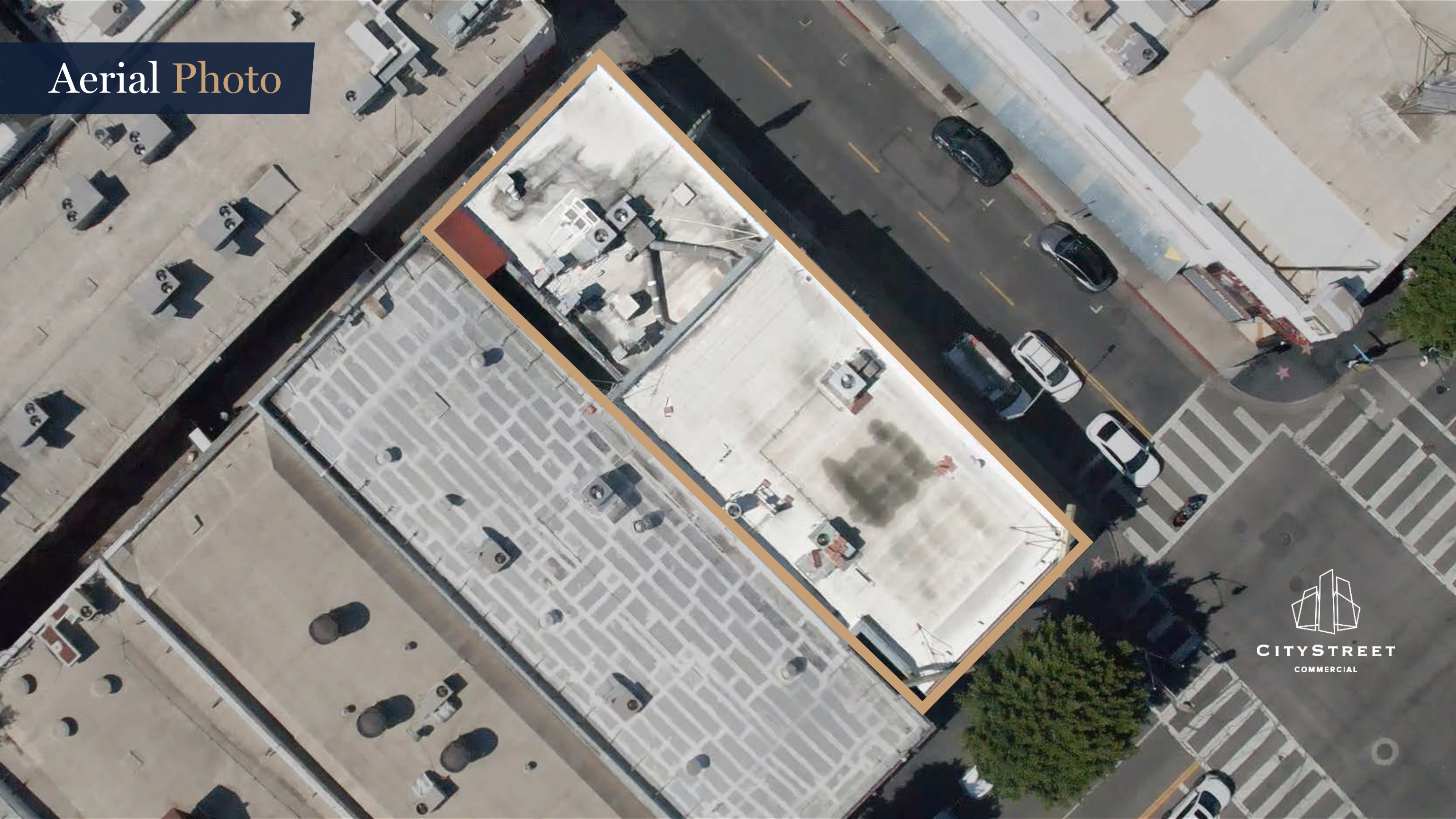
CityStreet Commercial is proud to present **1646 N. Las Palmas Ave.** to the Los Angeles market, home to the iconic Miceli's Restaurant. This second-generation restaurant space with grandfathered signage rights offers exceptional visibility and brand presence in the heart of the Hollywood Entertainment District. Located just steps from renowned destinations such as the TCL Chinese Theatre, Ovation, and Musso & Frank Grill, the property benefits from consistent foot traffic from both tourists and locals. With prime street frontage on a high-profile corner and close proximity to hotspots like Mother Wolf, Grandmaster Recorders, and Dream Hollywood, this site is ideal for a full-service dining concept, a cocktail lounge, or an immersive hospitality experience.

Deal Points

- + **Asking Price: \$4,550,000.00**
- + Building Size: Appx 7,584 SF
- + Land Size: Appx 4,942 SF
- + Hard Corner Property
- + Zoning: LAC4
- + Hollywood Blvd Identity Opportunity
- + APN: 5547-014-015
- + "Grandfathered" Type-47 Liquor License with No Operating Restrictions



Aerial Photo



CITYSTREET
COMMERCIAL

Area Map

1646 N. Las Palmas Ave.





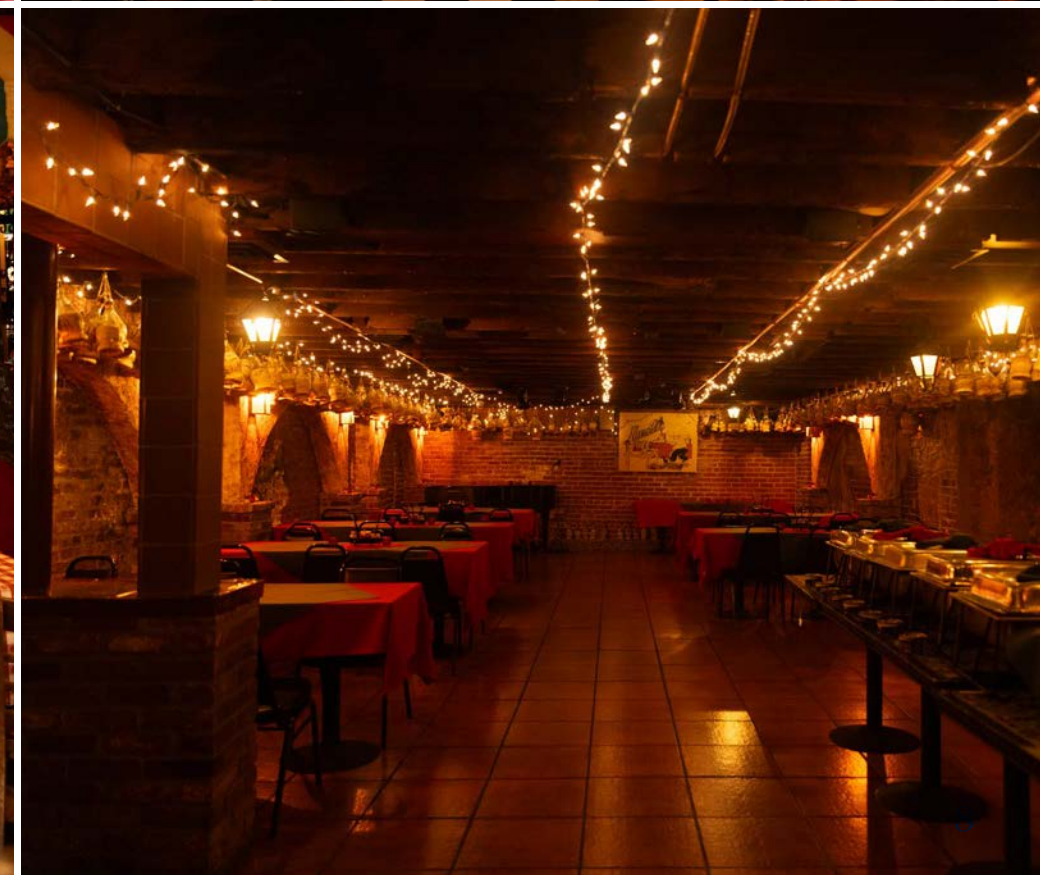
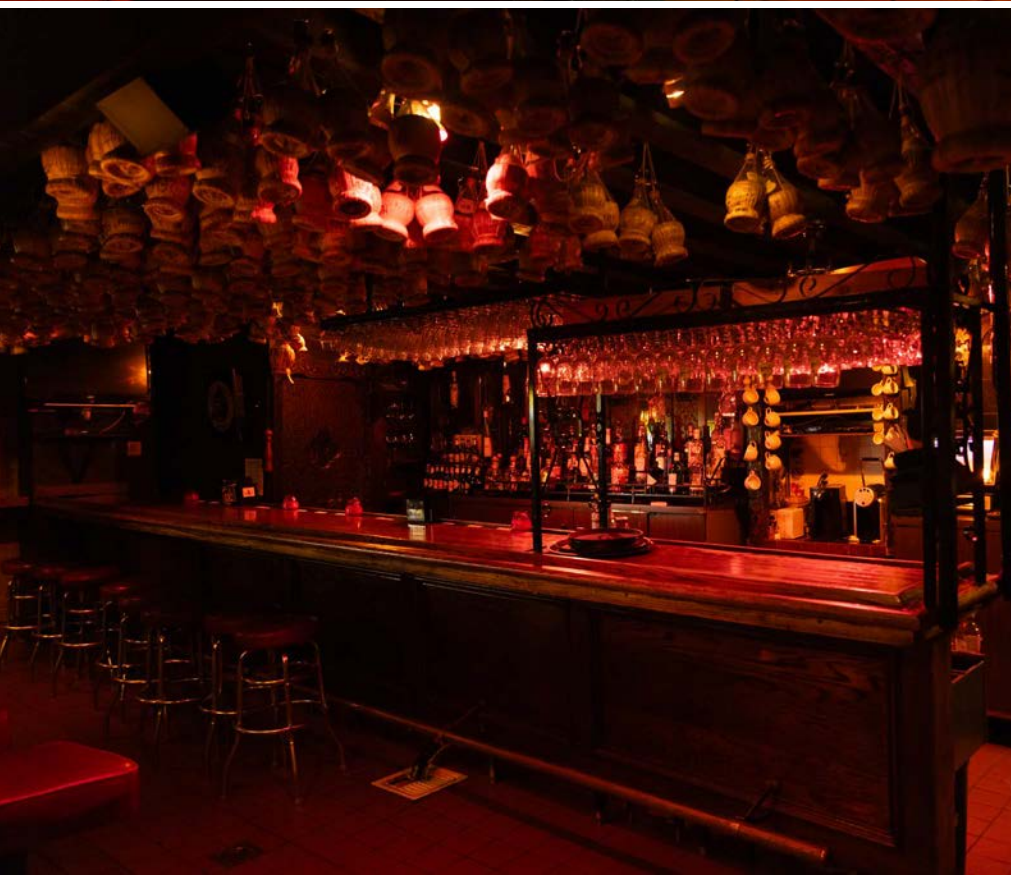
Welcome to the Neighborhood

Hollywood Boulevard stands as one of Los Angeles' most iconic and globally recognized destinations—an energetic blend of history, culture, and nonstop activity. Famed for the Hollywood Walk of Fame and historic landmarks like the TCL Chinese Theatre and Dolby Theatre, the boulevard draws millions of visitors each year from around the world. The area is a vibrant mix of retail, dining, nightlife, and entertainment, featuring a diverse array of flagship stores, boutique retailers, trendy restaurants, and entertainment venues. Surrounded by world-class hotels, major film premieres, and cultural institutions, Hollywood Boulevard offers an electric atmosphere day and night, with constant foot traffic, excellent public transit access, and an unbeatable location at the crossroads of commerce and culture in Los Angeles.

Property Photos



CITYSTREET
COMMERCIAL



Hollywood Demographics



1 Mile

2 Miles

3 Miles



Total Population

60,514

165,857

330,917



Median Age

37.8

38.9

39.2



Total Spending on
Restaurants

\$267.9 M

\$712.4 M

\$1.4 B

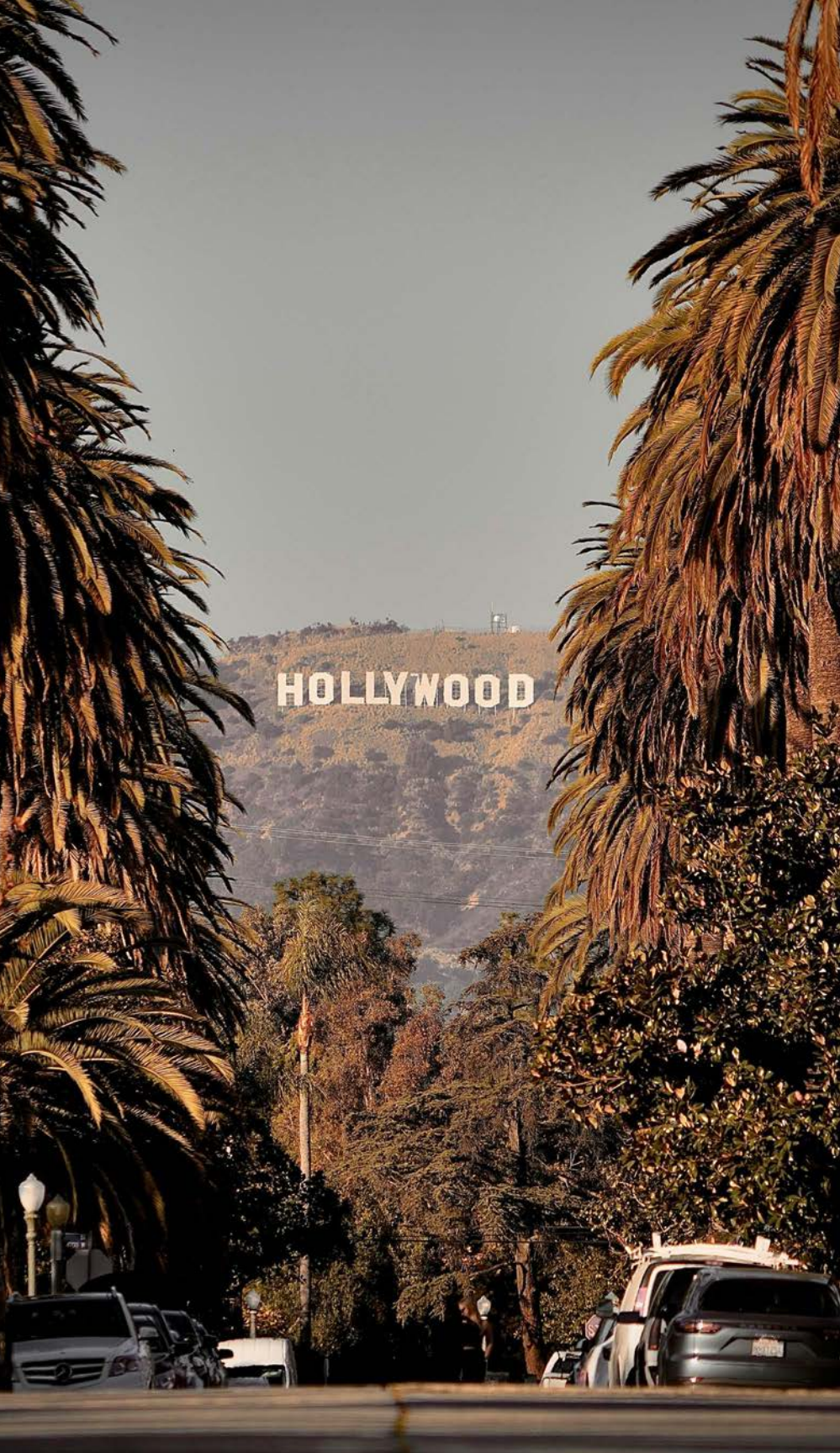


Average Household
Income

\$85,317

\$94,968

\$101,959



1646 N. Las Palmas Ave.

LOS ANGELES, CA 90028

AVAILABLE FOR SALE



Contact us:

Leslie Haro

Managing Partner

+1 323 395 1479

leslie@citystreetcre.com

CA License No. 01829061

Elan Kermani

President/Founder

+1 310 749 0140

elan@citystreetcre.com

CA License No. 01441510

Christian Montoya

Senior Associate | Director of Marketing

+1 562 252 5770

christian@citystreetcre.com

CA License No. 02093406

Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2025. All rights reserved.