

Six-Story, 51-Unit Development with Retail Rising at Melrose & Serrano

New development replaces single-family home and small commercial building.

April 03, 2019, 2:00PM Steven Sharp



In East Hollywood, a single-family home and a small commercial building have made way for a mixed-use apartment complex.

The project, now rising at 4864 Melrose Avenue, calls for the construction of a six-story building that will feature 51 apartments - including six affordable units priced at the very low-income level - with 2,000 square feet of ground-floor retail space and 44 parking stalls located at-grade and within a subterranean level.

The building, which is being designed by Warren Techentin Architecture, is portrayed as a contemporary low-rise structure. Its U-shaped footprint wraps around a podium courtyard deck. City records list the project's developer Hollywood-based real estate investor Andre Sabetfard.

Just two blocks east at 4760 Melrose, a similar mixed-use building featuring micro-unit apartments and ground-floor retail is also proposed.

4864 Melrose Avenue

● **Completed** Last updated 12/19/2025

Project Uses	Apartments, Retail, Parking
# of Apartments	51
Floors (Above Ground)	6
Floors (Below Ground)	1
Podium	Yes
Construction Type	Type III (do not use)

Companies

Architect	Warren Techentin Architecture
Developer	Andre Sabetfard

Companies

4864 Melrose Ave
Los Angeles, CA 90029

