

7406 MELROSE AVENUE  
LOS ANGELES, CA 90046



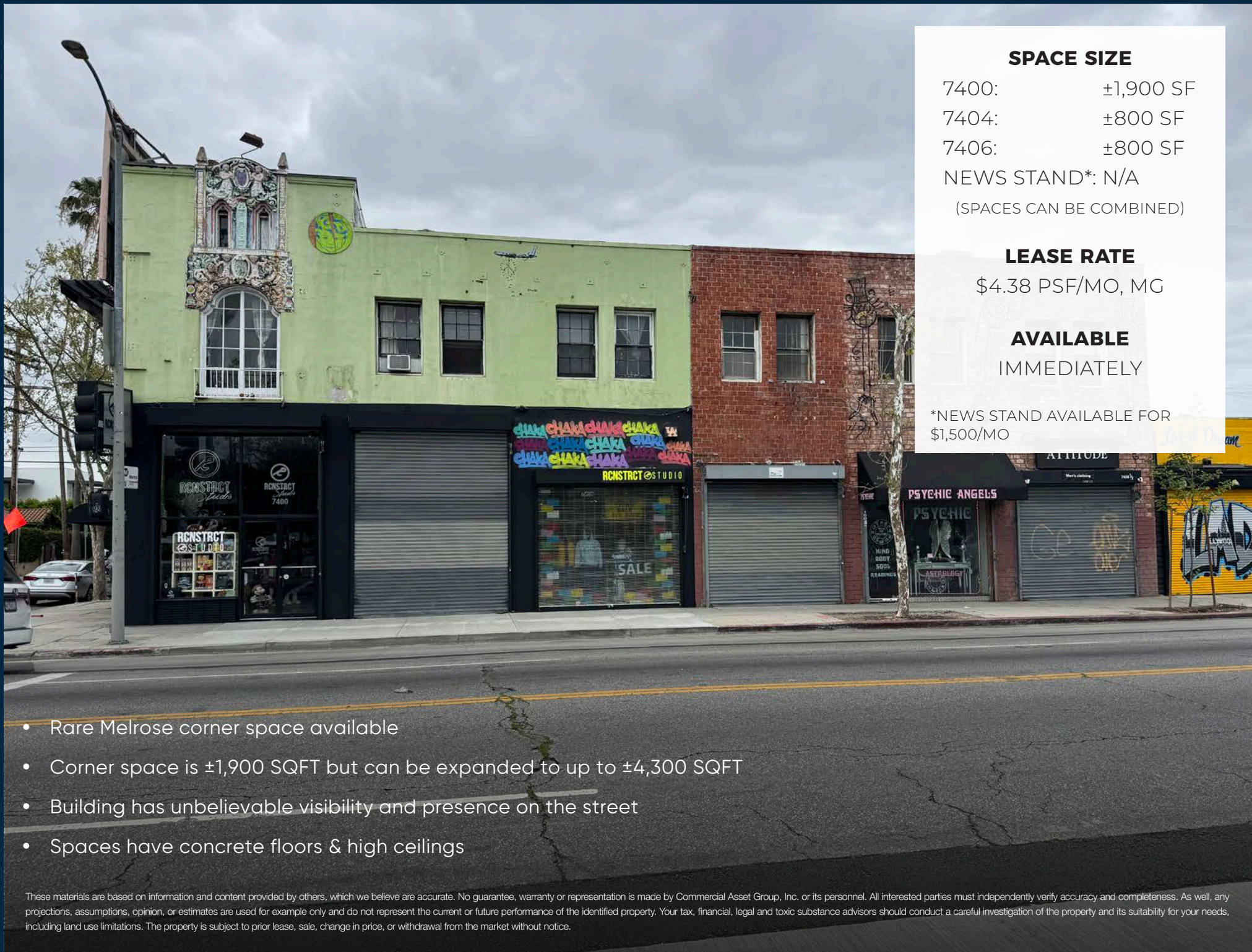
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# CORNER MELROSE RETAIL BUILDING

MULTIPLE SPACES FOR LEASE WHICH CAN BE COMBINED





## SPACE SIZE

7400: ±1,900 SF

7404: ±800 SF

7406: ±800 SF

NEWS STAND\*: N/A

(SPACES CAN BE COMBINED)

## LEASE RATE

\$4.38 PSF/MO, MG

## AVAILABLE

IMMEDIATELY

\*NEWS STAND AVAILABLE FOR  
\$1,500/MO

- Rare Melrose corner space available
- Corner space is ±1,900 SQFT but can be expanded to up to ±4,300 SQFT
- Building has unbelievable visibility and presence on the street
- Spaces have concrete floors & high ceilings

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# SINGLE TENANT RENDERING



# INTERIOR PHOTOS - 7400 (CORNER UNIT)



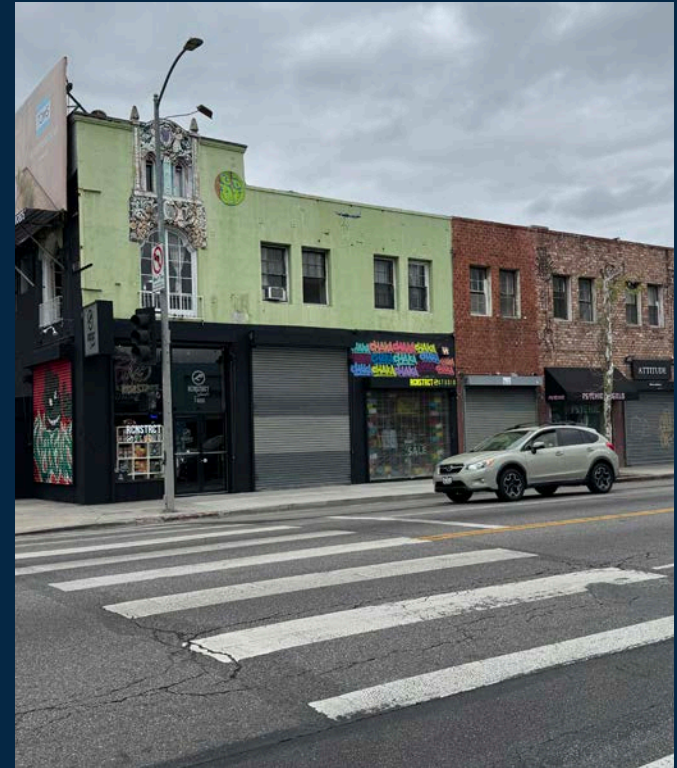


# INTERIOR PHOTOS - 7404



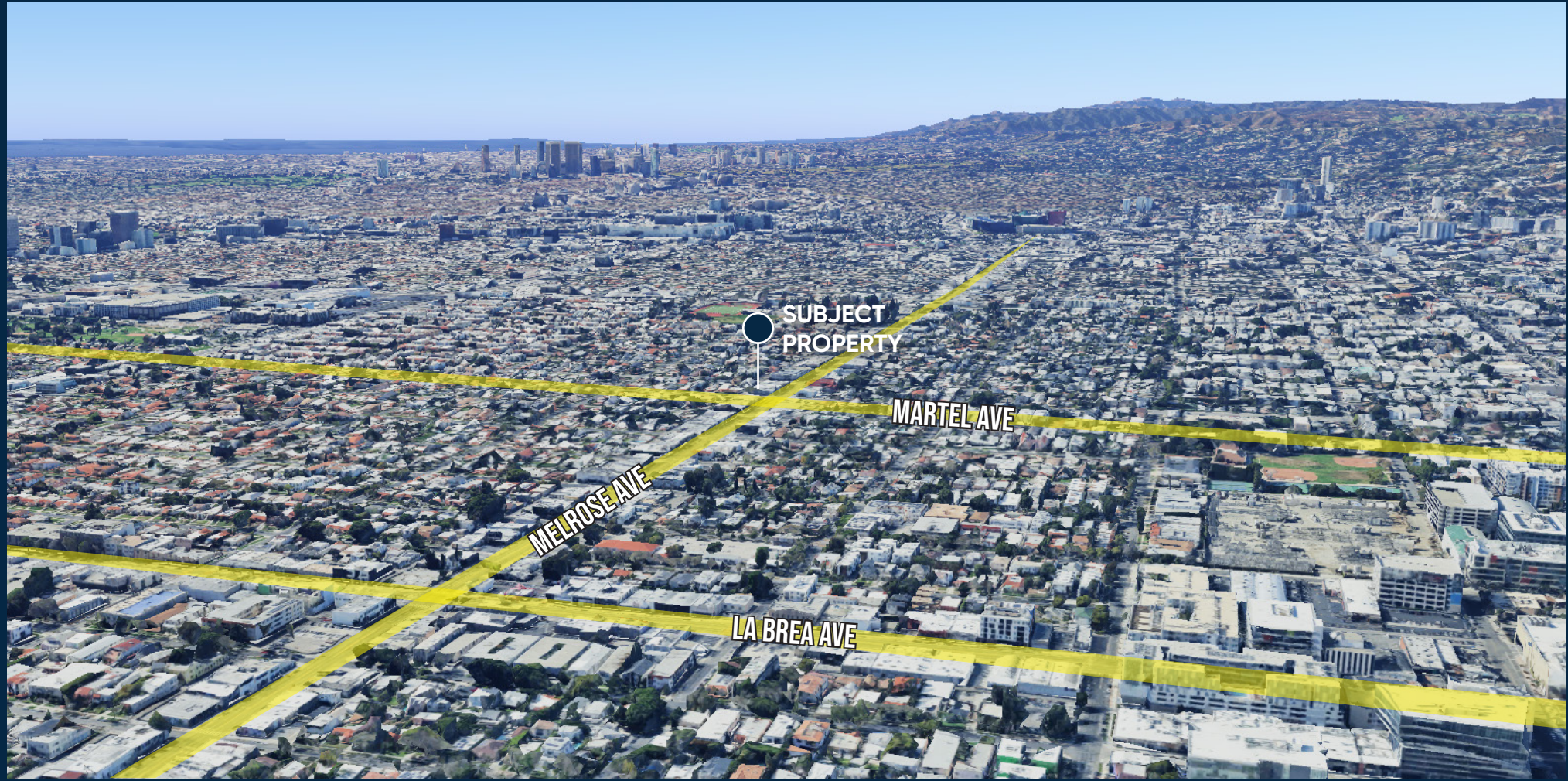


# INTERIOR PHOTOS - 7406





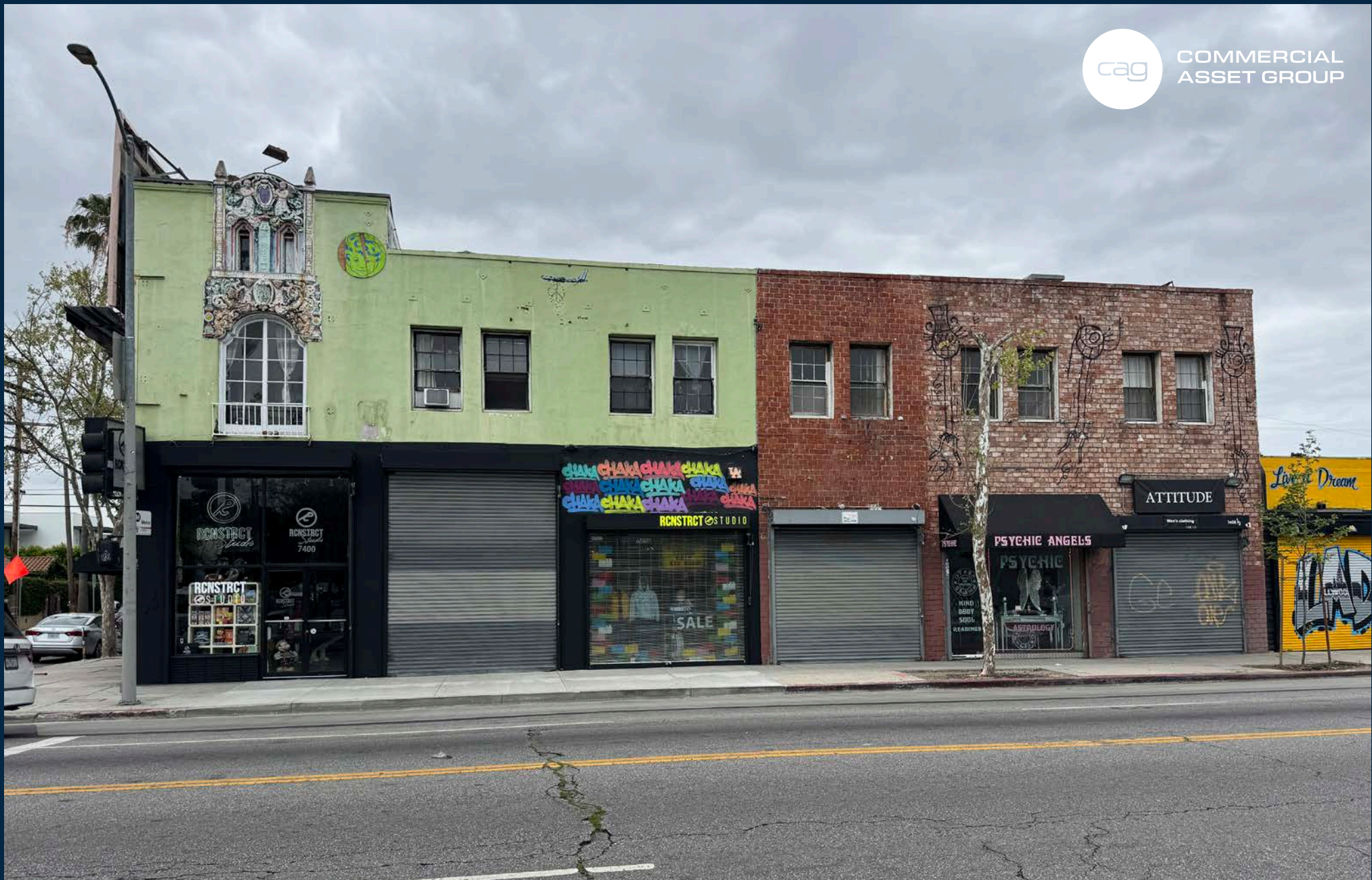
# AERIAL







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