

**7406 MELROSE AVENUE
LOS ANGELES, CA 90046**



**COMMERCIAL
ASSET GROUP**



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



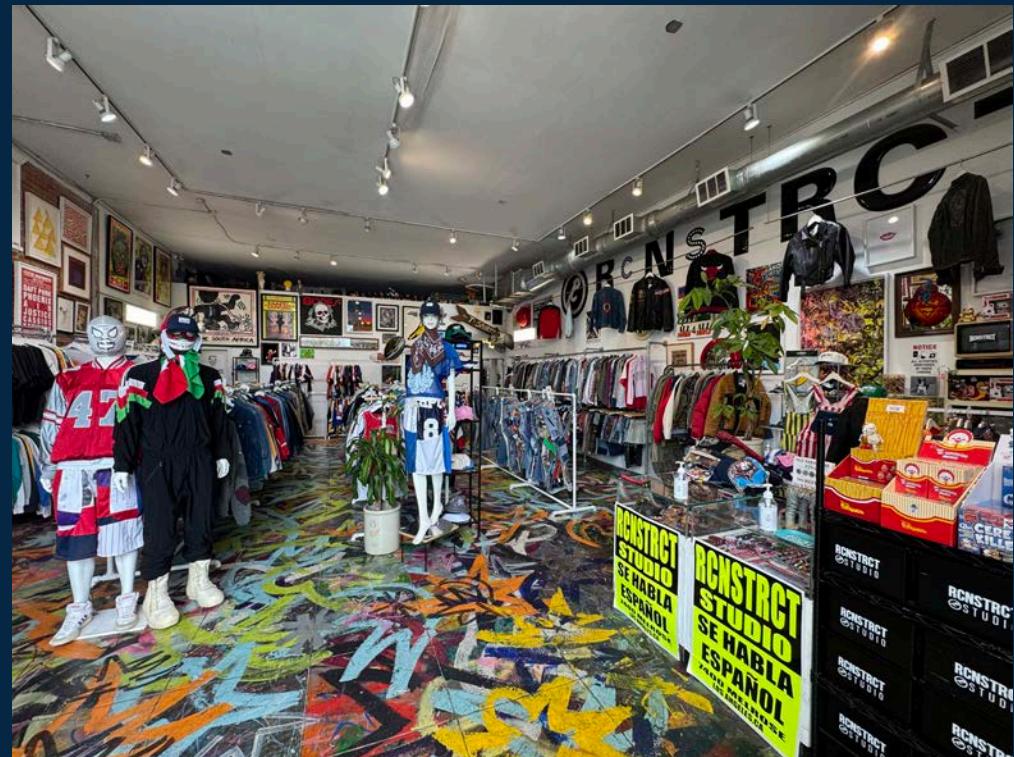
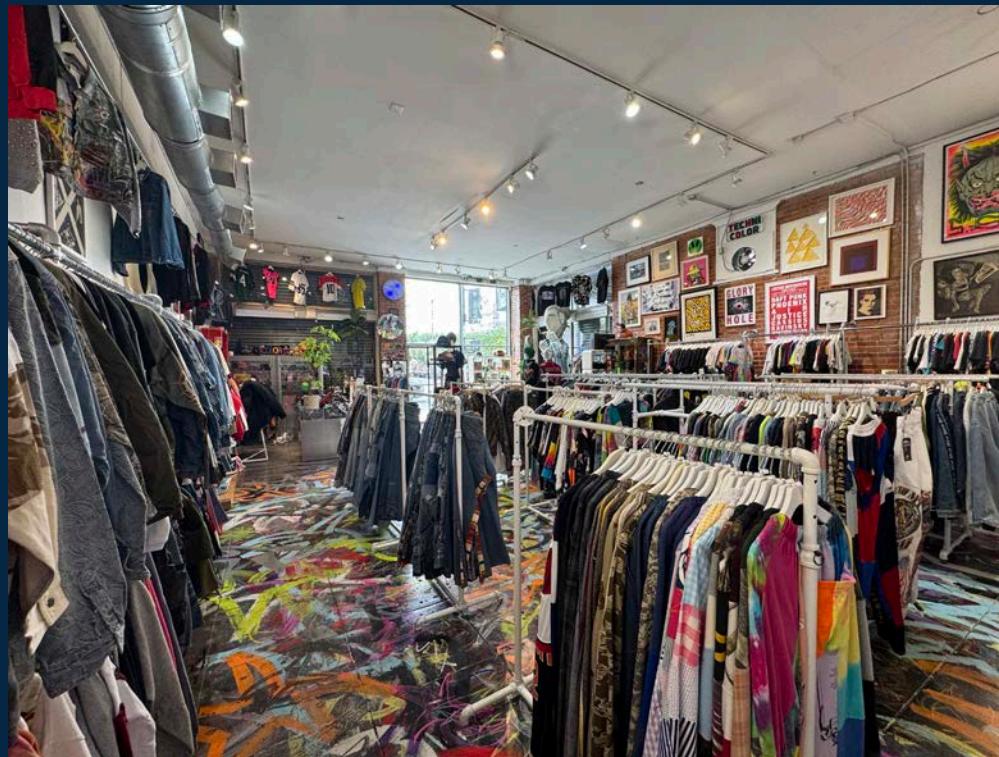
- Rare Melrose corner space available
- Corner space is ±1,900 SQFT but can be expanded to up to ±4,300 SQFT
- Building has unbelievable visibility and presence on the street
- Spaces have concrete floors & high ceilings

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

SINGLE TENANT RENDERING



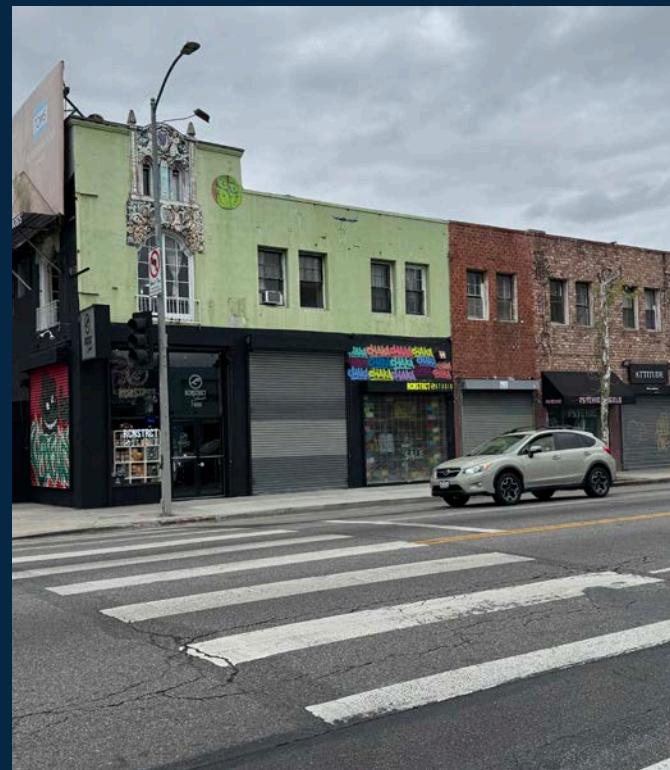
INTERIOR PHOTOS - 7400 (CORNER UNIT)



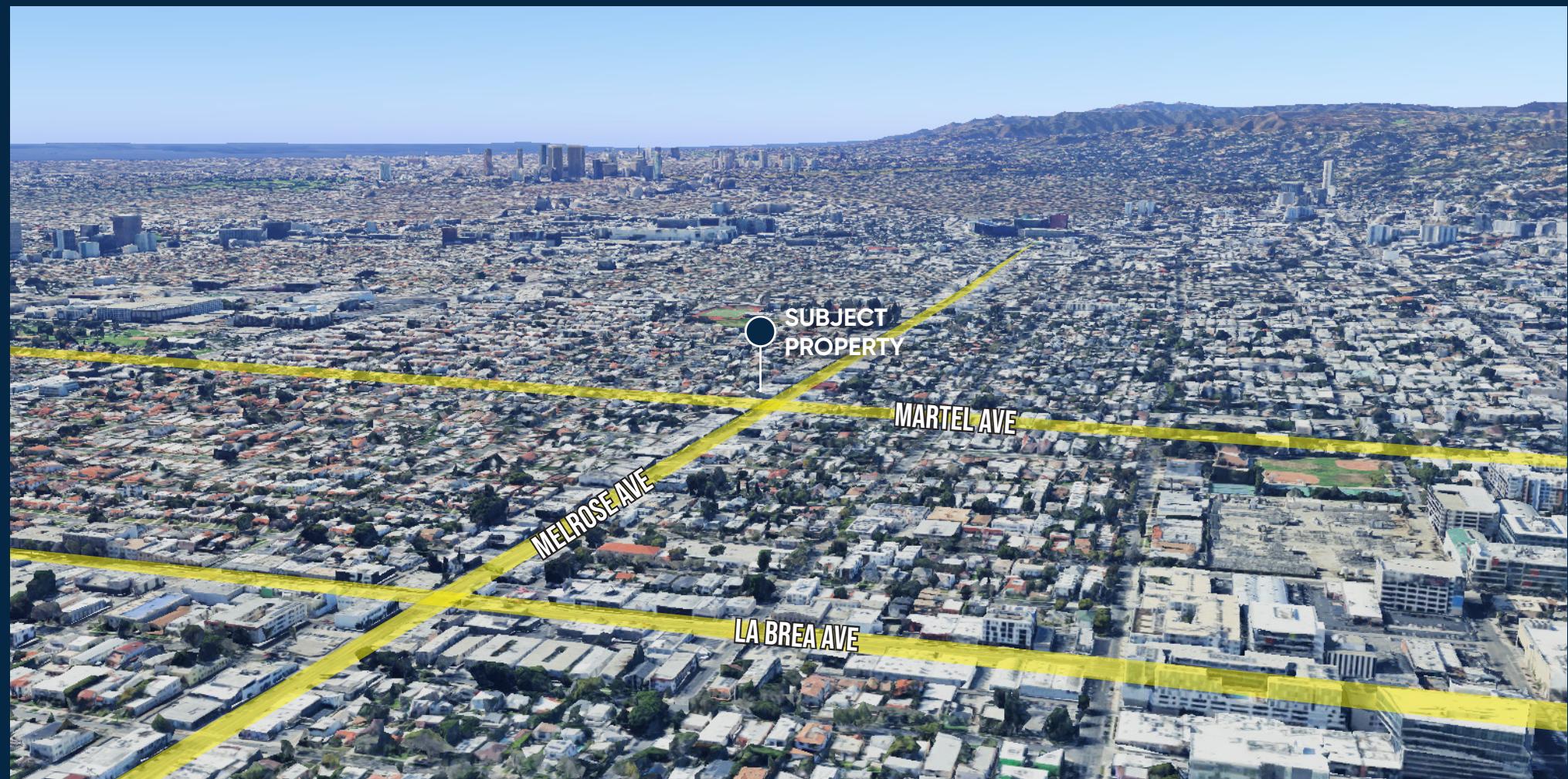
INTERIOR PHOTOS - 7404



INTERIOR PHOTOS - 7406



AERIAL





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