
OFFERING MEMORANDUM

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8214 Melrose Ave
West Hollywood

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COMMERCIAL

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FOR LEASE

8214 MELROSE AVE

WEST HOLLYWOOD, CA 90069

SALE PRICE - \$6,000,000

LEASE PRICE - \$30,000 NNN PER MO

PROPERTY DESCRIPTION

8214 - 8216 Melrose Avenue offers a prime opportunity for a retail or office space centrally located between La Cienega Blvd and Crescent Heights Blvd. This iconic Art Deco building features a ground floor retail/showroom area of approximately 2,500 square feet, which can be subdivided into two 1,250 square foot units. The space has high ceilings, abundant natural light, designer showroom windows, and convenient rear parking. The second floor space is currently configured as a mostly open showroom, but can be used as creative offices. Neighboring tenants include Paul Smith, the Improv Club, and Crossroads restaurant, making this an excellent owner/user or investment property for the Buyer or Tenant seeking a high-visibility presence in one of Los Angeles' most vibrant and exclusive neighborhoods. Please do not disturb the current occupant.

Please contact Chris Mara to discuss or to arrange a tour at 310.927. 5865.



BUILDING SIZE

± 5,118 SF

TERM

Negotiable

LOT SIZE

± 4,454 SF

PARKING

Two Spaces

SUB-DIVISIBLE INTO

Two 1,250 SF Spaces

USAGE

Retail/Showroom



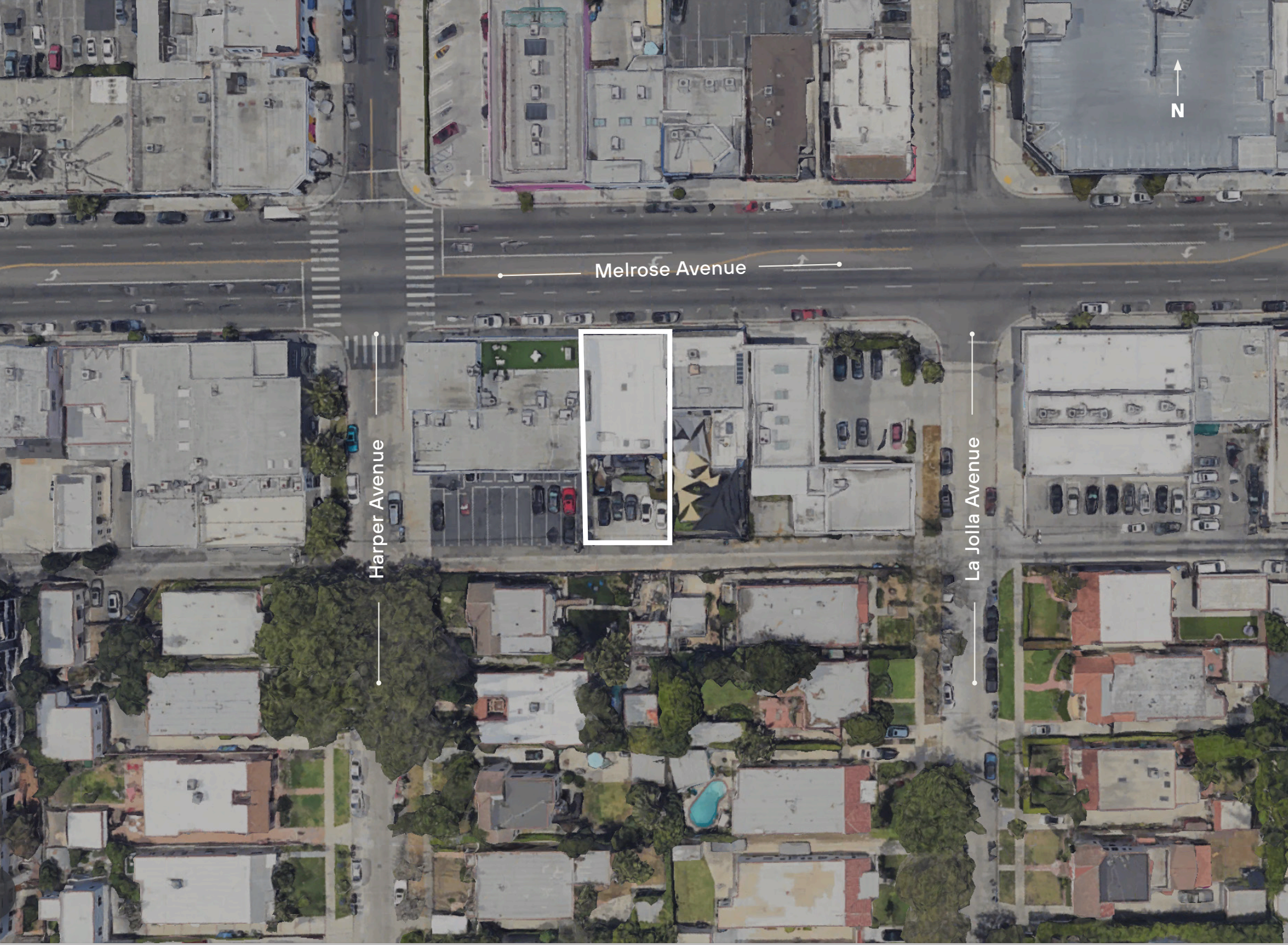
















The Getty

Pacific Design Center

N →

Oscar de la Renta

Bottega Veneta

Irene Neuwirth

Gucci Salon

The Row

Balmain

adidas

Dolce Vita

Staud

Away Store

Joybird

Vivienne Westwood

8214 Melrose Avenue

Hollywood Improv



N

Chateau Marmont

Sunset Strip

Hollywood Blvd

MAK Center
Art/Architecture

Kings Road Park

Hamburger Mary's

Joybird

Paul Smith

8214 Melrose Avenue

Vivienne
Westwood

Crossroads

Community

Melrose Ave + Melrose Place

This West Hollywood location has a profound number of destination stores, galleries and eateries, a cultural center situated between Melrose Avenue, Robertson Boulevard and Beverly Boulevard, featuring 200+ visionary, high-caliber design, art, and fashion stores. 8410 Melrose Ave is centrally located within the LCDQ district & blocks from the Pacific Design Center, the L.A. apex of interior design making this venue ideal for both Interior or apparel concepts. La Cienega's fine restaurants, Melrose Place's iconic cafe's and strong coffee culture permeates the district and Weho's out-of-the-box pop-ups all can satisfy the most discerning of palettes. Many come for the shopping and stay for dinner. Below is just a handful of your neighbors.

GUCCI SALON 8409 Melrose Pl - Echoing the heritage of the House and of Hollywood, the new creative space is the first stand-alone Gucci Salon on Melrose Place in West Hollywood with an exclusive offering of exceptional pieces – a showcase of craft, personalization, and uniqueness. BALMAIN 8421 Melrose Pl - The West Coast flagship is a 2,400-square-foot, one-story boutique which carries the brand's men's, women's and kid's clothing collections | RH 8772 Beverly Blvd - Upscale, all modern sister store of Restoration Hardware boasts a 3 story showroom and restaurant selling, timeless furniture, textiles, tableware, lighting | COMMUNE 650 N Robertson Blvd - design studio founded 2004 with a reputation for holistic work across the fields of architecture, interior design, graphic design, product design, and brand management | ALFRED TEA ROOM 8509 Melrose Ave - Craveable coffee and light bites, this establishment has a number of nearby stores, with the Melrose Ally location being one of it's finest | RAG & BONE 8533 Melrose Ave - distinguished combination of British heritage with directional, modern design with New York aesthetic | CATCH LA 8715 Melrose Ave - Al fresco dining in Los Angeles is a one-stop shop for food and beverage experiences with 340 seat rooftop haven | CUTLER & GROSS 8505 Melrose Ave - British luxury eyewear brand Cutler and Gross combines the finest Italian craftsmanship with irrefutable style | DU VIN WINE 540 N San Vicente Blvd - The only wine shop in Southern California specializing in European wines | BOTTEGA VENETA 8445 Melrose Pl - Discretion, quality, and unsurpassed craftsmanship leather goods luxury since 1966 | GRACIAS MADRE 8905 Melrose Ave - Chef Chandra Gilbert features bold flavors, seasonally inspired by the kitchens of Mexico sourced from locally grown organic ingredients | MARTYN LAWRENCE BULLARD DESIGN 8550 Melrose Ave - Multi-award winning Los Angeles-based interior designer renowned for his broad range of styles and eclectic, yet sophisticated and inviting interiors | MOCA at the PDC 8687 Melrose Ave - MOCA is the only museum in Los Angeles devoted exclusively to contemporary art. this satellite location has a revolving array of exhibits | THE REAL REAL 8500 Melrose Ave - Premier brick and mortar location designer consignment store celebrity filled gym never disappoints | EP & LP 603 N La Cienega Blvd - Highly rated asian fusion restaurant and rooftop bar on Melrose Ave that has become a West Hollywood hotspot with beautiful 8431 Melrose Pl - Waterworks brings impeccable style and artisanal quality craftsmanship to bathrooms and kitchens around the world | CHLOÉ 8448 Melrose Pl - Parisian fashion house West Coast store | SWEET LADY JANE 8360 Melrose Ave - L.A.'s most famous confectioner



COMMERCIAL



1. Gucci Salon | 8409 Melrose Pl
 Note: Also leased by Mara Commercial



2. Bottega Veneta | 8445 Melrose Pl
 Italian Leather Showroom & Luxury Brand



3. La Maison Francaise | 8435 Melrose Pl
 Note: Also leased by Mara Commercial



4. Vivienne Westwood
 Eponymous clothing line of Britain's Queen of Punk.

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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