

OFFERING MEMORANDUM

7619 MELROSE AVE,
LOS ANGELES, CA 90046

PRIME MELROSE COMMERCIAL RETAIL BUILDING

PRESENTED BY

ROGER PERRY

RODEO REALTY

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DRE# 01882885



Information deemed reliable but not guaranteed. This is not intended as a solicitation if your property is currently listed with another Broker. Rodeo Realty Inc. DRE #00951359.



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

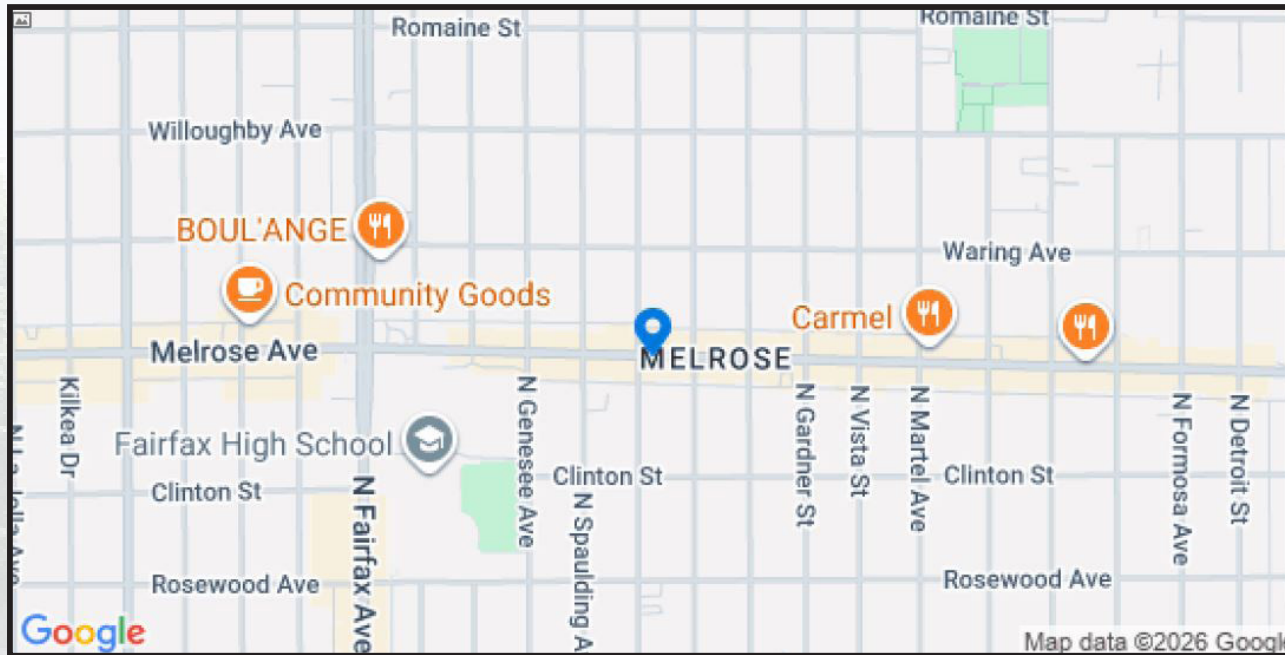
We are proud to offer the opportunity to acquire 7619 Melrose Ave. This fully leased property consists of five tenants across two levels. Each unit is separately metered for electricity, and the building includes eight rear parking spaces. The asset provides strong visibility, high ceilings, and excellent signage potential. Ideally located on the vibrant Melrose Avenue, the property is surrounded by popular retailers, restaurants, and nightlife destinations. Billboard Coming Soon to bring \$5,500 in added income.



INVESTMENT DETAILS

Asking Price	\$3,500,000	Property Type	Mixed Use, Retail
Sub Type	Convenience Store, Restaurant	Lease Type	Absolute NNN
Tenancy	Multi	# of Tenants	5
Square Footage	4,800	Net Rentable (SqFt)	4,800
Price/SqFt	\$729.17	Occupancy	80%
Year Built	1947	Zoning	C4
Lot Size (Acres)	0.1	Parking (Spaces)	8
APN	5526-014-022	Ground Lease	No

INVESTMENT HIGHLIGHTS



- Fully leased multi-tenant investment opportunity on Melrose Avenue
- Five tenants across two levels providing diversified income
- Separately metered electrical for each unit
- Eight rear parking spaces included
- Strong street visibility with excellent signage potential
- High ceilings throughout the property
- Located in the heart of the vibrant Melrose retail corridor
- Surrounded by popular retailers, restaurants, and nightlife destinations
- Upcoming billboard installation projected to generate an additional \$5,500 in income
- Prime location with strong pedestrian and vehicle traffic

RENT ROLL

MELROSE TENANT

7619.5 Melrose Ave Rent \$3,034.00+*\$660.00 = \$3,694.00

7621 Melrose Ave Rent \$3,357.00+*\$660.00 = \$4,017.00

7619 Melrose Ave Rent \$2,950.00+*\$660.00 = \$3,610.00

7621.5 Melrose Ave Rent \$2,500.00+*\$660.00 = \$3,160.00

7623 Melrose Ave Rent \$2,560.00+*\$660.00 = \$3,220.00

*The \$660 represents the triple net cost for each tenant.

PHOTO GALLERY

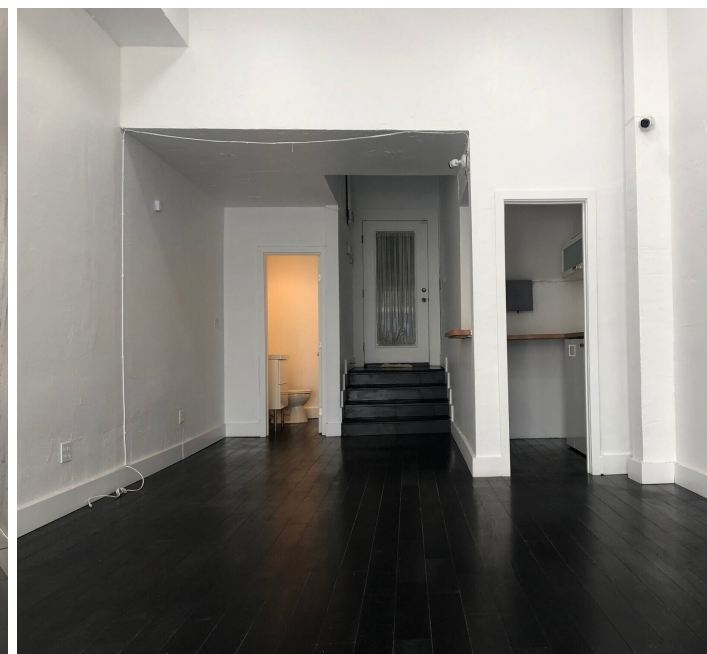
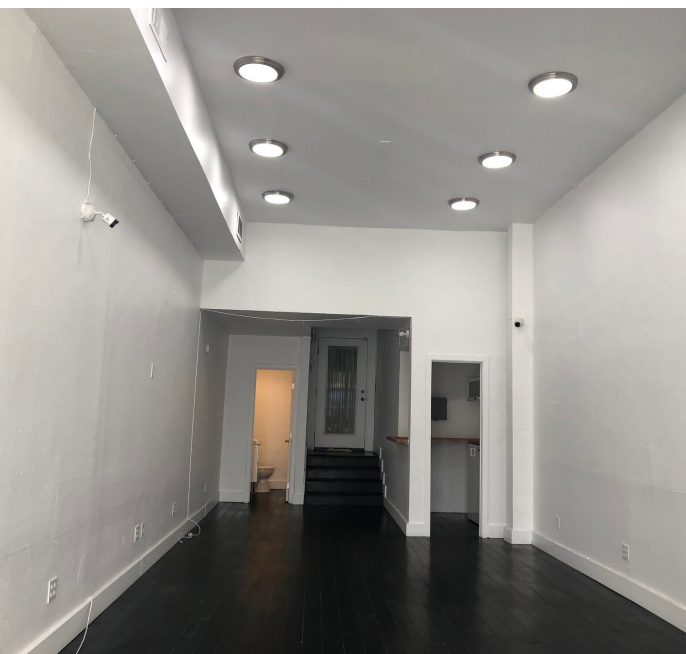


PHOTO GALLERY



CONTACT INFO



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