
OFFERING MEMORANDUM

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COMMERCIAL

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FOR LEASE

7519 MELROSE AVE

LOS ANGELES, CA 90046

\$2.50 NNN PSF PER MONTH

PROPERTY DESCRIPTION

7519 Melrose Avenue is a single user opportunity comprised of two-story commercial property located on the iconic Melrose Avenue between Fairfax Avenue and La Brea Avenue in Los Angeles, California.

The property consists of approximately 2,000 square feet of finished retail space on the ground floor, perfect for showcasing products or providing services. The second floor comprises 3,400 square feet of creative office space, ideal for businesses seeking a modern and inspiring workspace and showroom area.

Additionally, the property features a tuck-under additional storage area that has been providing valuable additional square footage for tenants or can be returned to be used as parking.

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



BUILDING SIZE

± 5,349 SF*

USAGE

Retail/Showroom

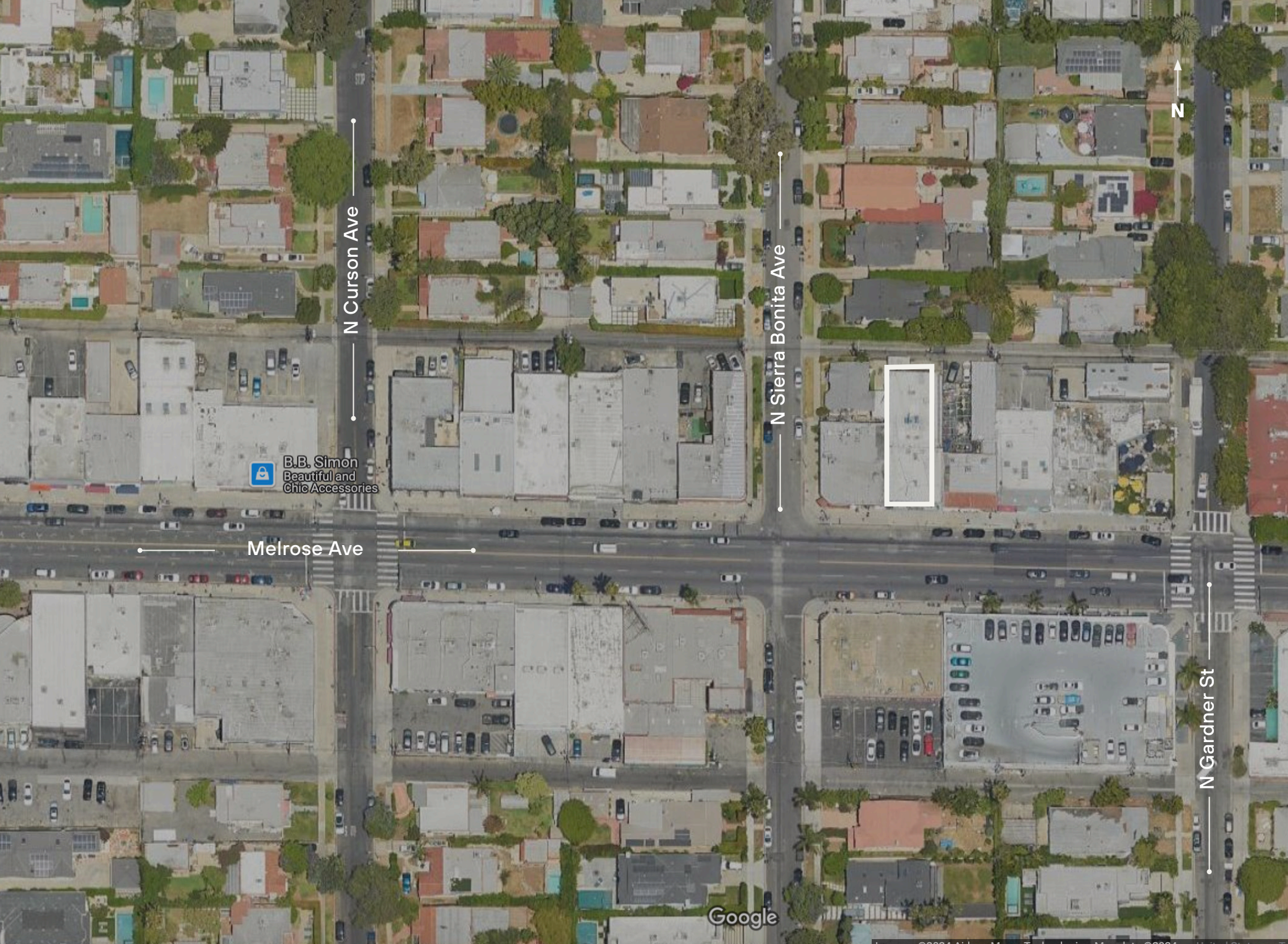
*PER ASSESSOR PARCEL RECORDS

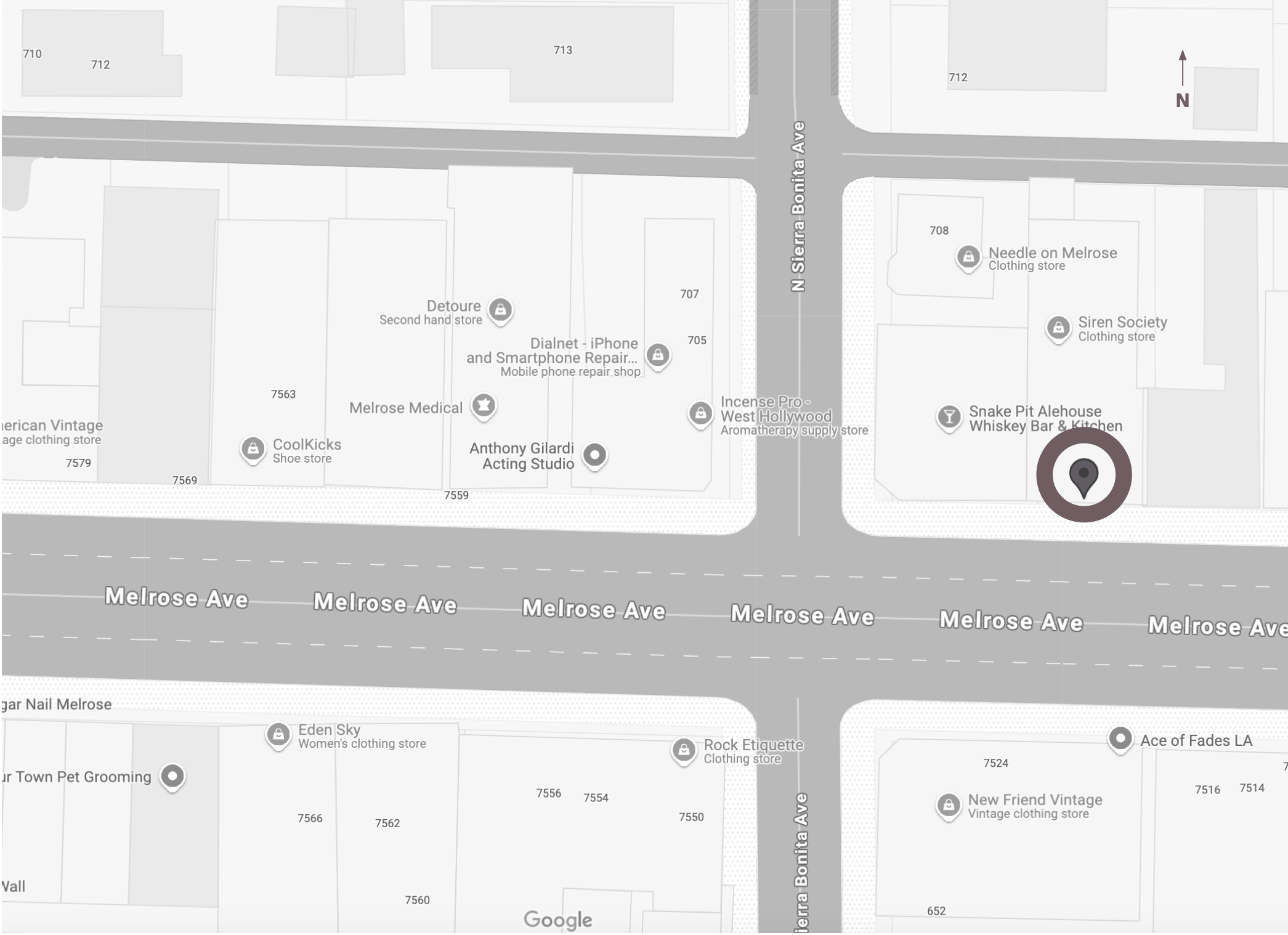
















Runyon Canyon Park

Hollywood Blvd

Hollywood Blvd

TCL Chinese Theater

CoolKicks

7519 Melrose Avenue



Crossroads

Wasteland

Blue Jam Cafe

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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