



COMMERCIAL  
ASSET GROUP

PRICE  
REDUCED

DANIELPATRICK

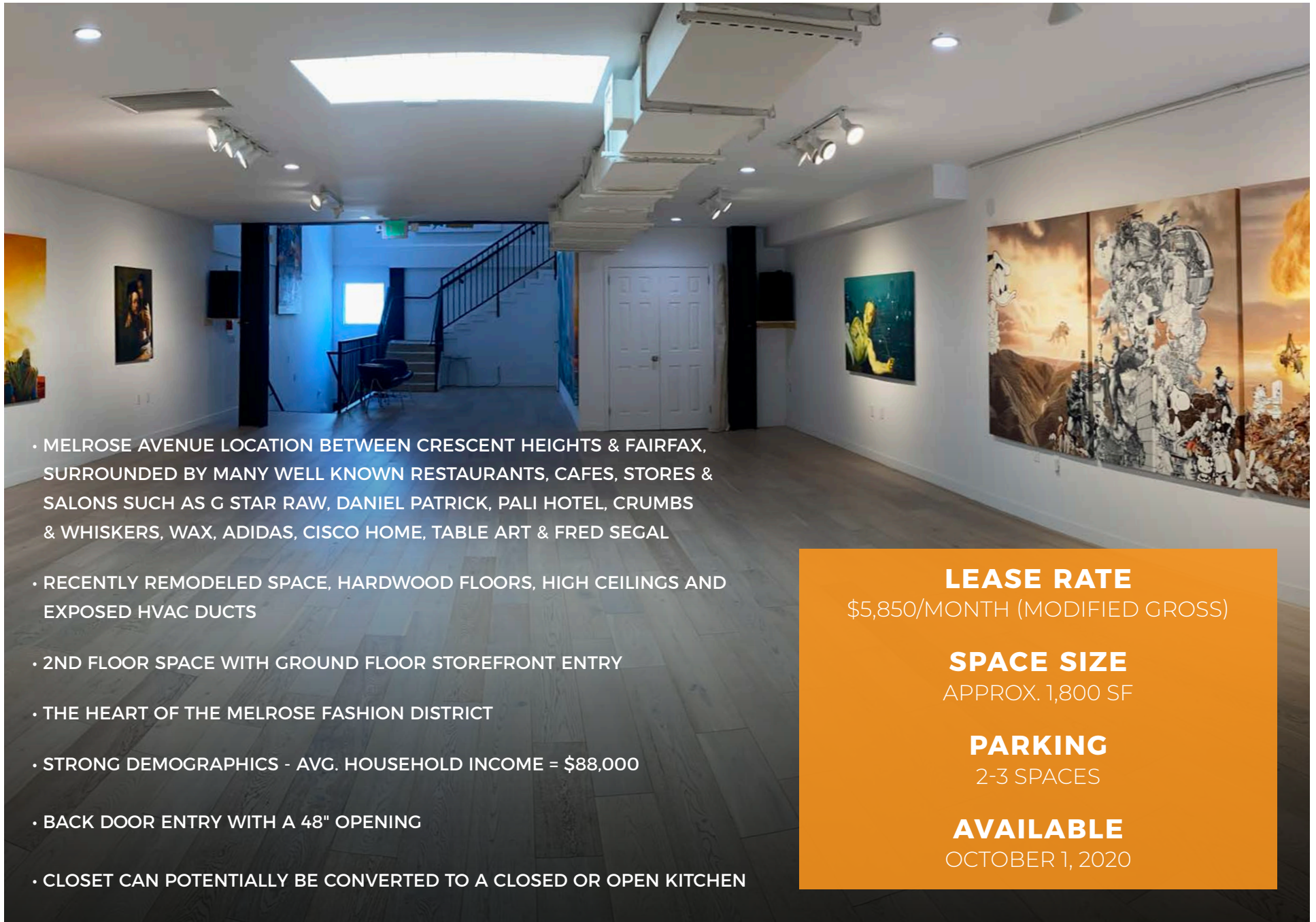
THE  
HARLOT

else

# PRIME MELROSE GALLERY/STUDIO/OFFICE FOR LEASE

7969 MELROSE AVENUE, WEST HOLLYWOOD, CA 90046





- MELROSE AVENUE LOCATION BETWEEN CRESCENT HEIGHTS & FAIRFAX, SURROUNDED BY MANY WELL KNOWN RESTAURANTS, CAFES, STORES & SALONS SUCH AS G STAR RAW, DANIEL PATRICK, PALI HOTEL, CRUMBS & WHISKERS, WAX, ADIDAS, CISCO HOME, TABLE ART & FRED SEGAL
- RECENTLY REMODELED SPACE, HARDWOOD FLOORS, HIGH CEILINGS AND EXPOSED HVAC DUCTS
- 2ND FLOOR SPACE WITH GROUND FLOOR STOREFRONT ENTRY
- THE HEART OF THE MELROSE FASHION DISTRICT
- STRONG DEMOGRAPHICS - AVG. HOUSEHOLD INCOME = \$88,000
- BACK DOOR ENTRY WITH A 48" OPENING
- CLOSET CAN POTENTIALLY BE CONVERTED TO A CLOSED OR OPEN KITCHEN

### **LEASE RATE**

\$5,850/MONTH (MODIFIED GROSS)

### **SPACE SIZE**

APPROX. 1,800 SF

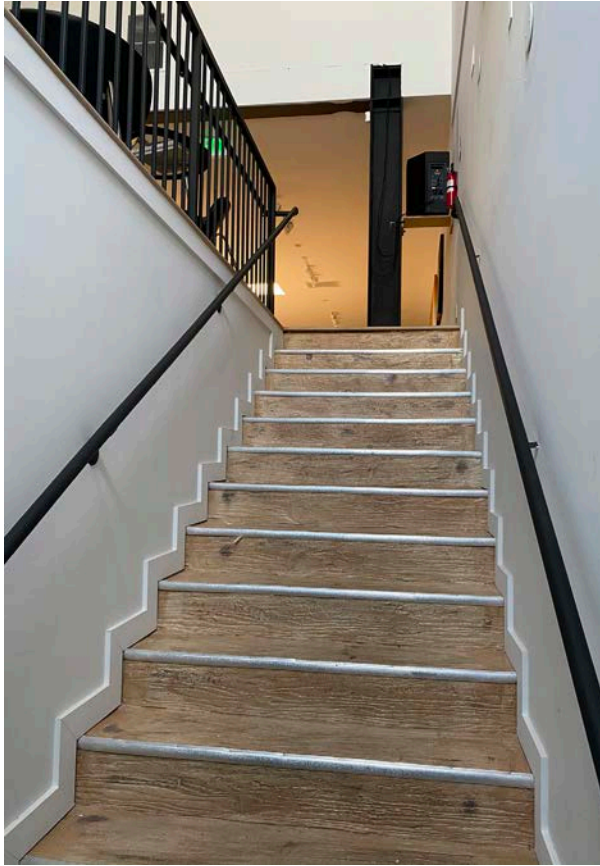
### **PARKING**

2-3 SPACES

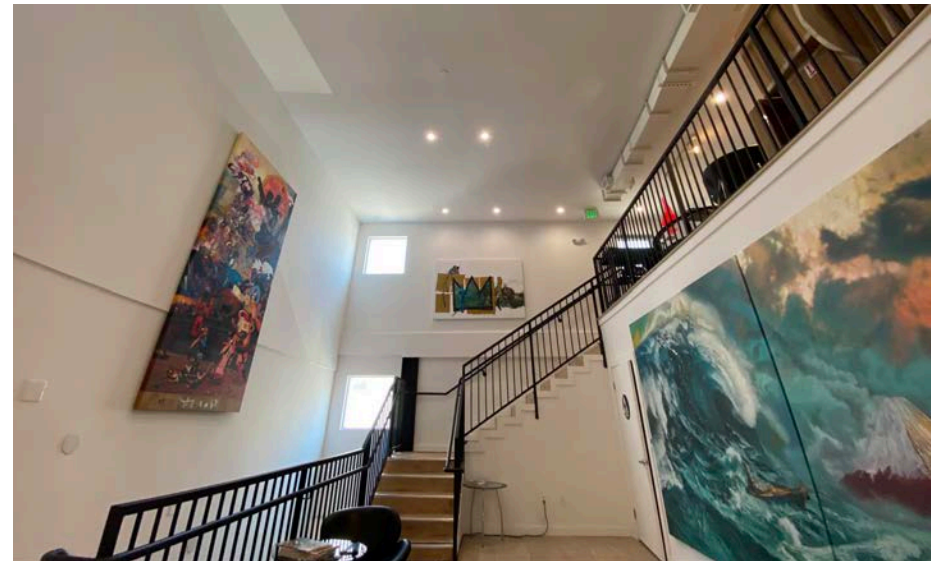
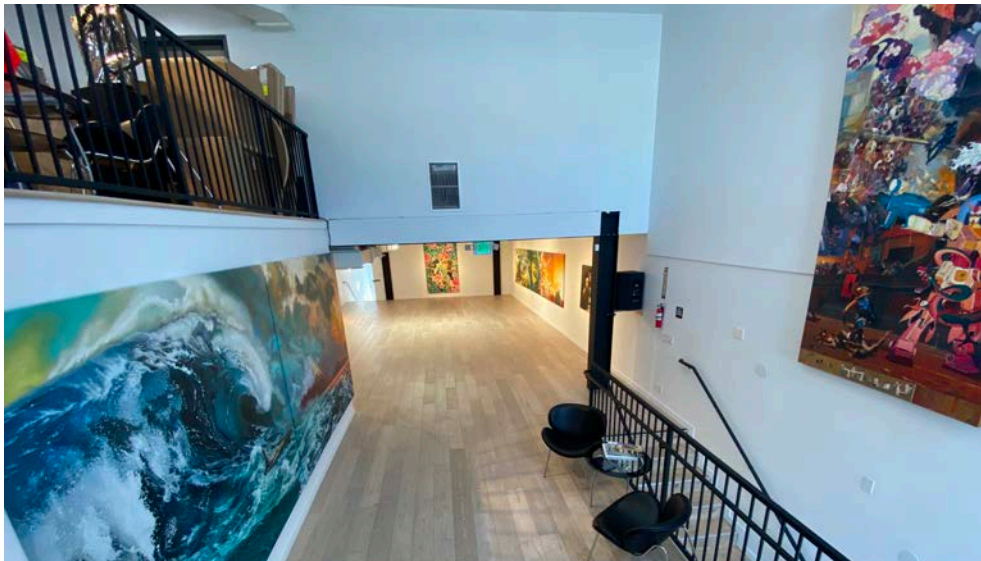
### **AVAILABLE**

OCTOBER 1, 2020





ADDITIONAL PICTURES





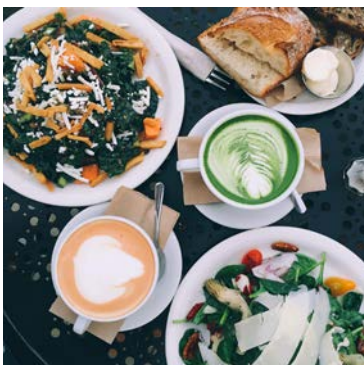




# AERIAL







## DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 52,185

3 MILE: 313,571

5 MILE: 922,069

### AVERAGE HOUSEHOLD INCOME

1 MILE: \$74,262

3 MILE: \$70,900

5 MILE: \$56,752

### MEDIAN AGE

1 MILE: 41.20

3 MILE: 40.00

5 MILE: 38.70

### WALK SCORE

90

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