



FOR LEASE

7024 MELROSE AVE. LOS ANGELES, CALIFORNIA 90038



— AVAILABLE IMMEDIATELY

**7024 MELROSE AVE.
LOS ANGELES, 90038**

APPROX. 1,358 - 3,600 SF

PRICE

\$3.95/SF FSG

PARKING

\$125/SPACE PER MONTH

USE

OFFICE / SHOWROOM

WALK SCORE

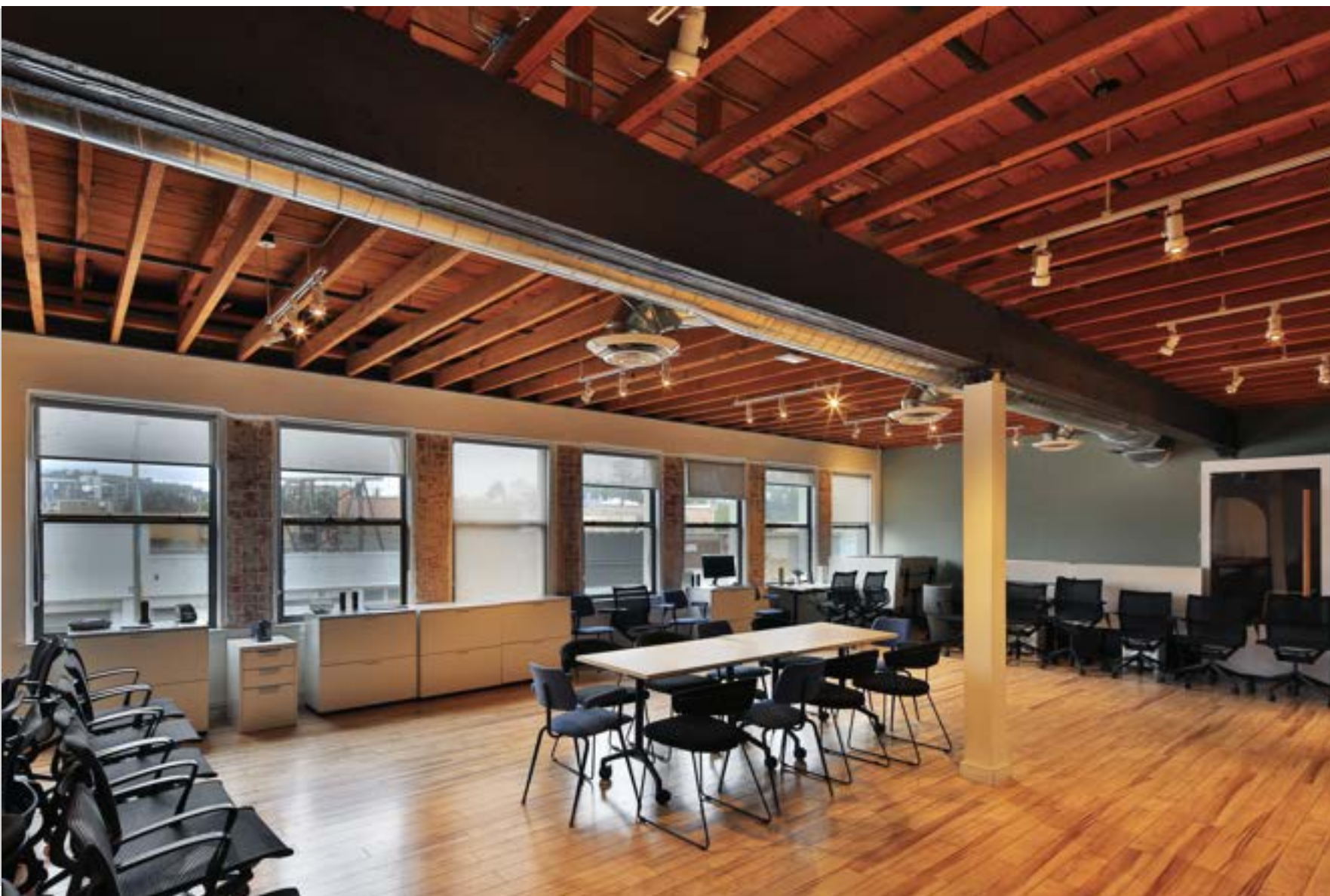
93 - WALKER'S PARADISE

— SUITE 200 SPACE A

SIZE ± 1,358 SF

USE Second Floor Office

RENT \$3.95/SF Full Service Gross (includes utilities & janitorial)

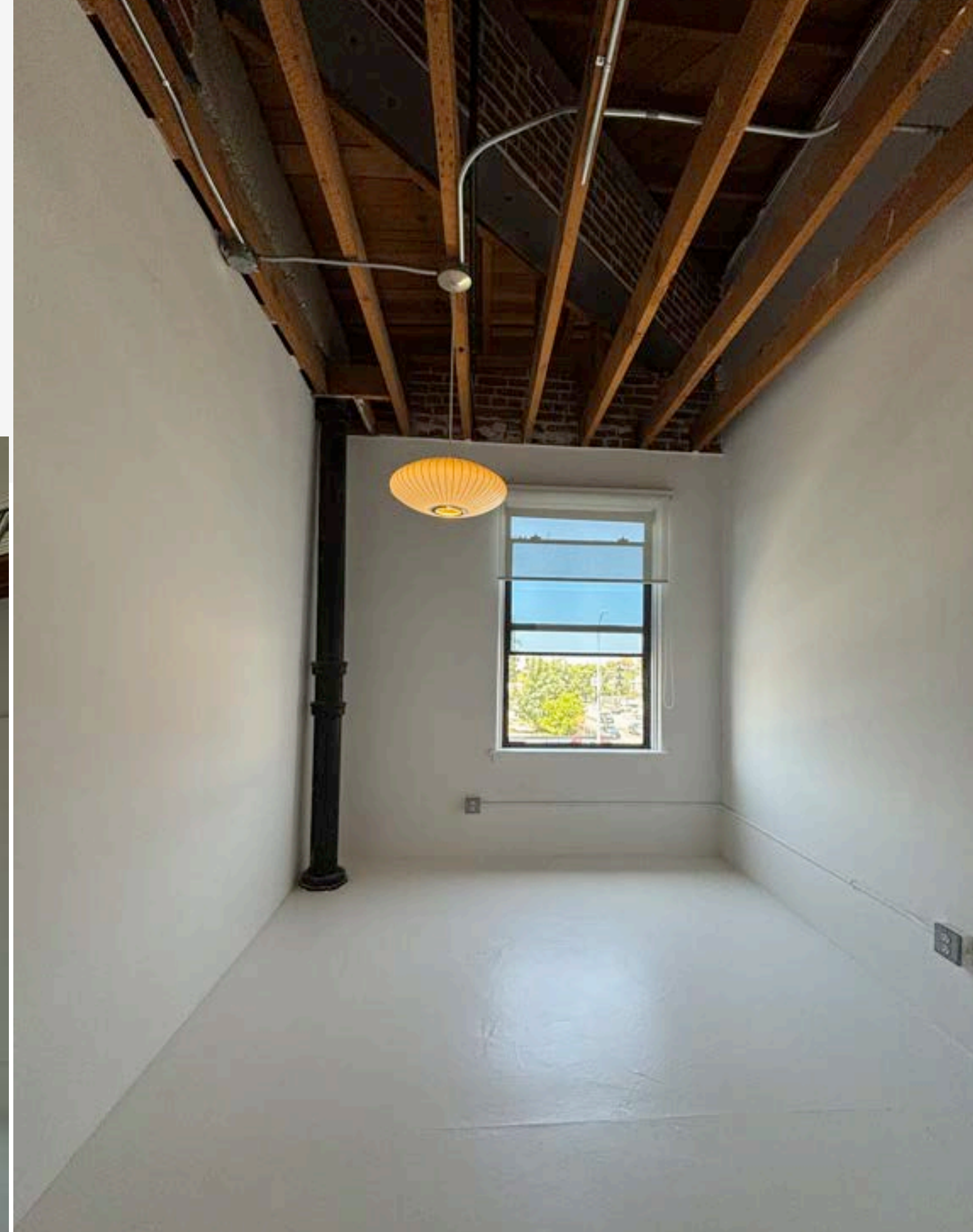


— SUITE 420

SIZE ± 3,600 SF *divisible*

USE Second Floor Office

RENT \$3.95/SF Full Service Gross (includes utilities & janitorial)



— SUITE 430

SIZE ± 1,399 SF

USE Second Floor Office

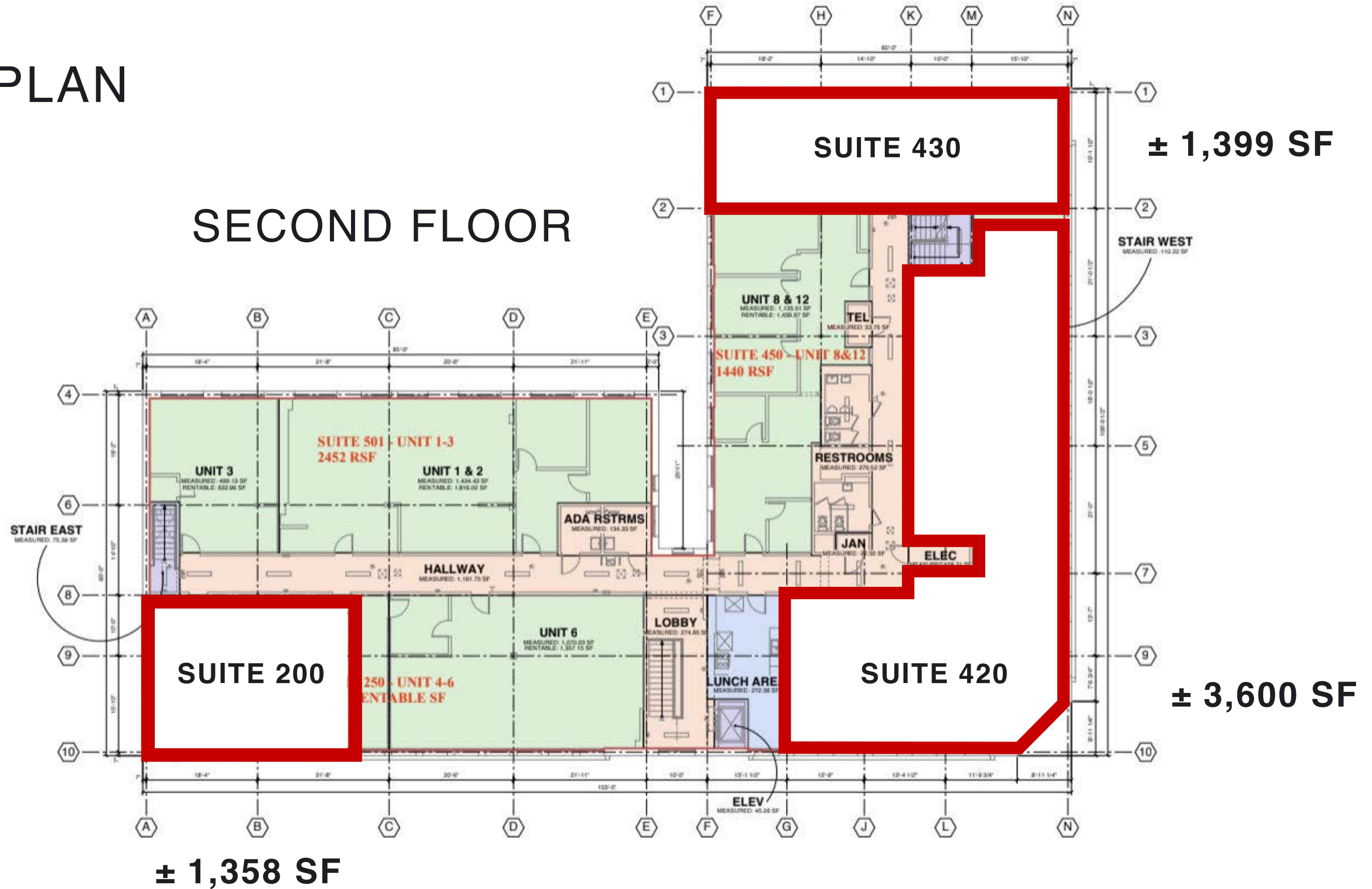
RENT \$3.95/SF Full Service Gross (includes utilities & janitorial)



– SUITES 200 / 420 / 430

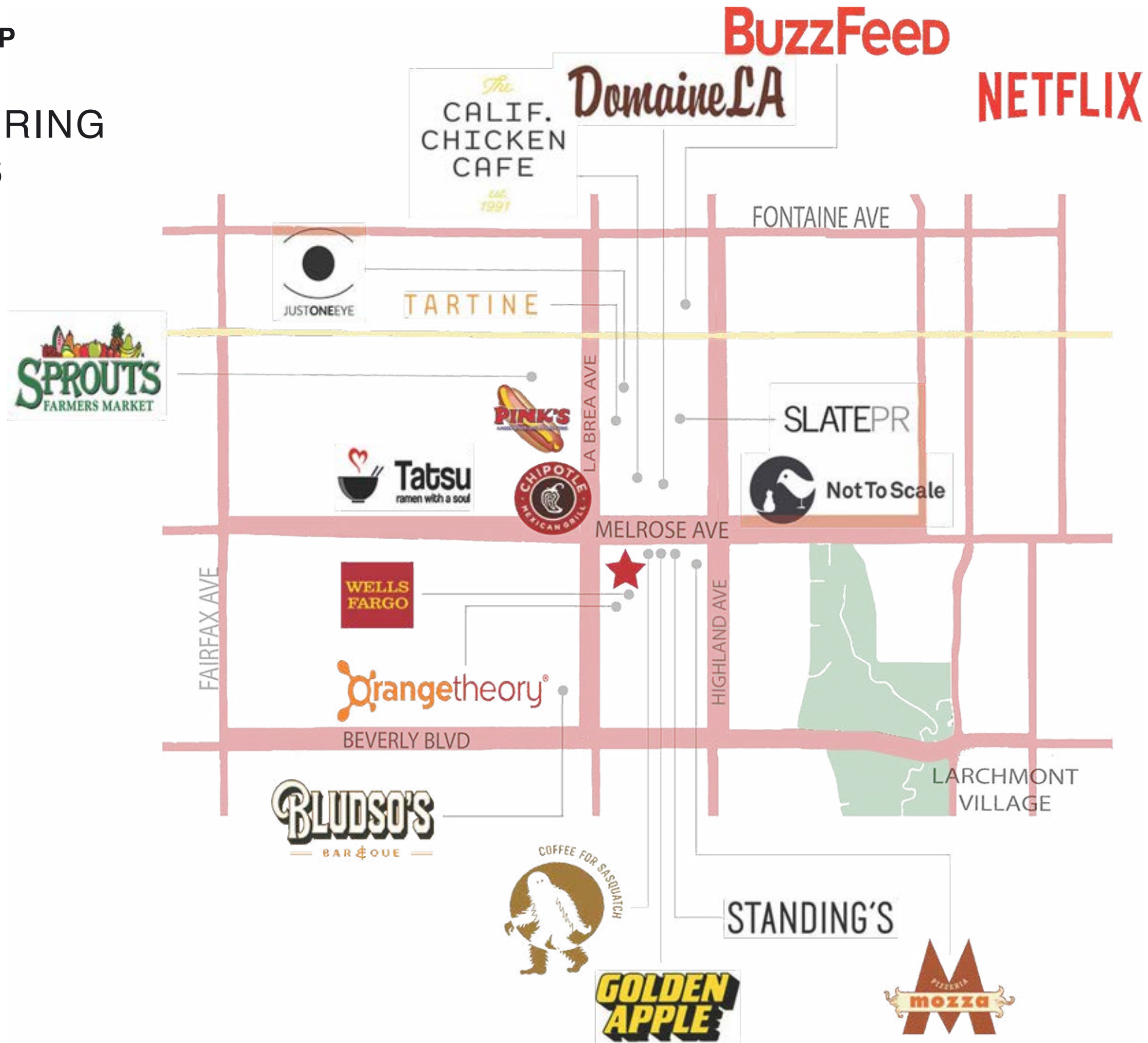
SITE PLAN

SECOND FLOOR



— AREA MAP

NEIGHBORING
TENANTS



AREA & HIGHLIGHTS

- Creative office space
- On the corner of Melrose Ave and N La Brea Ave
- Access to the 2 freeway
- Neighboring tenants include Wells Fargo Bank, Orangetheory Fitness, Pink's Hot Dogs, Tatsu Ramen, Chipotle, Bludso's BBQ, Galerie Half, and Domaine LA.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2020 Population	41,682	528,105	1,128,121	1,902,169
2025 Population	42,098	531,111	1,135,535	1,900,889
2020-2025 Projected Population Growth	1.0%	0.6%	0.7%	-0.1%
Median Age	37.9	38.2	37.6	37.2
College Degree + Higher	59%	36%	34%	25%
Daytime Employees	24,458	294,484	601,111	1,257,011
Total Businesses	2,760	33,668	67,640	152,090
Average Household Income	\$117,618	\$87,396	\$87,150	\$93,170
Median Household Income	\$89,572	\$59,339	\$57,527	\$63,660



— GET IN TOUCH

CONTACT US

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