

# FOR SALE

INVESTOR / OWNER-USER OPPORTUNITY

8360 MELROSE AVE

LOS ANGELES | CA 90069

FLAGSHIP WEST HOLLYWOOD AREA  
RETAIL / OFFICE BUILDING



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**CBRE**

GROUND FLOOR RETAIL



## BABYLETTO FLAGSHIP SHOWROOM





#### Suite

Suite 101-103	Babyletto	Occupied	±3,284 SF
Suite 104	Vacant	Now	±1,068 SF
Suite 105	Vacant	Now	±1,192 SF
Suite 107	LA Sandwich Bar	Occupied	±680 SF
Suite 108	Sweet Lady Jane	Occupied	±1,320 SF



#### Occupant



#### Availability



#### Size

\*Please Contact Listing Team for Rent Roll\*

## THE PROPERTY



**APN**  
5528-016-060  
5528-016-058  
5528-016-057  
5528-016-024



**Lot Size**  
±19,574 SF



**Building Size**  
±18,563 SF (±8,631 SF on ground, ±9,932 SF plus patios on 2nd floor)



**Parking**  
±47 On-site parking spaces



**Pricing**  
\$24,995,000



**8360 MELROSE AVE**

LOS ANGELES | CA 90069



## SALE COMPARABLES

1	<b>8750 Melrose Ave</b> Los Angeles, CA 90069	8	<b>9111-9113 W Sunset Blvd</b> West Hollywood, CA 90069
	Date Sold 10/27/2025		Date Sold 10/30/2024
	Sale Price \$3,195,000 (\$922.85/SF)		Sale Price \$7,263,500 (\$1,545.43/SF)
	GLA 3,218 SF		GLA (% LEASED) 4,700 SF (0%)
2	<b>8755 Santa Monica Blvd - Hancock Lofts</b> West Hollywood, CA 90069	9	<b>8327 Melrose Ave</b> West Hollywood, CA 90069
	Date Sold 6/18/2025		Date Sold 8/21/2024
	Condo Size 10,513 SF		Sale Price \$2,850,000 (\$1,187.50/SF)
	Sale Price \$13,000,000 (\$1,236.56/SF)		GLA (% LEASED) 2,400 SF (100%)
3	<b>8830-8844 W Sunset Blvd</b> West Hollywood, CA 90069	12	<b>8500 W Sunset Blvd - The Apartment Residences at AKA</b> West Hollywood, CA 90069
	Date Sold 4/15/2025		Date Sold 12/21/2023
	Sale Price \$26,000,000 (\$3,058.82/-SF)		Condo Size 18,950 SF
	GLA 8,500 SF		Sale Price Not Disclosed
4	<b>825 N San Vicente Blvd</b> West Hollywood, CA 90069	14	<b>641 N Robertson Blvd</b> West Hollywood, CA 90069
	Date Sold 3/20/2025		Date Sold 10/26/2023
	Sale Price \$31,000,000 (\$1,087.26/SF)		Sale Price \$33,500,000 (\$2,962.50/SF)
	RBA 28,512 SF		GLA 11,308 SF
7	<b>8723 Melrose Ave</b> Los Angeles, CA 90069	16	<b>921 N La Cienega Blvd</b> Los Angeles, CA 90069
	Date Sold 12/20/2024		Date Sold 12/14/2022
	Sale Price \$5,995,000 (\$1,763.24/SF)		Sale Price \$7,200,000 (\$1,173.79/SF)
	GLA (% LEASED) 3,400 SF (0%)		GLA (% LEASED) 6,134 SF (100%)

## SUITE 200



**Availability**

Vacant



**Parking**

On-site parking



**Access**

Private lobby  
entrance and elevator

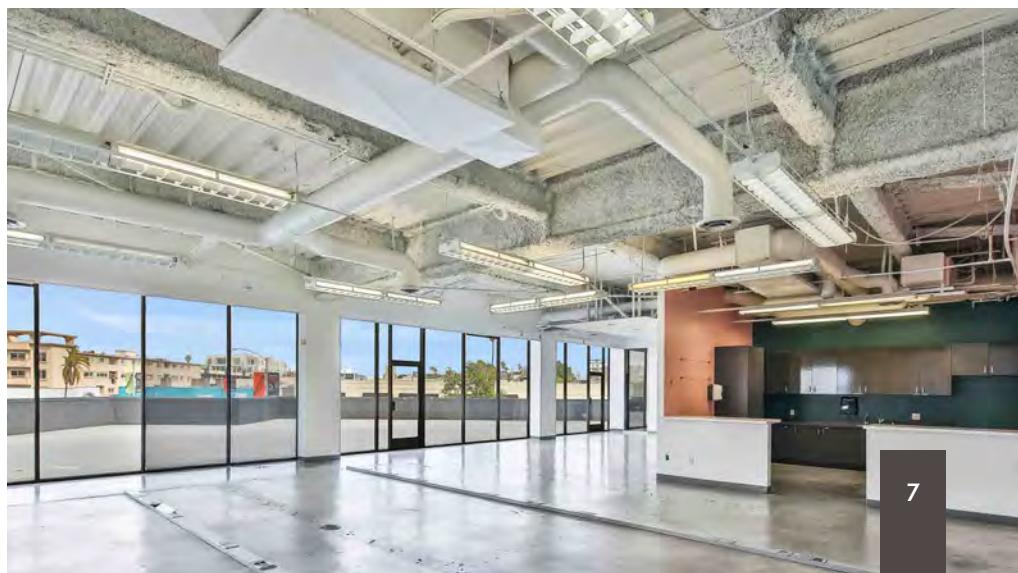
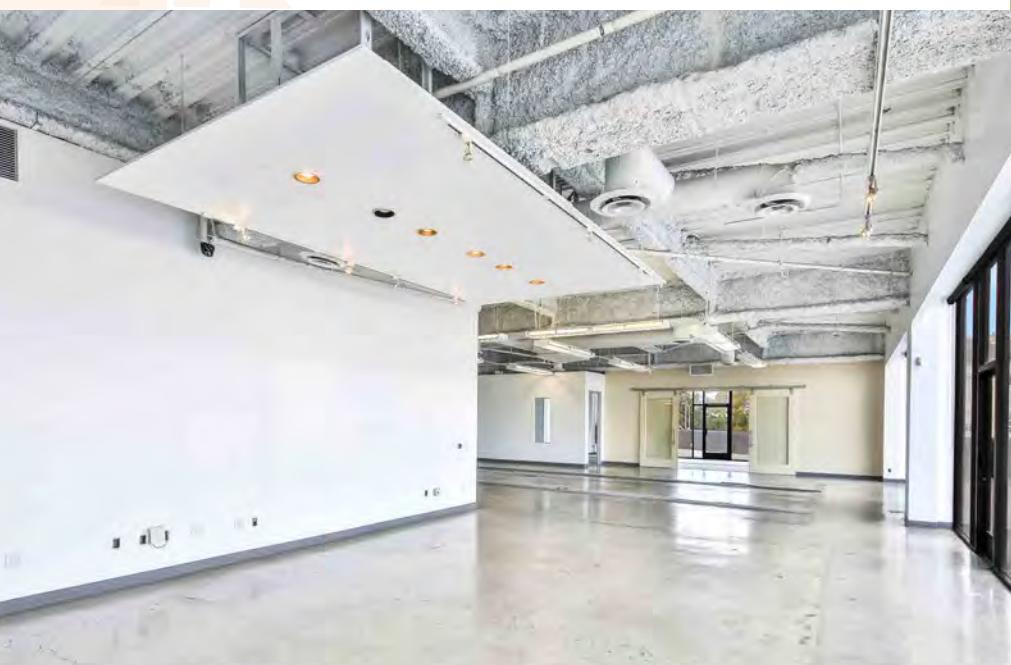


**Size**

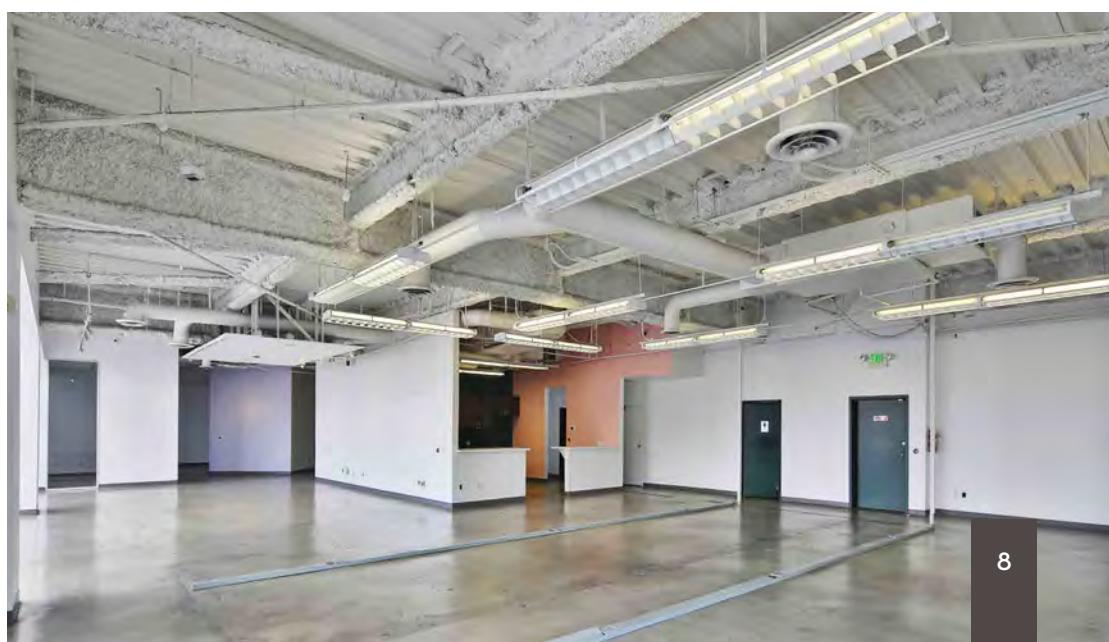
±4,966 SF plus  
very large patios



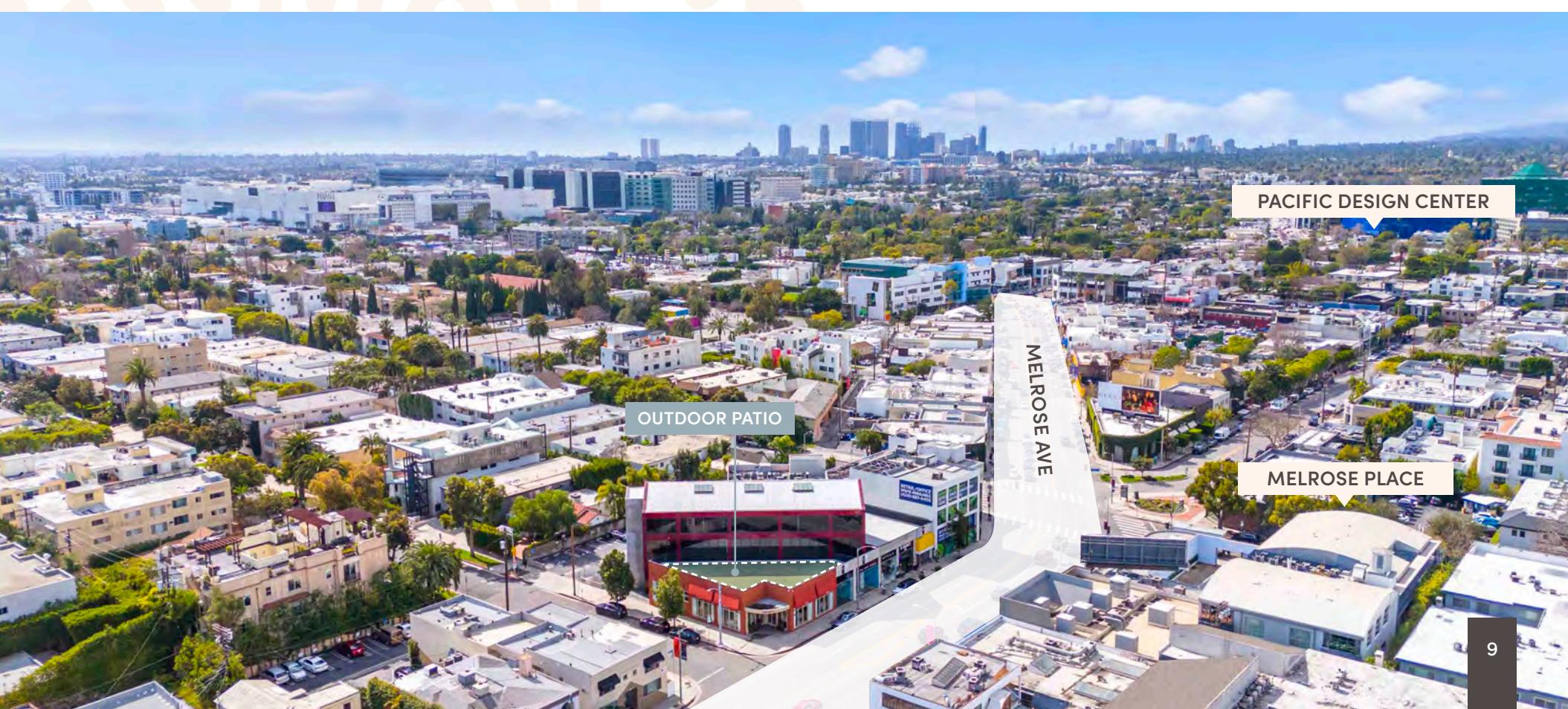
**±4,966 SF PLUS TREMENDOUS PATIO SPACES**



## 2ND FLOOR OFFICE (CONTINUED)

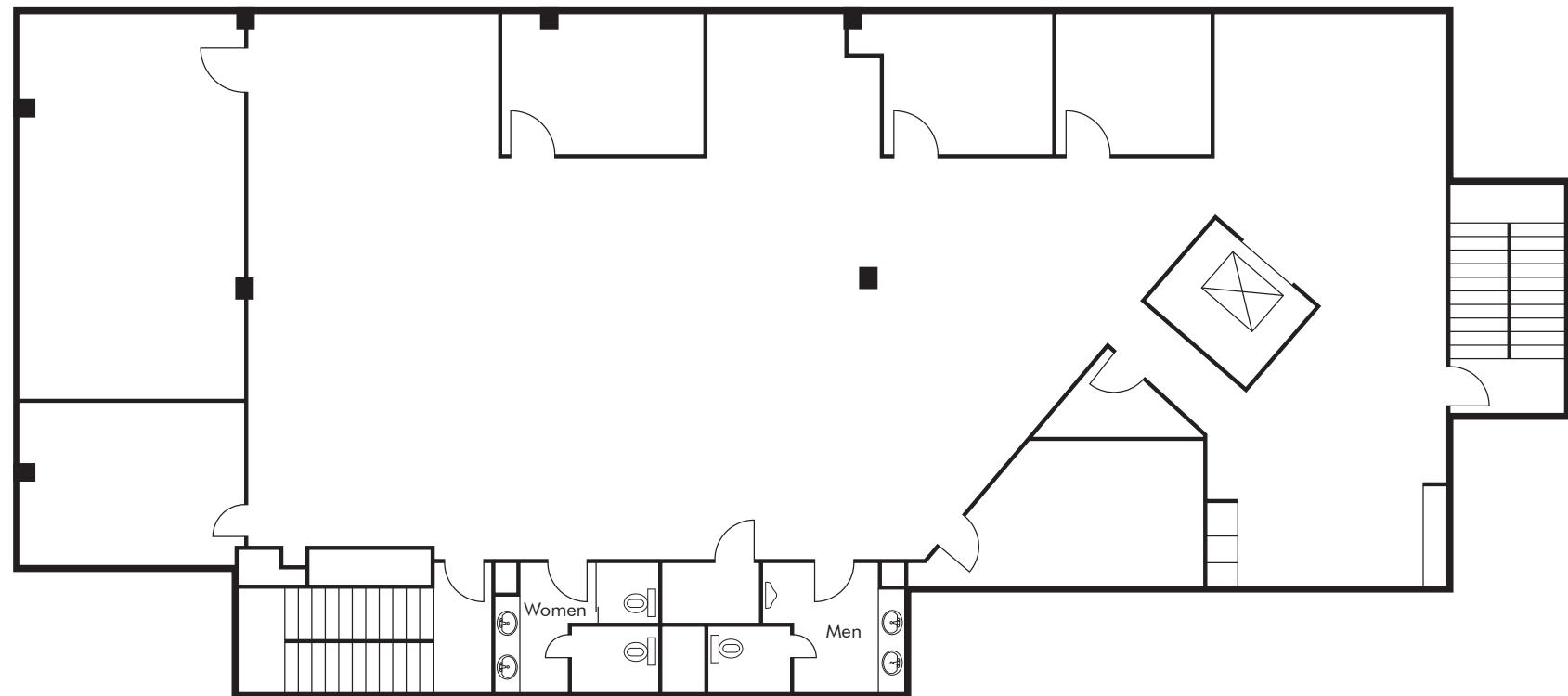


## MULTIPLE OUTDOOR PATIOS



FLOOR PLAN

# SUITE 200



FLOOR PLAN

## SUITE 300



### AVAILABILITY

Vacant



### SIZE

±5,000 SF



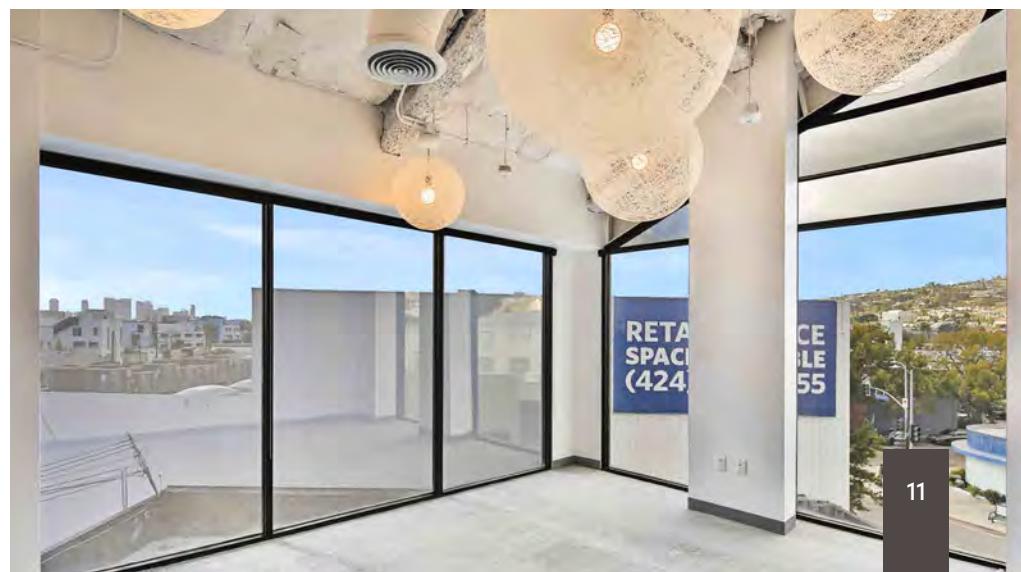
### PARKING

On-site parking



### ACCESS

Private lobby entrance and elevator

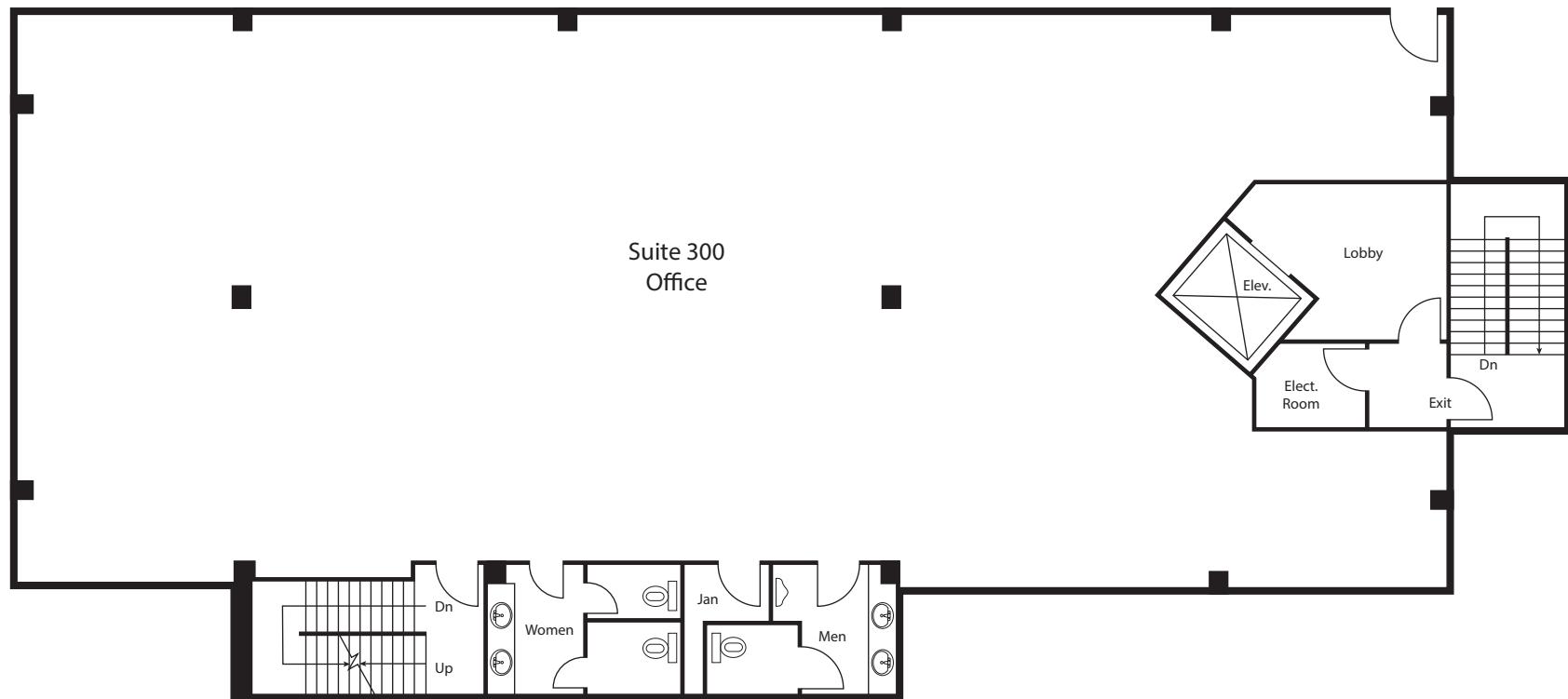


## PRIVATE OFFICE ELEVATOR ACCESS



FLOOR PLAN

# SUITE 300



FLOOR PLAN

## PARKING PLAN



## PARKING



**±47 ON-SITE PARKING SPACES**



# AMENITY OVERVIEW MAP

## SHOPPING

- 1 Pavilions
- 2 Christian Louboutin
- 3 Chrome Hearts
- 4 Maxfield
- 5 John Varvatos
- 6 Bape Store
- 7 JAMES PERSE
- 8 Acne Studios
- 9 Petco
- 10 Bristol Farms
- 11 Ralphs
- 12 Ganni
- 13 Roche Bobois
- 14 Stella McCartney
- 15 Between the Sheets
- 16 DACHA
- 17 Du Vin Wine & Spirits
- 18 Palace
- 19 Kitson
- 20 HUGO
- 21 Oliver Peoples
- 22 The Kooples
- 23 Tanya Heath
- 24 Kiehl's Since 1851
- 25 INTERMIX
- 26 CHANEL
- 27 Michael Aram
- 28 RH Modern
- 29 Bloomingdales
- 30 Beverly Center
- 31 Apple
- 32 CVS
- 33 Target
- 34 Marshalls
- 35 Old Navy
- 36 T.J. Maxx
- 37 Nordstrom Rack
- 38 PetSmart
- 39 H&M
- 40 Le Labo
- 41 Drybar
- 42 Aesop
- 43 Joan's on Third
- 44 WILLIAM B
- 45 west elm
- 46 BevMo!
- 47 Woven
- 48 RTH Shop
- 49 The RealReal
- 50 lululemon
- 51 Nike
- 52 rag & bone
- 53 Zadig & Voltaire
- 54 Sweaty Betty
- 55 AllSaints
- 56 Restoration Hardware
- 57 Design Within Reach
- 58 Warby Parker
- 59 Ben Soleimani
- 60 Isabel Marant
- 61 Mansur Gavriel
- 62 Cotton Citizen
- 63 Bottega Veneta
- 64 Oscar de la Renta
- 65 The Row
- 66 Marc Jacobs
- 67 BALMAIN
- 68 Nordstrom Local
- 69 Theory
- 70 Away
- 71 Vivienne Westwood
- 72 Hammer and Spear
- 73 Trader Joe's
- 74 Hotspot
- 75 Earther
- 76 Gelson's Market
- 77 Crossroads Trading
- 78 Fred Segal
- 79 Westime
- 80 Empty Vase Florist
- 81 Anawalt Lumber Co
- 82 Heritage Classics
- 83 Ebanista
- 84 Formations

## LODGING

- 1 Kimpton La Peer Hotel
- 2 Hotel Beverly Terrace
- 3 Viceroy L'Ermitage
- 4 Four Seasons Hotel
- 5 Sofitel Los Angeles
- 6 The Orlando Hotel
- 7 Le Parc Suite Hotel
- 8 Petit Ermitage
- 9 Palihouse
- 10 Sunset Marquis
- 11 Chamberlain West
- 12 Hotel 1
- 13 Grafton on Sunset
- 14 Mondrian
- 15 Andaz
- 16 Sunset Tower Hotel
- 17 The London
- 18 Montrose
- 19 The West Hollywood EDITION
- 20 Pendry West Hollywood

## CAFFES

- 1 Verve Coffee
- 2 Starbucks
- 3 Kreation
- 4 The Assembly
- 5 The Coffee Bean
- 6 Cha Cha Matcha
- 7 Georgetown Cupcake
- 8 Blue Bottle Coffee
- 9 Juice Infusion
- 10 Magnolia Bakery
- 11 JOE & THE JUICE
- 12 Urth Caffe
- 13 Alfred Tea Room
- 14 Alfred Coffee
- 15 Bean Coffee Roasters
- 16 Pressed Juicery
- 17 Dialog Cafe
- 18 Gravite

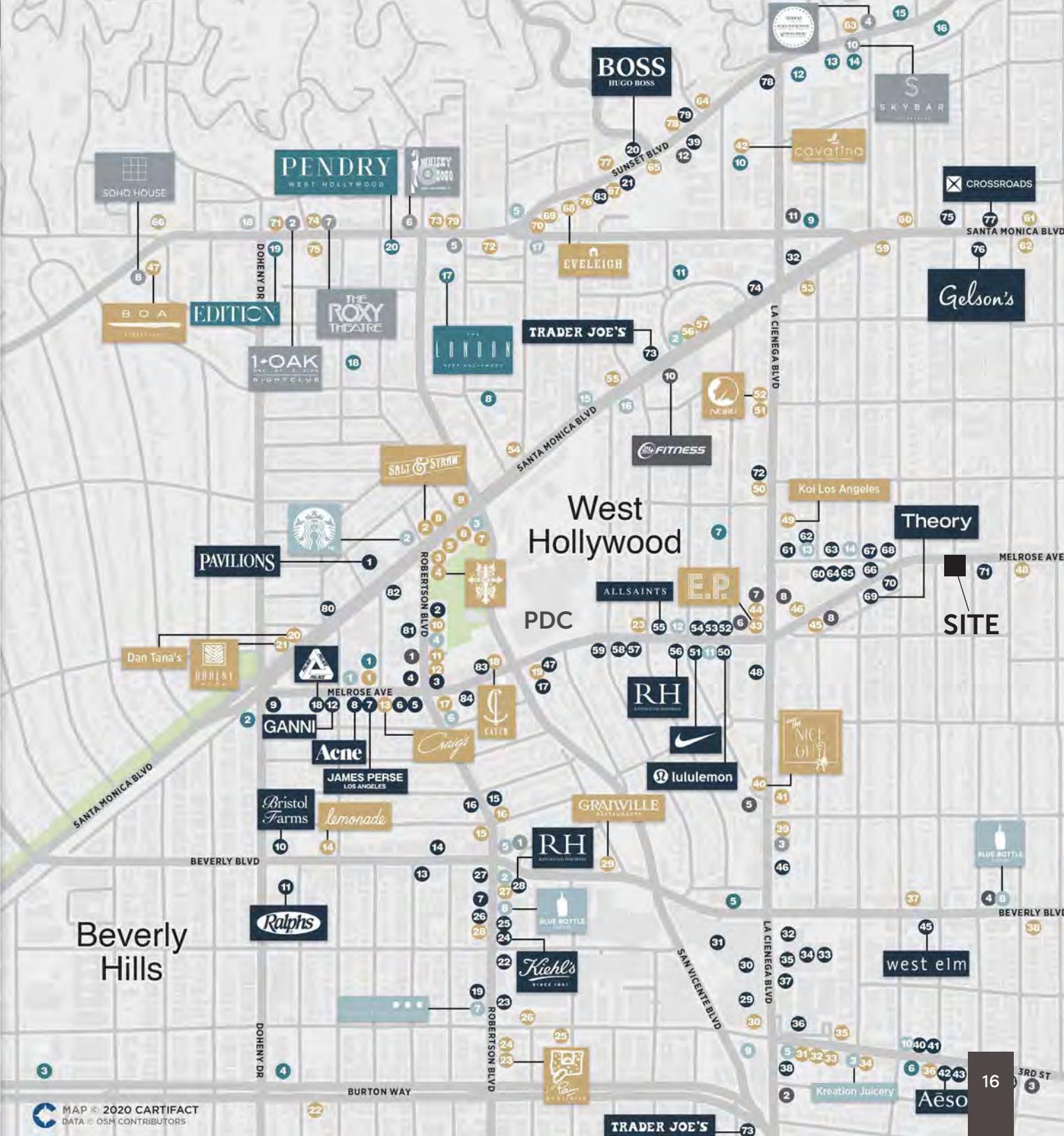
## FITNESS

- 1 Nine Treasures Yoga
- 2 LIT Method
- 3 SWERVE Studio
- 4 StretchLab
- 5 Lagree Fitness
- 6 Cyclic House
- 7 Rise Nation
- 8 Reebok Crossfit LAB
- 9 PLAYLIST. Yoga
- 10 24 Hour Fitness
- 11 Barry's Bootcamp
- 12 Equinox

## ATTRACTONS

- 1 Leica Gallery
- 2 10Oak
- 3 Largo at the Coronet
- 4 The Comedy Store
- 5 The Viper Room
- 6 Whisky a Go Go
- 7 The Roxy Theatre
- 8 Soho House

# Beverly Hills



# LOS ANGELES

**4TH**

Among international  
cities in total billionaires

**TOP 10**

International city for  
luxury home sales

**\$4.6MM**

Median luxury  
home value

**\$1BN+**

Home furnishings sales

**\$734BN**

In economic output

**\$257BN**

In salary + wages

**\$318MM**

In consumer expenditures

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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### POPULATION

2025 Population - Current Year Estimate	45,519	272,199	823,573
2030 Population - Five Year Projection	45,108	273,397	830,913
2025-2030 Annual Population Growth Rate	0.18%	0.09%	0.18%



### HOUSEHOLDS

2025 Households - Current Year Estimate	29,318	146,192	384,247
2030 Households - Five Year Projection	29,640	150,079	397,319
2025-2030 Annual Household Growth Rate	2.2%	0.53%	0.67%
2025 Average Household Size	1.53	1.83	2.06



### HOUSING INCOME

2025 Average Household Income	\$162,433	\$166,488	\$144,227
2030 Average Household Income	\$177,028	\$181,912	\$157,942
2025 Median Household Income	\$103,531	\$100,397	\$85,547
2030 Median Household Income	\$113,282	\$110,928	\$96,320
2025 Per Capita Income	\$104,150	\$89,364	\$67,439
2030 Per Capita Income	\$115,824	\$99,790	\$75,671

	1 MILE	3 MILES	5 MILES
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### EDUCATION

2025 Population 25 and Over	40,489	218,692	623,689
HS and Associates Degrees	10,513	61,693	202,866
Bachelor's Degree or Higher	28,568	147,227	354,946



### HOUSING UNITS

2025 Housing Units	32,130	161,682	421,446
2025 Vacant Housing Units	2,812	15,490	37,199
2025 Occupied Housing Units	29,318	146,192	384,247
2025 Owner Occupied Housing Units	6,855	38,319	94,123
2025 Renter Occupied Housing Units	22,463	107,873	290,124



### PLACE OF WORK

2025 Businesses	5,766	32,480	62,681
2025 Employees	55,971	252,952	558,202



CENTURY CITY

BEVERLY CENTER

CEDARS SINAI

8360 MELROSE AVE

THE REAL REAL  
WOLF & BADGER  
LULULEMON  
PASCAL  
(COMING SOON)  
RAG & BONE  
AIME  
AND MORE...

GUESS JEANS  
AIME LEON DORE  
JACQUEMUS  
CECCONI'S  
JOHN VARVATOS  
TOTEM  
BYREDO  
MAXFIELD  
CRAIG'S  
JAMES PERSE  
PALACE  
AND SO MUCH  
MORE....

STAUD  
MARIA TASH  
BOTTEGA VENETA  
ISABEL MARANT  
THE ROW  
IRENE NEUWIRTH  
ZIMMERMAN  
APC  
FORTE FORTE  
RACHEL COMEY  
AND MUCH MORE...

THOM BROWNE  
KHAITE

MELROSE AVE  
MELROSE PLACE

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LOS ANGELES | CA 90069



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