

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







Suite

Suite 101-103

Suite 104

Suite 105

Suite 107

Suite 108



Occupant

Babyletto

Vacant

Vacant

LA Sandwich Bar

Sweet Lady Jane



Availability

Occupied

Now

Now

Occupied

Occupied



Size

±3,284 SF

±1,068 SF

±1,192 SF

±680 SF

±1,320 SF

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

8750 Melrose Ave
Los Angeles, CA 90069

Date Sold 10/27/2025
Sale Price \$3,195,000 (\$922.85/SF)
GLA 3,218 SF

2

8755 Santa Monica Blvd - Hancock Lofts
West Hollywood, CA 90069

Date Sold 6/18/2025
Condo Size 10,513 SF
Sale Price \$13,000,000 (\$1,236.56/SF)

3

8830-8844 W Sunset Blvd
West Hollywood, CA 90069

Date Sold 4/15/2025
Sale Price \$26,000,000 (\$3,058.82/-SF)
GLA 8,500 SF

4

825 N San Vicente Blvd
West Hollywood, CA 90069

Date Sold 3/20/2025
Sale Price \$31,000,000 (\$1,087.26/SF)
RBA 28,512 SF

7

8723 Melrose Ave
Los Angeles, CA 90069

Date Sold 12/20/2024
Sale Price \$5,995,000 (\$1,763.24/SF)
GLA (% LEASED) 3,400 SF (0%)

8

9111-9113 W Sunset Blvd
West Hollywood, CA 90069

Date Sold 10/30/2024
Sale Price \$7,263,500 (\$1,545.43/SF)
GLA (% LEASED) 4,700 SF (0%)

9

8327 Melrose Ave
West Hollywood, CA 90069

Date Sold 8/21/2024
Sale Price \$2,850,000 (\$1,187.50/SF)
GLA (% LEASED) 2,400 SF (100%)

12

8500 W Sunset Blvd - The Apartment Residences at AKA
West Hollywood, CA 90069

Date Sold 12/21/2023
Condo Size 18,950 SF
Sale Price Not Disclosed

14

641 N Robertson Blvd
West Hollywood, CA 90069

Date Sold 10/26/2023
Sale Price \$33,500,000 (\$2,962.50/SF)
GLA 11,308 SF

16

921 N La Cienega Blvd
Los Angeles, CA 90069

Date Sold 12/14/2022
Sale Price \$7,200,000 (\$1,173.79/SF)
GLA (% LEASED) 6,134 SF (100%)

SUITE 200



Availability
Vacant



Parking
On-site parking



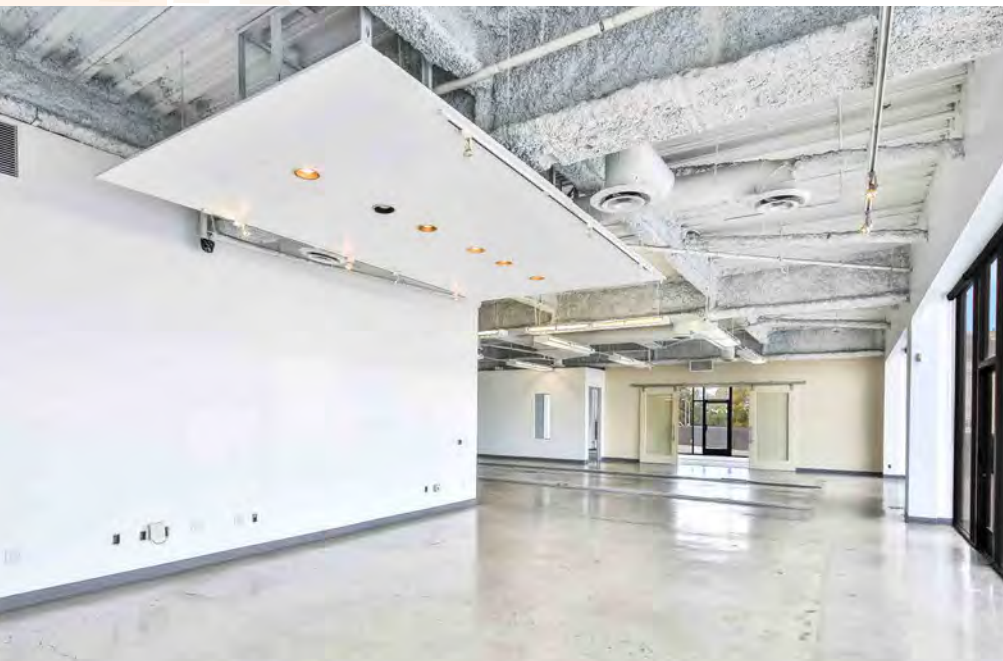
Access
Private lobby
entrance and elevator



Size
±4,966 SF plus
very large patios



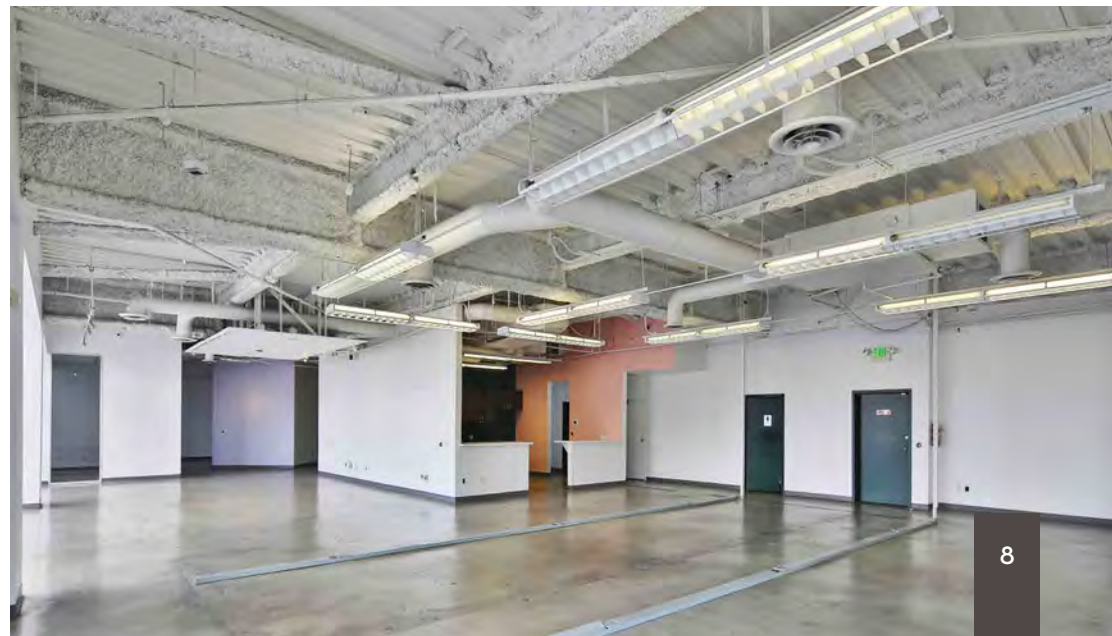
±4,966 SF PLUS TREMENDOUS PATIO SPACES



2ND FLOOR OFFICE (CONTINUED)



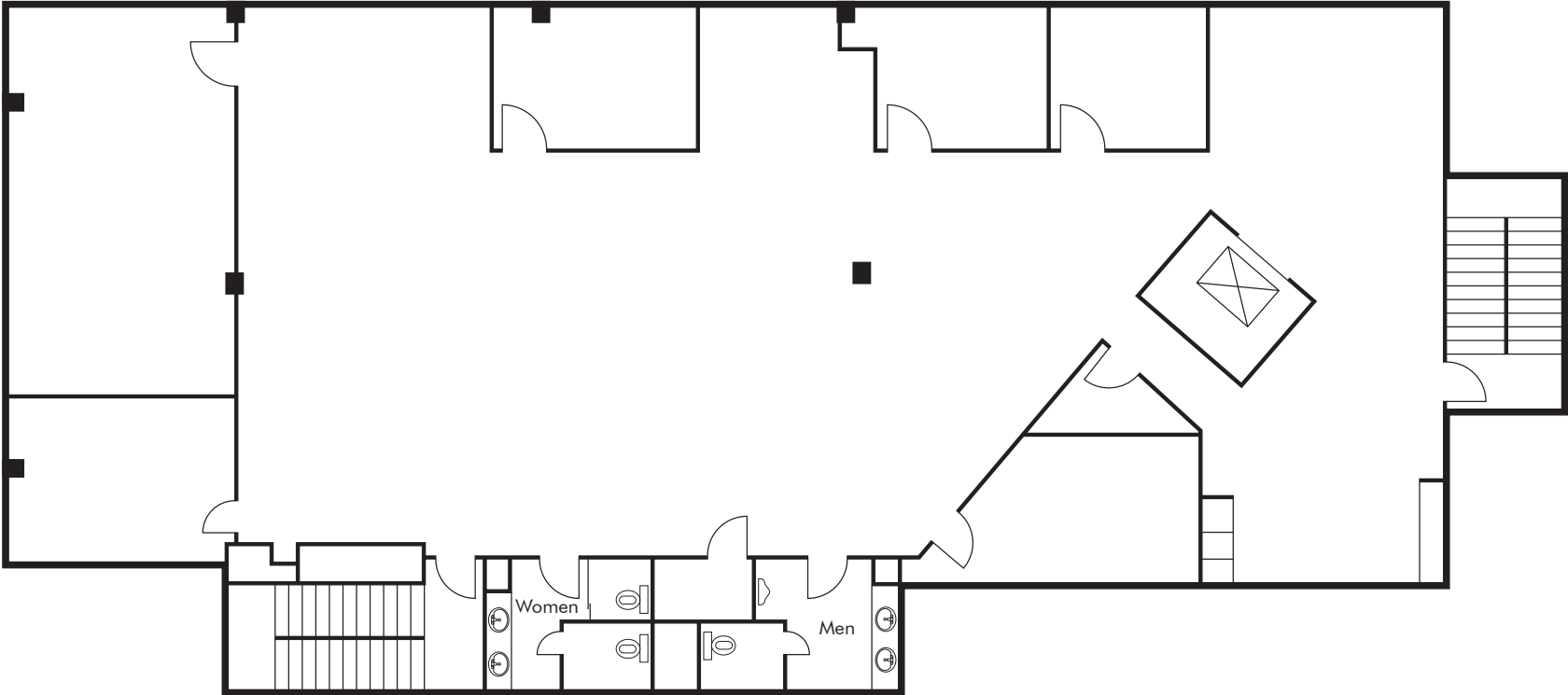
EXECUTIVE SUITE PRIVATE PATIO






MULTIPLE OUTDOOR PATIOS

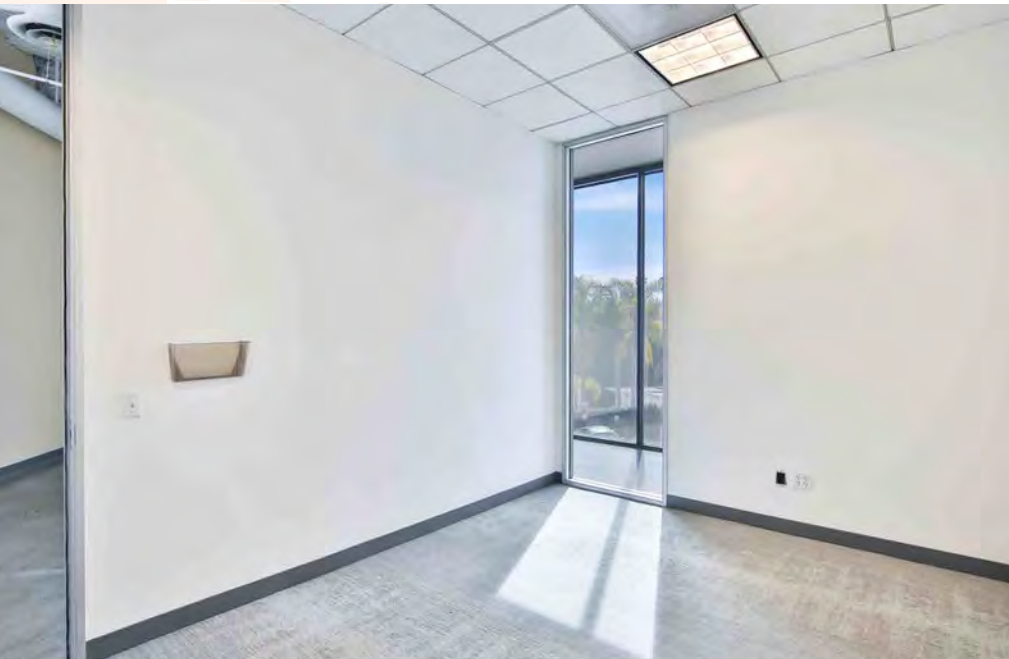


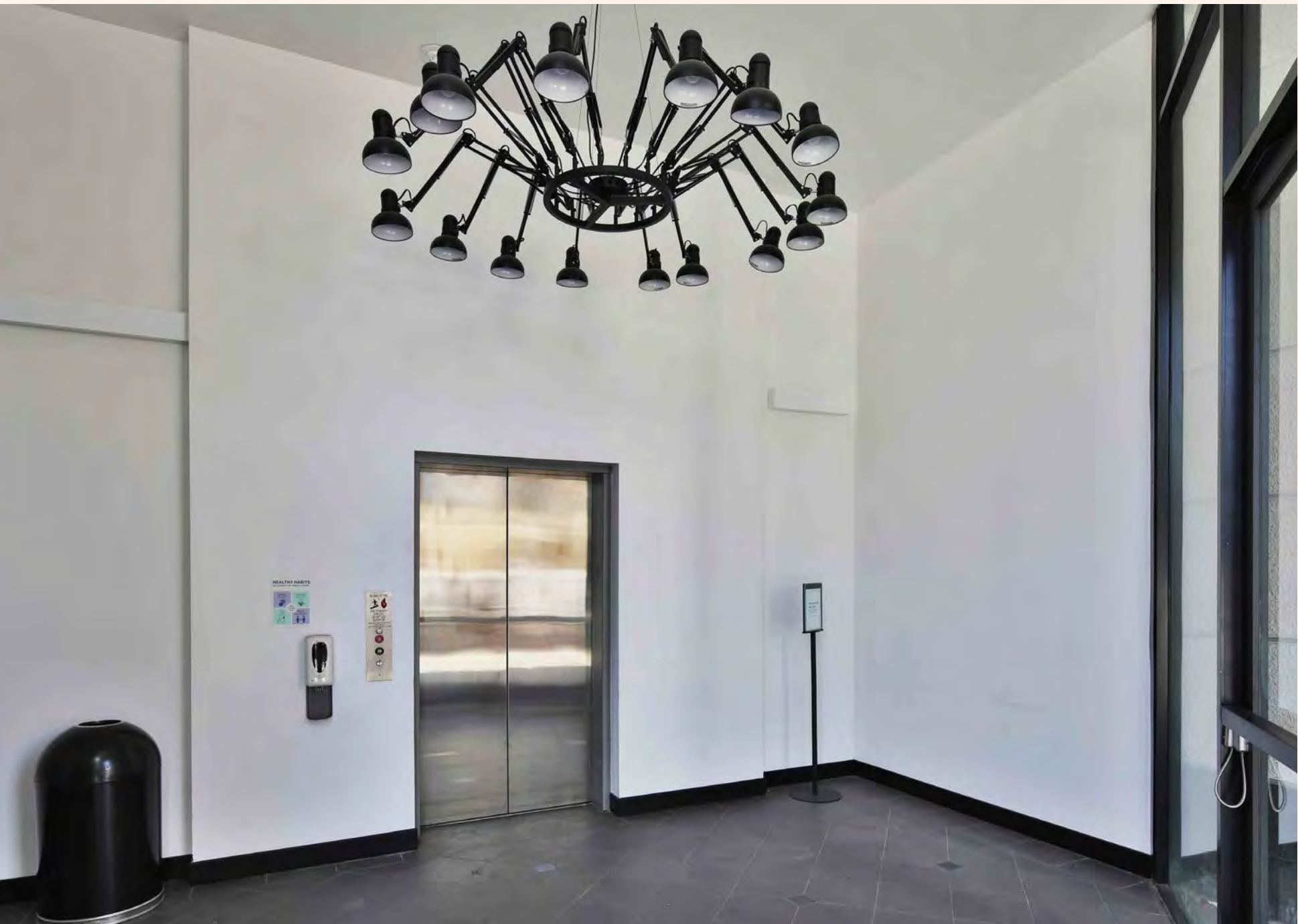
SUITE 200



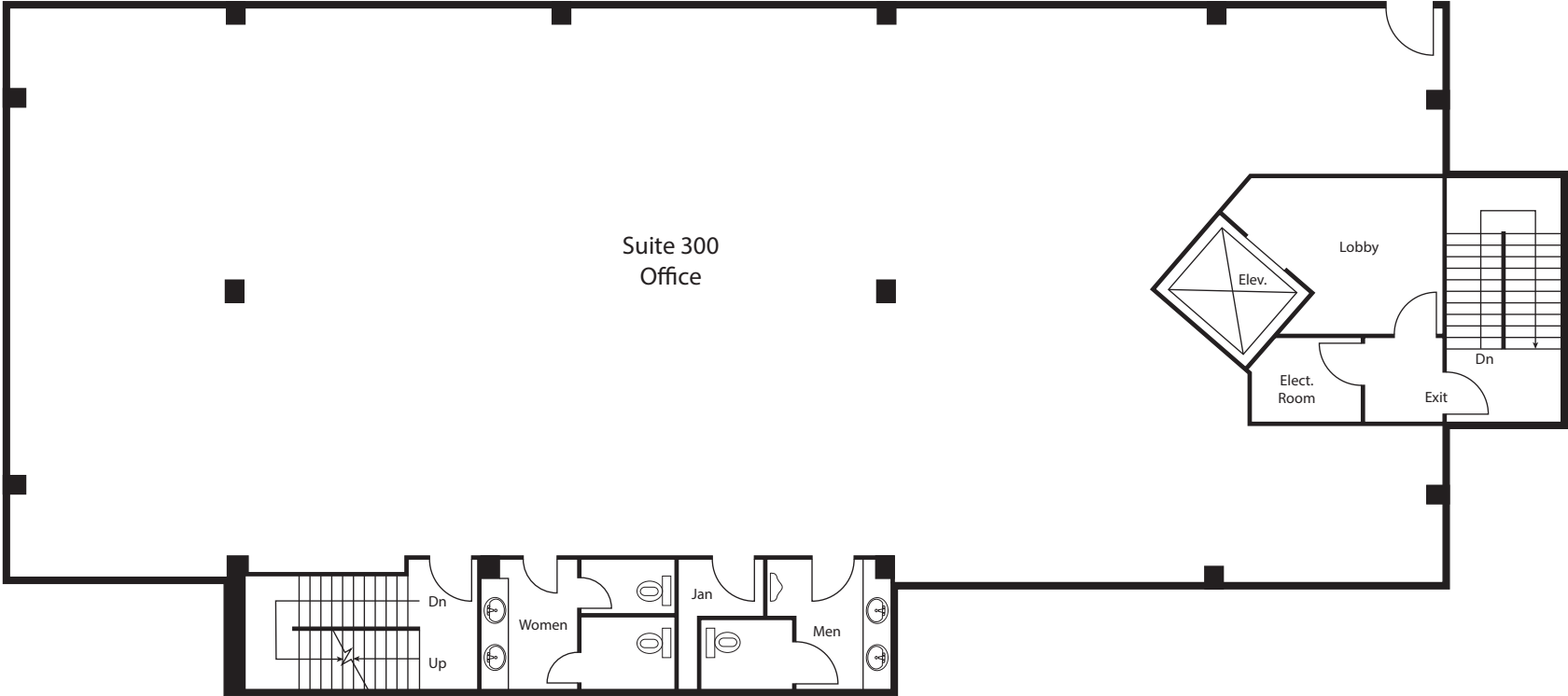
SUITE 300

-  **AVAILABILITY**
Vacant
-  **SIZE**
±5,000 SF
-  **PARKING**
On-site parking
-  **ACCESS**
Private lobby entrance and elevator





SUITE 300



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 Solelmani
- 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 Healthy Spot
- 75 Earthbar
- 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

EATERIES

- 1 Gracias Madre
- 2 Salt & Straw
- 3 PUMP Restaurant
- 4 The Abbey
- 5 TomTom Bar
- 6 Rocco's
- 7 Izakaya Tora
- 8 Guisados
- 9 Fiesta Cantina
- 10 Hedley's
- 11 Tortilla Republic
- 12 SUR Restaurant
- 13 Craig's
- 14 Lemonade
- 15 Petrossian Restaurant
- 16 Il Piccolino
- 17 Cecconi's
- 18 Catch LA
- 19 Zinque
- 20 Dan Tana's
- 21 Doheny Room
- 22 Il Cielo
- 23 Le Pain Quotidien
- 24 Pizzeria Il Fico
- 25 A.O.C.
- 26 Cafe Angelino
- 27 The Henry
- 28 The Ivy
- 29 Granville
- 30 Farmhouse
- 31 Manpuku Japanese
- 32 The Phoenix
- 33 Toca Madera
- 34 The IZAKA-YA
- 35 The Shelby
- 36 Son of a Gun
- 37 Matsumoto
- 38 Bao Dim Sum
- 39 The Roger Room
- 40 The Nice Guy
- 41 Real Food Daily
- 42 Cavatina
- 43 E.P. & L.P.
- 44 Sushu Ginza Onodera
- 45 Lucques
- 46 Rosaline
- 47 BOA Steakhouse
- 48 Crossroads Kitchen
- 49 Kol
- 50 The Belmont
- 51 Barton G.
- 52 Nobu
- 53 The Gardens of Taxco
- 54 Ajisai
- 55 Jimpachi
- 56 Cousins Maine Lobster
- 57 kitchen 24
- 58 Shake Shack
- 59 La Boheme Brasserie
- 60 Hugo's Restaurant
- 61 Conservatory
- 62 Hamburger Mary's
- 63 Katana LA
- 64 Daughter's Deli
- 65 Chin Chin
- 66 ROKU
- 67 Le Petit Four
- 68 Eveleigh
- 69 Fresh on Sunset
- 70 State Social House
- 71 Night + Market
- 72 Pi On Sunset
- 73 Daikokuya
- 74 Rainbow Bar & Grill
- 75 Tenmasa Japanese
- 76 TocaYa Organica
- 77 BBCM Cafe
- 78 Mels Drive-In
- 79 Panini Pizzeria

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 1 Hotel
- 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

CAFES

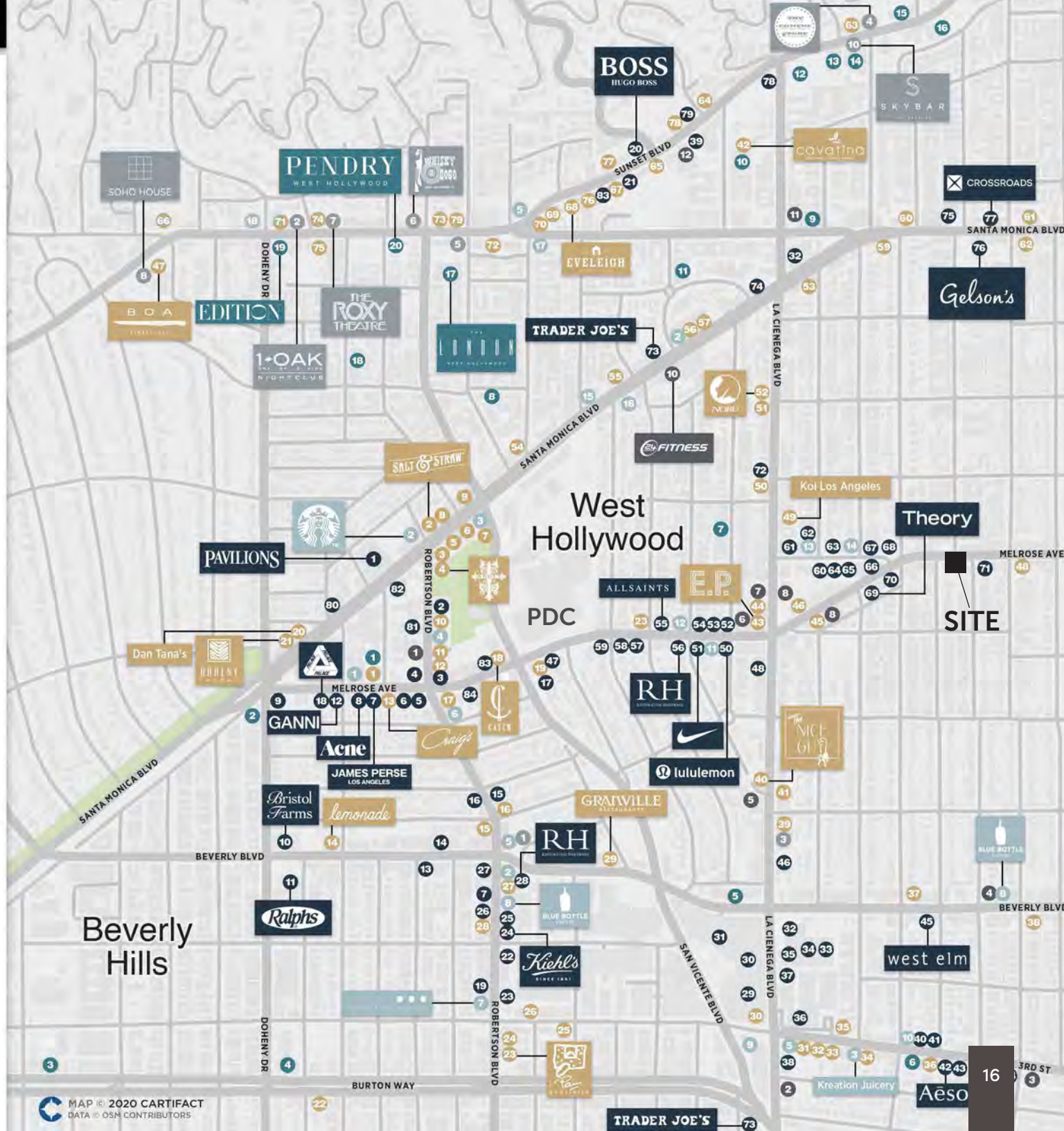
- 1 Verve Coffee
- 2 Starbucks
- 3 Kreation
- 4 The Assembly
- 5 The Coffee Bean
- 6 Cha Cha Matcha
- 7 Georgetown Cupcake
- 8 Blue Bottle Coffee
- 9 Juice Infusion
- 10 Magnolia Bakery
- 11 JOE & THE JUICE
- 12 Urth Caffé
- 13 Alfred Tea Room
- 14 Alfred Coffee
- 15 Bean Coffee Roasters
- 16 Pressed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

FITNESS

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

ATTRACTIONS

- 1 Leica Gallery
- 2 10ak
- 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



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	22%	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



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

CEDARS SINAI

BEVERLY CENTER

BEVERLY HILLS

PACIFIC DESIGN CENTER

8360 MELROSE AVE

MELROSE AVE

MELROSE PLACE

THOM BROWNE

KHAITE

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

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

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

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