
OFFERING MEMORANDUM

CHRIS MARA

+1 310.927.5865

cmara@carolwoodre.com

LAUREN MARA

+1 310.402.4180

lmara@carolwoodre.com

maracommercial.com

CAROLWOOD

DRE 00886282 | DRE 02109375



7301-7305 Melrose Avenue
& 705 N Poinsettia Pl.
Los Angeles, CA 90046

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Carolwood Estates and should not be made available to any other person or entity without the written consent of Carolwood Estates. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Carolwood Estates. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Carolwood Estates. has not verified, and will not verify, any of the information contained herein, nor has Carolwood Estates. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Carolwood Estates. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Carolwood Estates., its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Carolwood Estates., and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

©2024 Carolwood Partners Inc. All rights reserved



COMMERCIAL

Contents

PROPERTY DESCRIPTION	4
PROPERTY DETAILS	5
PROPERTY IMAGES	6
LEASE SUMMARY	8
OVERHEAD MAP	10
AREA IMAGES	12
LOCAL HIGHLIGHTS	14
WHY LOS ANGELES	16

FOR SALE

**7301-7305 MELROSE AVE
& 705 N POINSETTIA PL.**
LOS ANGELES, CA 90046
\$4,800,000

PROPERTY DESCRIPTION

We are proud to present 7301-05 Melrose Avenue & 705 N Poinsettia Pl for sale. This Property is centrally located at the NWC of Melrose Avenue and Poinsettia Pl, in the heart of the Melrose Avenue retail, restaurant, and cafe section between La Brea Avenue and Fairfax Avenue. The Property consists of two stories fronting on Melrose Avenue, a small detach building fronting on N Poinsettia, and parking in the rear. The ground floor is comprised of three retail tenants, and the second floor are four 1BD/1BA residential units. This Property is an excellent re-positioning and value add opportunity.

Please call Chris Mara at 310.927. 5865 to discuss.



BUILDING SIZE

± 6,587 SF

LOT SIZE

± 5,391 SF

USAGE

Retail/Office/Residential





LEASE SUMMARY

PROPERTY ADDRESS	APPROXIMATE UNIT SIZE	PRICE PER MONTH	RENTAL INCREASES	LEASE TERMINATION DATE	PROJECTED RENT
7301 MELROSE AVE	1,200 SF	\$3,040 MG	NONE	MTM	\$4,800 NNN
7303 MELROSE AVE	1,200 SF	\$4,500 MG	NONE	MTM	\$4,250 NNN
7305 MELROSE AVE	780 SF	\$2,500 MG	NONE	MTM	\$2,535 NNN
705 N POINSETTIA	500 SF	VACANT	NONE	N/A	\$1,200 NNN
APARTMENT 1	1 BED / 1 BATH	\$900	NONE*	N/A	\$900 G
APARTMENT 2	1 BED / 1 BATH	\$675	NONE*	N/A	\$675 G
APARTMENT 3	1 BED / 1 BATH	\$1,600	NONE*	N/A	\$1,600 G
APARTMENT 4	1 BED / 1 BATH	\$900	NONE*	N/A	\$900 G

*PER LOS ANGELES COUNTY RENT STABILITY PROGRAM | The material provided here is for informational purposes only and has been furnished from sources we deem reliable, but for whom we assume no liability.

Any projections, opinions, assumptions or estimates are used for example only and do not represent current or future performance of the property. Prospective buyer/tenants should consult with their independent advisors to determine if the property is suitable for their needs.

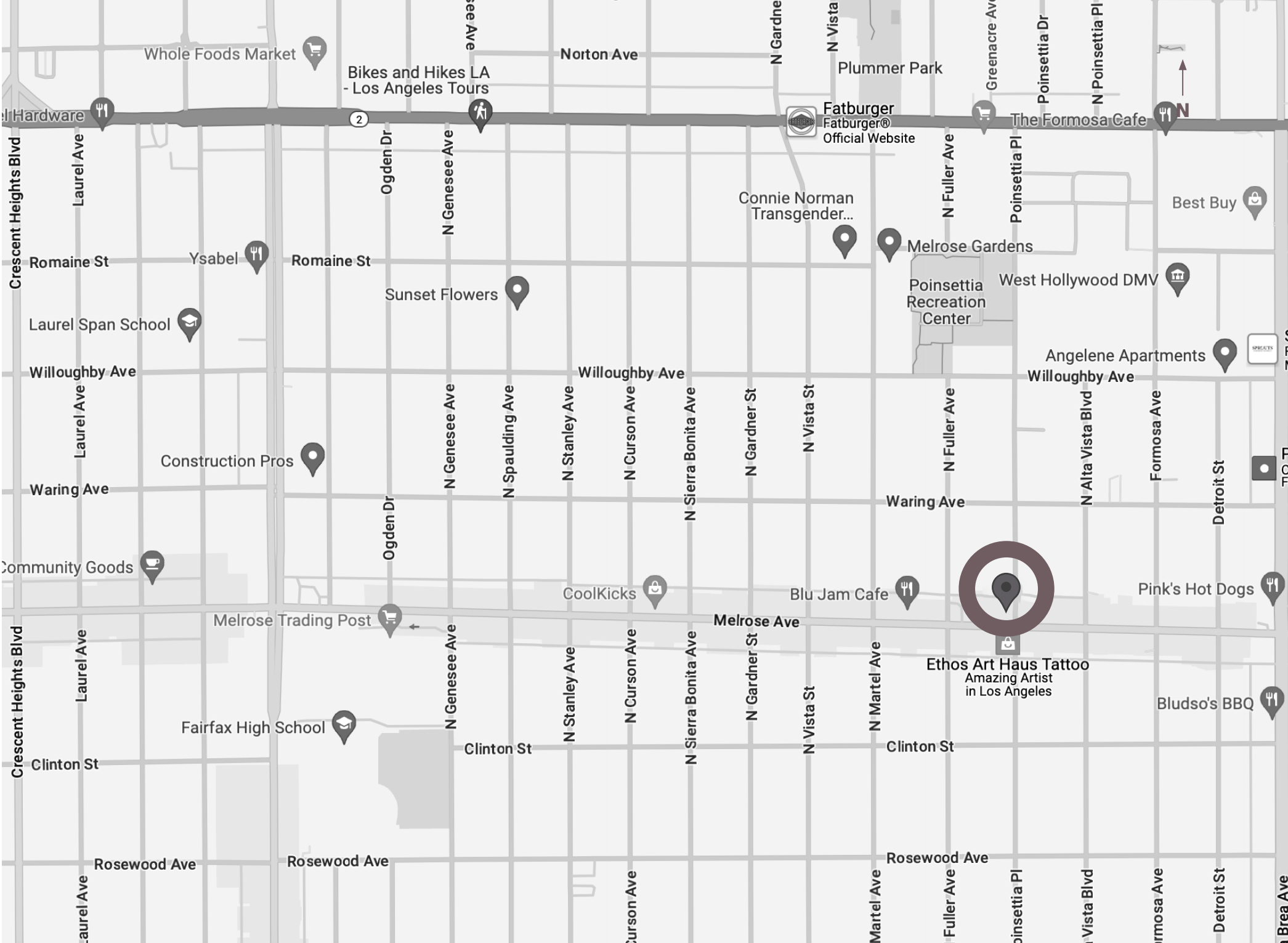


Melrose Ave

N Vista St

N Fuller Ave

Poinsettia Pl







Runyon Canyon Park

Hollywood Blvd

TCL Chinese Theater

Hollywood Blvd

7301-7305 Melrose Avenue
& 705 N Poinsettia Place

American Vintage

Crossroads

CoolKicks

Wasteland

Blue Jam Cafe

The Groundlings

Local Highlights

American Vintage, 7575 Melrose Ave - 0.4 miles away from subject property

American Vintage, a French clothing brand founded in 2005, offers a laid-back, effortlessly timeless take on classic American style wardrobe for both men and women. Their philosophy centers around creating high-quality, essential pieces that transcend seasonal trends. American Vintage achieves this by focusing on classic silhouettes and using luxurious fabrics like soft pima cotton, alpaca wool blends, and cashmere. The result is a collection of comfortable yet chic everyday wear, including t-shirts, sweaters, jeans, and outerwear. American Vintage puts a distinct French spin on everyday basics, elevating casual wear with a certain *je ne sais quoi*. Their pieces are designed to be mixed and matched for effortless Parisian style. Whether you're looking for the perfect everyday tee or a cozy sweater, American Vintage offers luxurious basics that will become foundational pieces in your wardrobe.

Foot Locker, 7726 Melrose Ave - 0.5 miles away from subject property

Foot Locker is a major retailer specializing in trending athletic footwear, apparel, and accessories. They cater to the "sports lifestyle enthusiast," which means they have a wide range of products for people who are interested in athletic wear but not necessarily professional athletes. They have a huge selection of shoes, including popular brands like Nike, Adidas, Jordan, and Brooks. Whether you're looking for running shoes, basketball sneakers, or casual everyday kicks, Foot Locker has something for you. They also sell clothing and accessories to complete your athletic look. With over 2,600 stores in 26 countries, Foot Locker is a one-stop shop for all your athletic footwear and apparel needs. They are known for their trendy and fresh styles, and they often have exclusive releases of popular shoes.

The Groundlings, 7307 Melrose Ave - next door to subject property

Located at 7307 Melrose Avenue in Los Angeles is a breeding ground for comedic talent: The Groundlings Theatre. This underground venue isn't just a place to catch a laugh; it's a launching pad for comedic superstars. For over four decades, The Groundlings has been a mainstay of improv and sketch comedy, gracing its stage with hilarious shows that push boundaries and tickle funny bones. The magic extends beyond the performances though. The Groundlings School, housed within the same building, is renowned for its training programs. Alumni like Will Ferrell, Lisa Kudrow, and Maya Rudolph all honed their comedic satire under The Groundlings' tutelage. So, whether you're an improv enthusiast or simply seeking an evening of side-splitting laughter, The Groundlings Theatre offers a unique experience. You might just be discovering the next comedic "superstar" in the making, or witnessing the birth of a sketch destined for cult classic status.

Melrose Trading Post, 7850 Melrose Ave - 0.6 miles away from subject property

Since 1997, Greenway Arts Alliance has been connecting communities through performing arts, educational programs, and local commerce. Their model funds holistic arts education programming in public schools through a community market, the Melrose Trading Post. The Melrose Trading Post, is a cultural destination for thousands of shoppers every Sunday that funds Greenway Institute for the Arts, a flourishing arts program at Fairfax High School, and Greenway Court Theatre, a home for works from emerging and established artists. The Melrose Trading Post offers a treasure trove of unique finds. Here, over 200 vendors showcase an eclectic mix of handcrafted artisan goods, vintage apparel, and antique furniture. Alongside these discoveries, the Melrose Trading Post boasts a thriving food scene with artisan vendors offering delicious treats and refreshing beverages. Whether you're a seasoned collector or a curious explorer, the Melrose Trading Post promises a delightful Sunday adventure.



COMMERCIAL



1. American Vintage | 7575 Melrose Ave
Vintage boutique with mens/womens clothes/accessories from the 1930s to 1990s.



2. Foot Locker | 7726 Melrose Ave
Brand-name athletic shoes/clothing/accessories for men, women & kids.



3. The Groundlings | 7307 Melrose Ave
Venue for improvisation & sketch comedy troupe that launched many famous careers.



4. Melrose Trading Post | 7850 Melrose Ave
Sunday open-air vendor market with antiques, vintage goods & collectibles.

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

CHRIS MARA

+1 310.927.5865

cmara@carolwoodre.com

LAUREN MARA

+1 310.402.4180

lmara@carolwoodre.com

maracommercial.com

CAROLWOOD

DRE 00886282 | DRE 02109375



x

