



2026

# 7225 MELROSE AVE

OFFER  
MEMORANDUM

# **INVESTMENT HIGHLIGHTS**

**2494 SQF FREESTANDING BUILDING**

**ON-SITE PARKING**

**VACANT- IMMEDIATE OWNER-USER OPPORTUNITY**

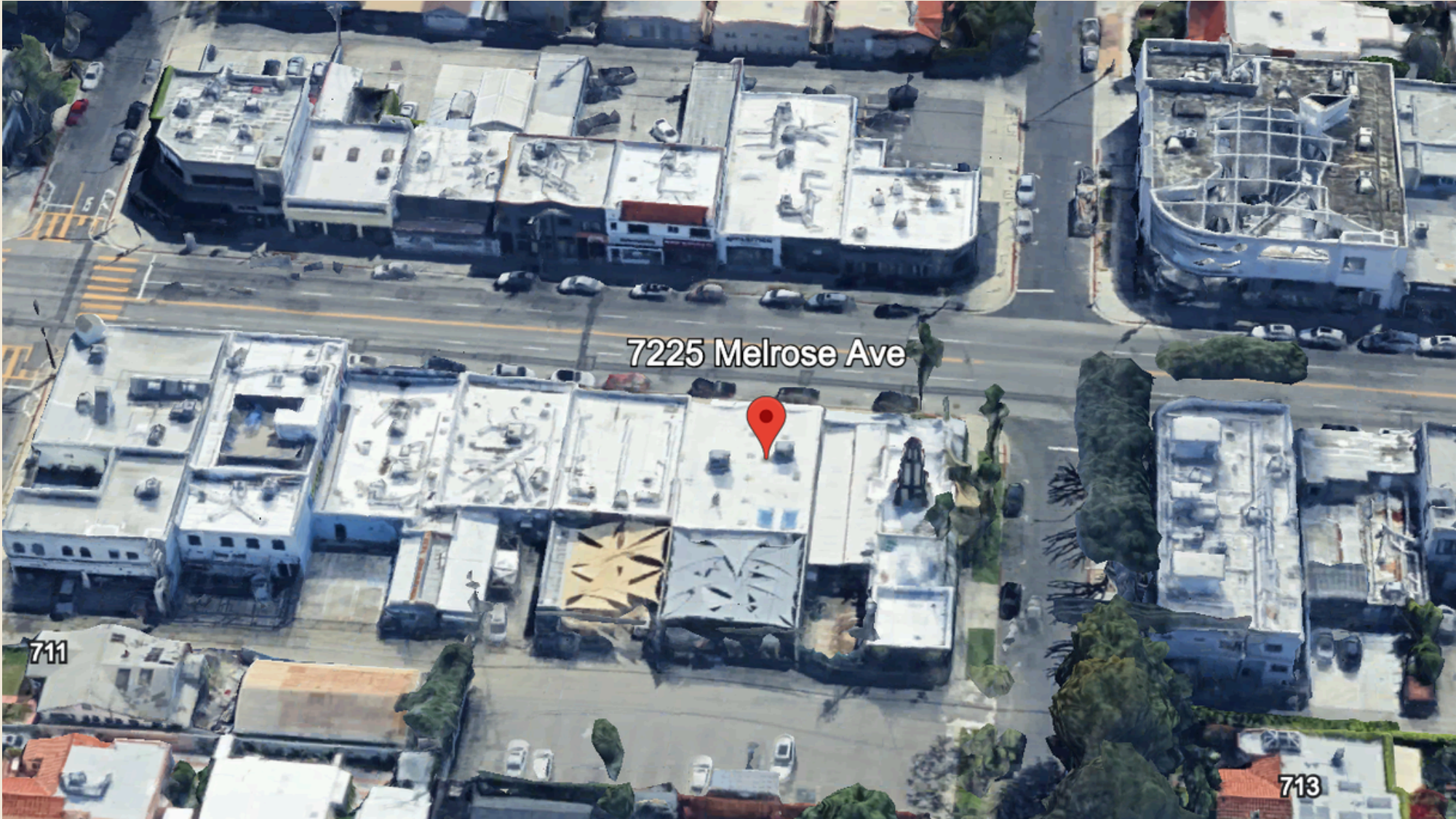
**PRIME MELROSE AVE FRONTAGE**

**HIGH VISIBILITY + DENSE DEMOGRAPHIC**



# LOCATION OVERVIEW

POSITIONED ON MELROSE AVENUE BETWEEN LA BREA AVENUE AND FAIRFAX DISTRICT, THE PROPERTY BENEFITS FROM ONE OF THE MOST ACTIVE RETAIL CORRIDORS IN LOS ANGELES



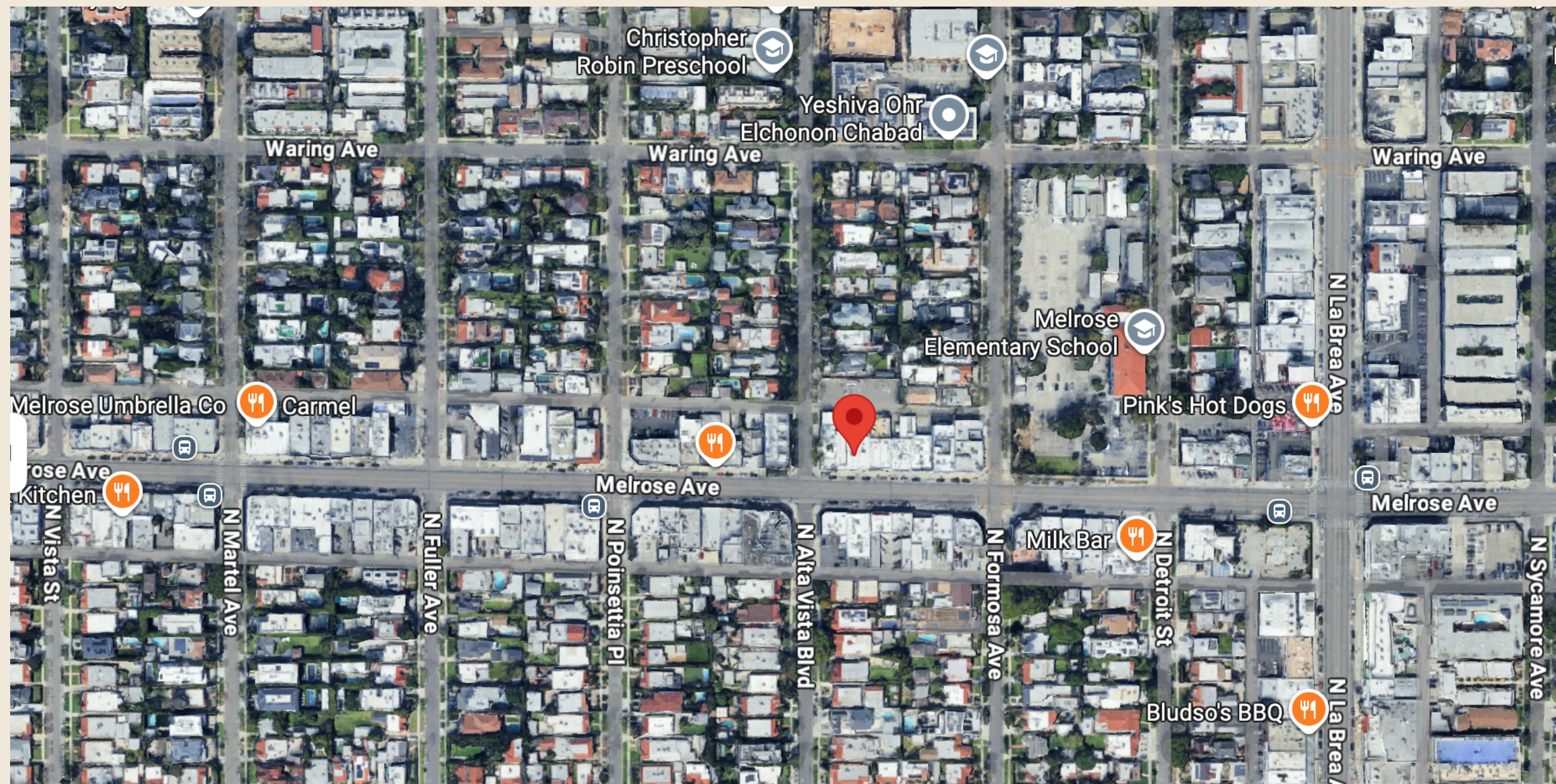


# NEARBY RETAIL & AMENITIES

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Blu Jam Cafe • Coffee for Sasquatch • CVS Pharmacy • California Chicken Cafe • Brooklyn Projects

The immediate area features a curated mix of high-traffic retail, dining, and wellness brands, creating a strong daytime population and consistent foot traffic ideal for medical users.

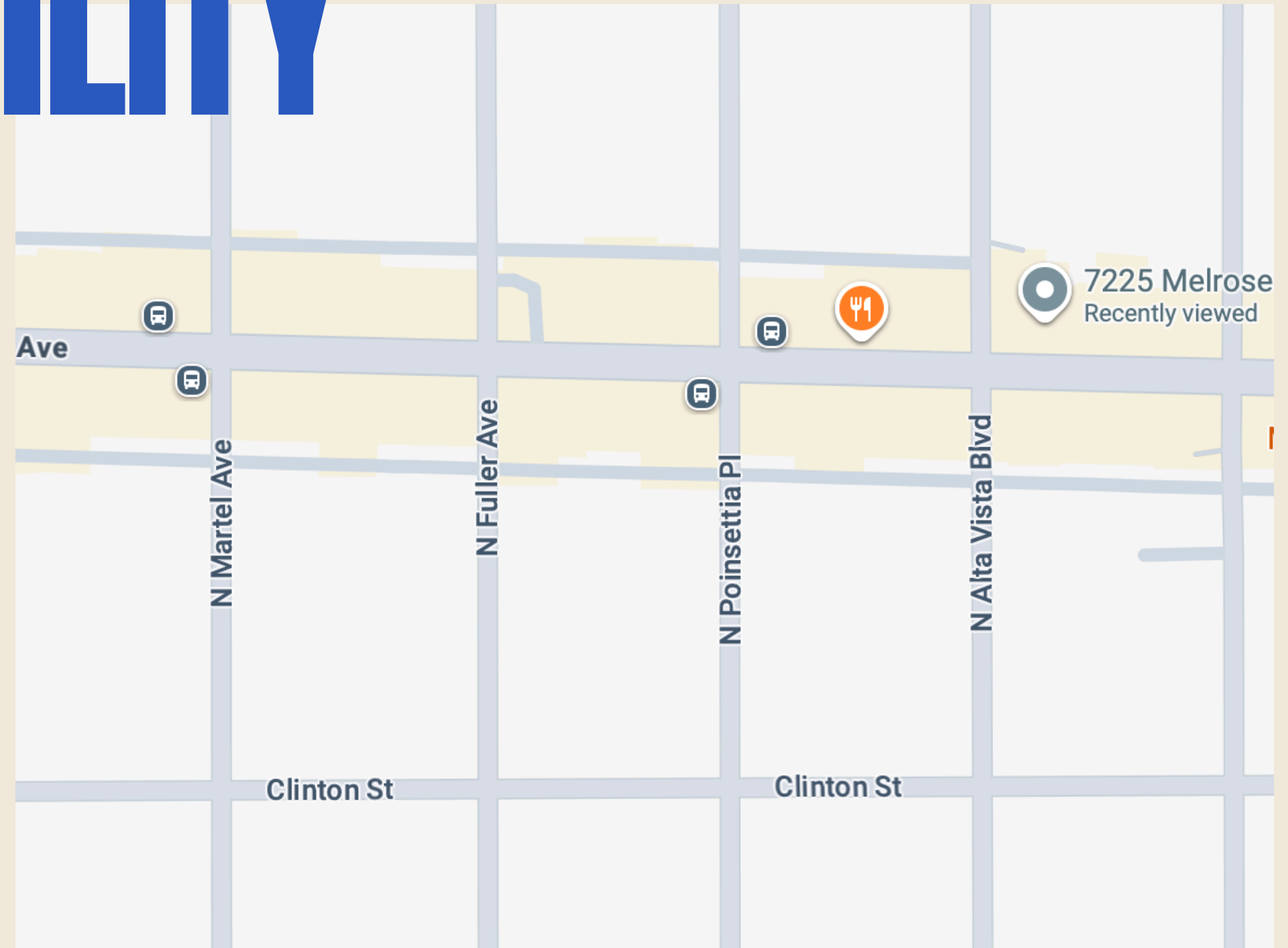




# TRANSIT & ACCESSIBILITY

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DIRECT ACCESS TO LA BREA AVENUE AND SANTA MONICA BOULEVARD  
MINUTES TO WEST HOLLYWOOD, BEVERLY HILLS, AND HOLLYWOOD  
CENTRAL INFILL LOCATION PROVIDING STRONG ACCESSIBILITY ACROSS LOS ANGELES





# PROPERTY DETAILS

Address	7225 Melrose Ave, Los Angeles
Price	\$3,350,000
Building Size	2,494 SF
Parking	9 Spaces
Type	Medical Office
Availability	Vacant









# GET IN TOUCH

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