



FOR LEASE

7801 Ogden Dr,
Los Angeles, CA 90046,



real

POWERED BY



PROPERTY AERIAL MAP

LALA'S argentine grill
ROOTS INDIAN BISTRO
RONAN
BLU JAM CAFE

Heirloom Pizzeria
FRATELLI
Chouquette
Winchell's
Happy Ice
ZIRA UZBEK KITCHEN

MARATHON Burger
COOLKICKS

STARBUCKS
URBAN OUTFITTERS

MELROSE TRADING POST

Foot Locker



7801



MELROSE AVE

PROPERTY OVERVIEW



TYPE

Retail/Office



SIZE

Unit 4 - 425 SF

Unit 5 - 638 SF

Unit 7 - 1,000 SF



RATE

Unit 4 - \$4.50 PSF MG

Unit 5 - \$3,000/mo MG

Unit 7 - \$4.50 PSF MG



TERM

3-5 years



YEAR BUILT

1962



ZONING

LAC4



PROPERTY PHOTOS



UNIT 4

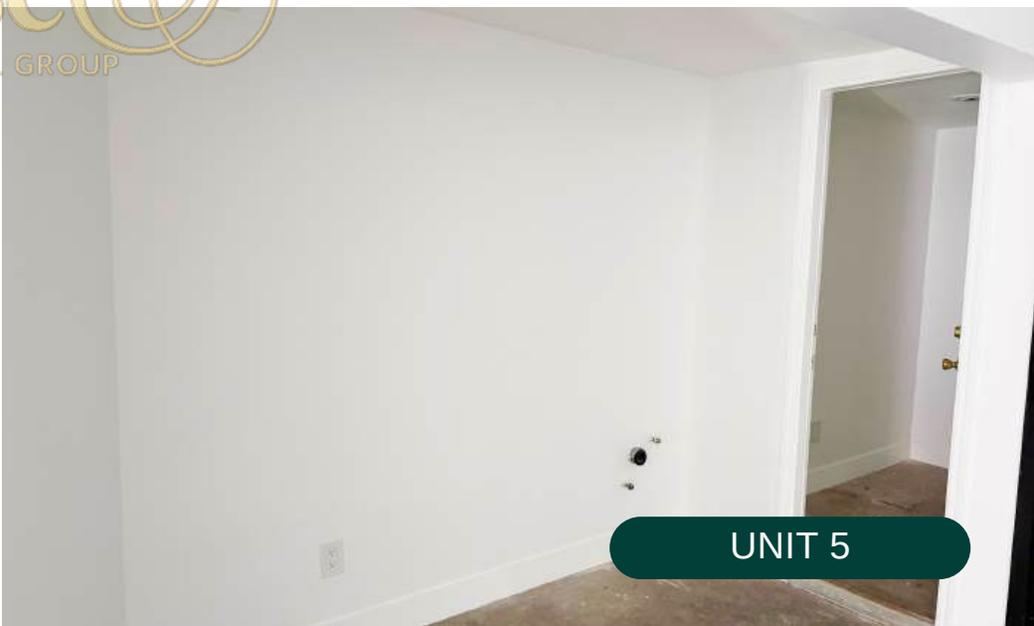


UNIT 4

Rose & Co.
COMMERCIAL GROUP



UNIT 5



UNIT 5

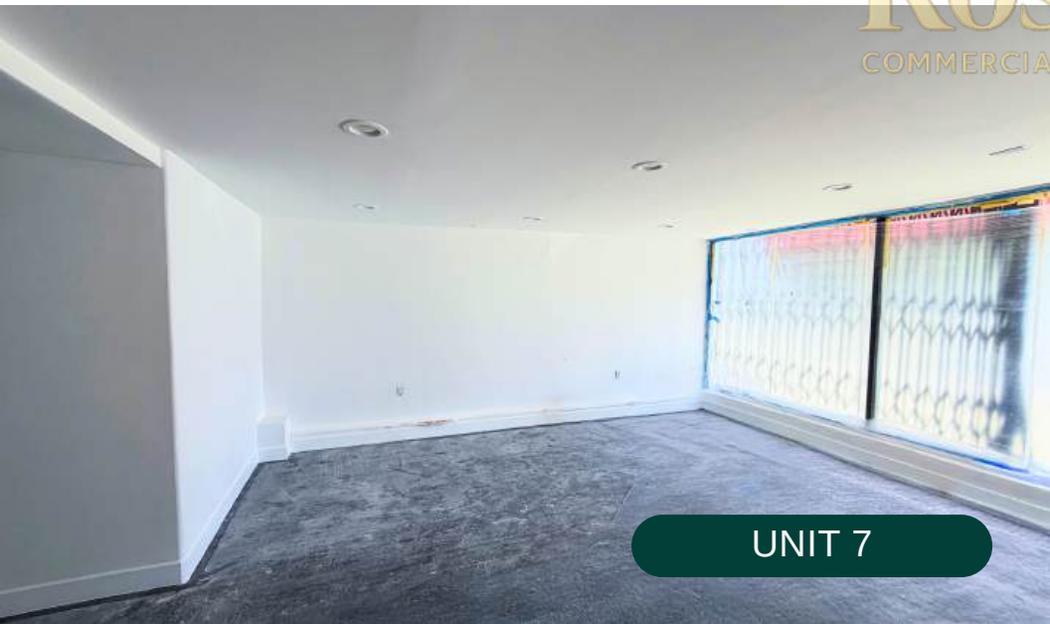
PROPERTY PHOTOS



UNIT 7



UNIT 7



UNIT 7



UNIT 7

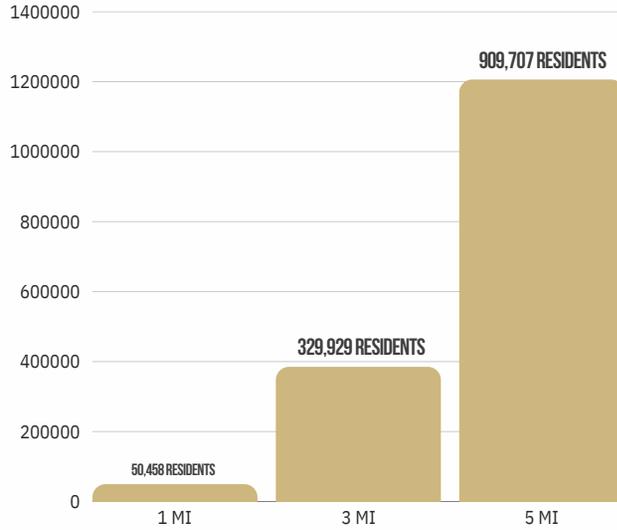
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- **Located in the Heart of the Fairfax District:** 7801 Melrose Ave is positioned on one of Los Angeles' most recognized commercial corridors, just east of Fairfax Ave and steps from the vibrant mix of shops, studios, service providers, and neighborhood destinations that define this section of Melrose. Its location benefits from both vehicle and pedestrian activity along this well-traveled arterial, with proximity to established retail, fitness, and lifestyle uses.
- **Versatile & Customizable Spaces:** The property offers a range of unit sizes that are ideal for creative, professional, and service-oriented tenants such as salons, wellness providers, boutique offices, studios, showrooms, and similar uses. Interiors can be tailored and built out to suit tenant needs, making it adaptable for a variety of business concepts seeking a standout Melrose Ave location.
- **Exceptional Foot Traffic & Bussling area:** Located across from Fairfax High School and adjacent to a mix of active businesses along the Melrose corridor, this property benefits from consistent activity and visibility from local residents, students, commuters, and drivers. The broader street network draws a diverse daytime audience, supporting strong presence for tenants seeking visibility and walk-by recognition.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave	N Fairfax Ave	29,788 vehicles/day	.08miles
Melrose Ave	N Fairfax Ave	29,802 vehicles/day	.08miles
N Genesee Ave	Waring Ave	1,724 vehicles/day	.09miles
Waring Ave	N Genesee Ave	1,794 vehicles/day	.10miles
Waring Ave	N Genesee Ave	1,775 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,914 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,903 vehicles/day	.11miles
Waring Ave	N Genesee Ave	1,951 vehicles/day	.13miles
Waring Ave	N Genesee Ave	1,930 vehicles/day	.13miles
N Spaulding Ave	Waring Ave	2,429 vehicles/day	.14miles



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