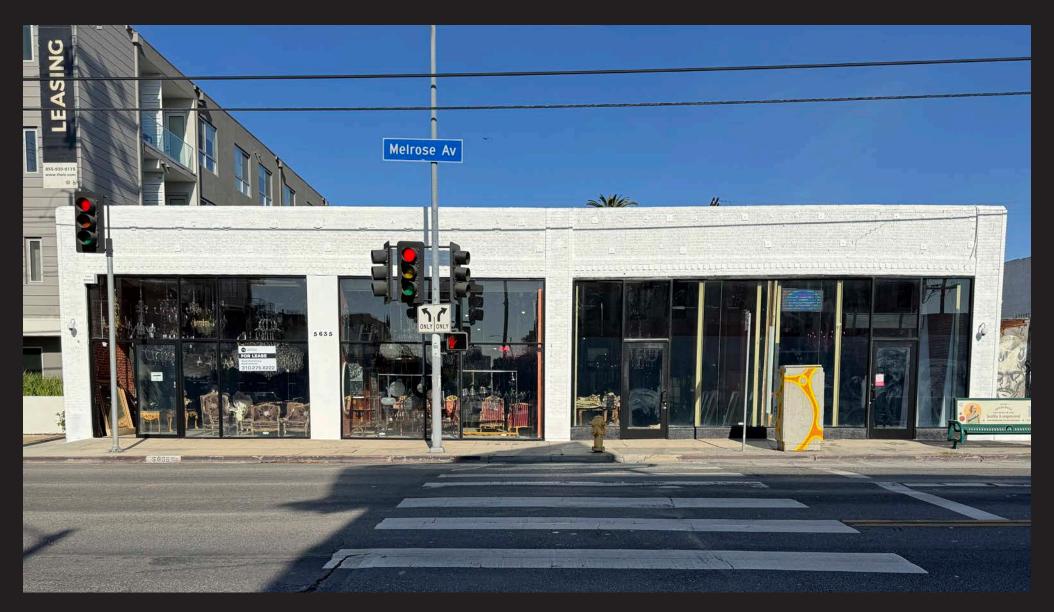
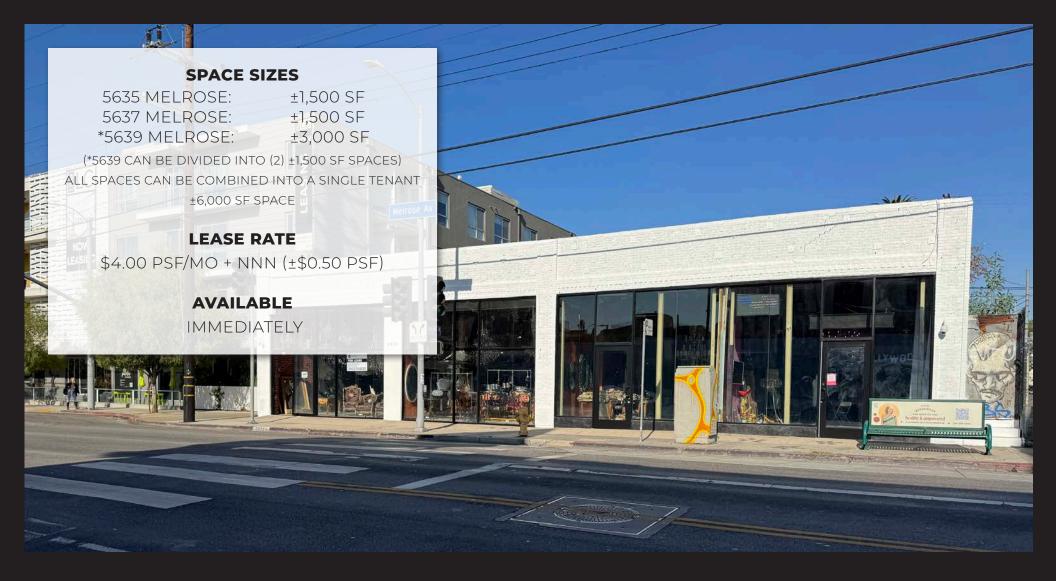
# HIGH PROFILE RETAIL SPACE(S) AT THE INTERSECTION OF LARCHMONT & MELROSE





- · High profile retail building located at the intersection of Larchmont Blvd and Melrose Ave
- Building is total of  $\pm$ 6,000 SQFT (4,  $\pm$ 1,500 SQFT spaces) Can be leased as individual  $\pm$ 1,500 SQFT spaces or combined into a  $\pm$ 3,000 SQFT space or the entire building can be leased
- Get access to the thriving Larchmont Village customer base at 1/3 of the price
- · High ceilings and excellent frontage and exposure
- · Situated on Melrose amongst great tenants like Tonchin Ramen, Kali, Osteria Mama, Tu Madre, Café Gratitude and many others
- Building to go through façade remodel

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.





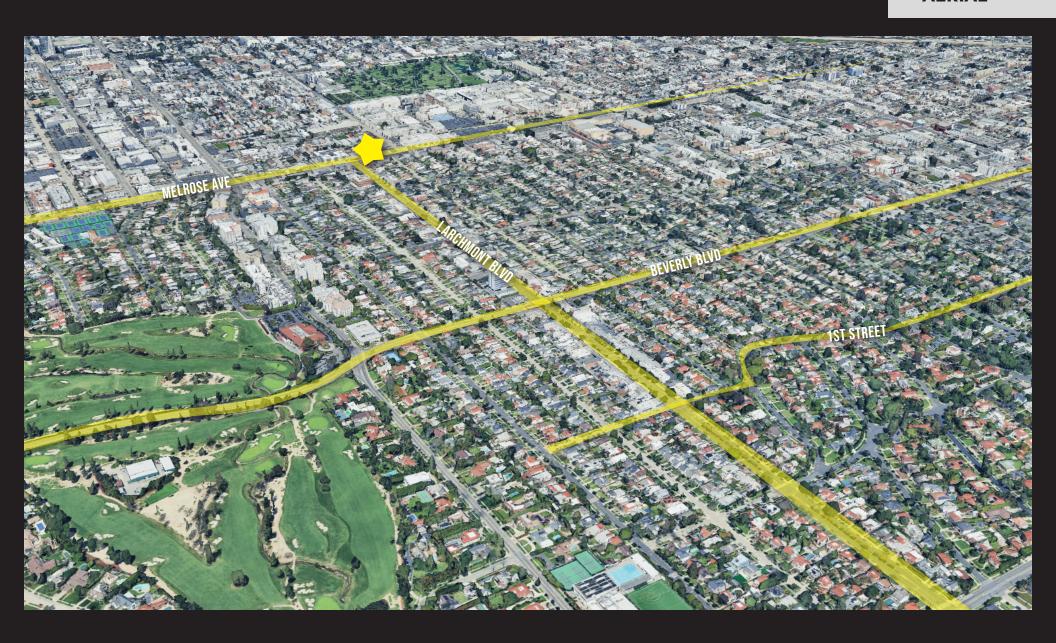








### **AERIAL**





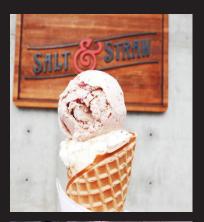


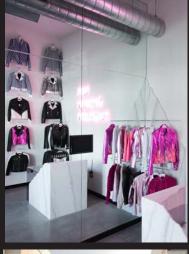














## DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 46,584 2 MILE: 253,267 3 MILE: 502,293

MEDIAN HOUSEHOLD INCOME

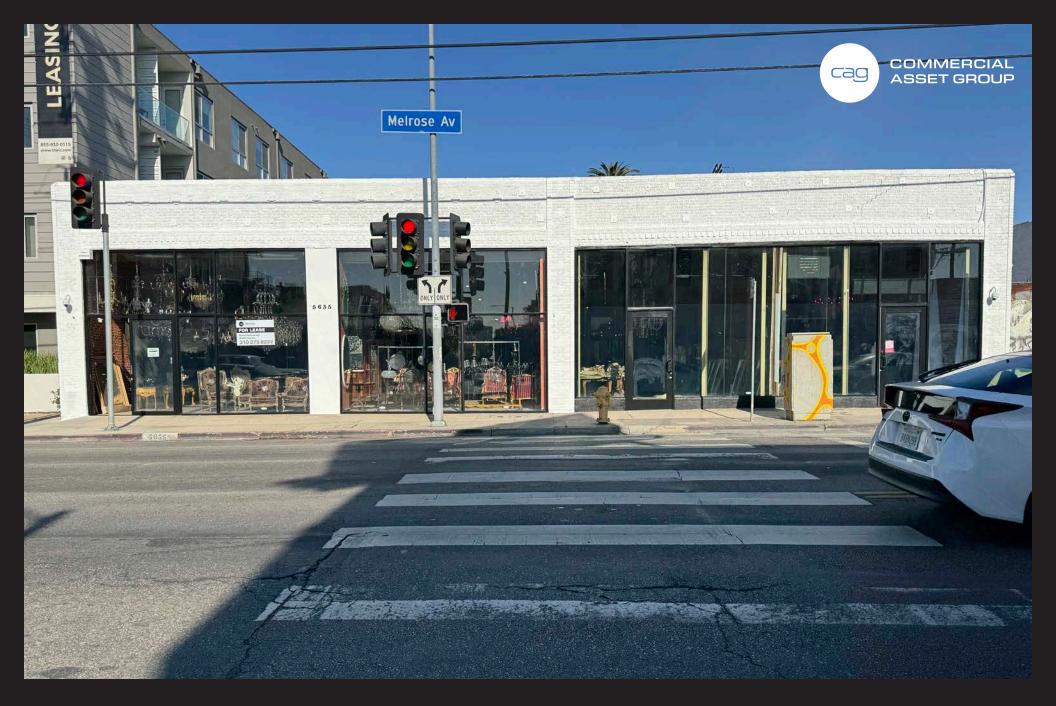
1 MILE: \$90,684 2 MILE: \$85,719 3 MILE: \$89,437

**MEDIAN AGE** 

1 MILE: 40.4 2 MILE: 40.3 3 MILE: 40.5

WALK SCORE

89



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