

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



COMMERCIAL
ASSET GROUP

5635 - 5639 MELROSE AVE
LOS ANGELES, CA 90038

SPACE SIZES

5635 MELROSE: ±1,500 SF

5637 MELROSE: ±1,500 SF

*5639 MELROSE: ±3,000 SF

(*5639 CAN BE DIVIDED INTO (2) ±1,500 SF SPACES)

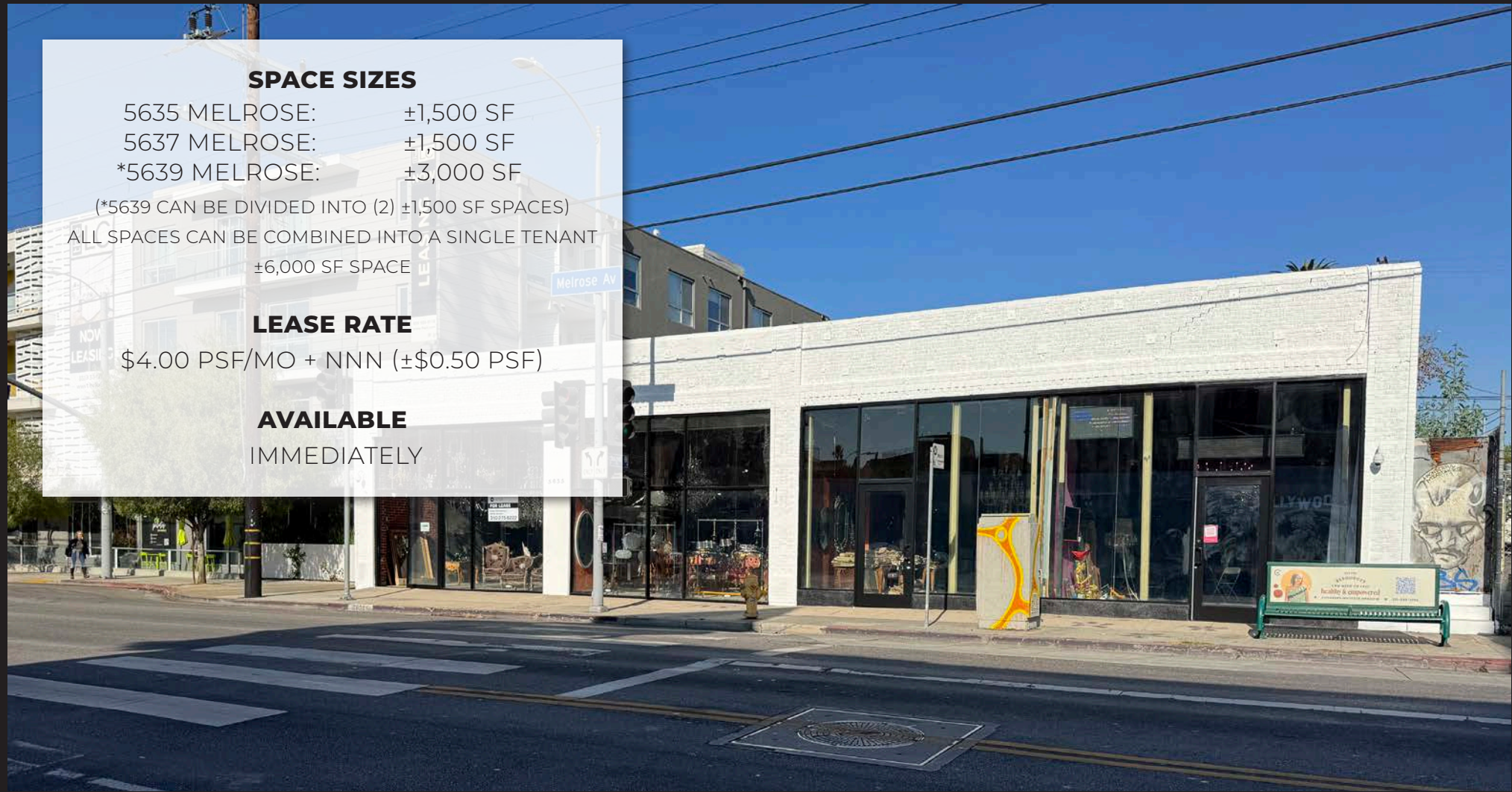
ALL SPACES CAN BE COMBINED INTO A SINGLE TENANT
±6,000 SF SPACE

LEASE RATE

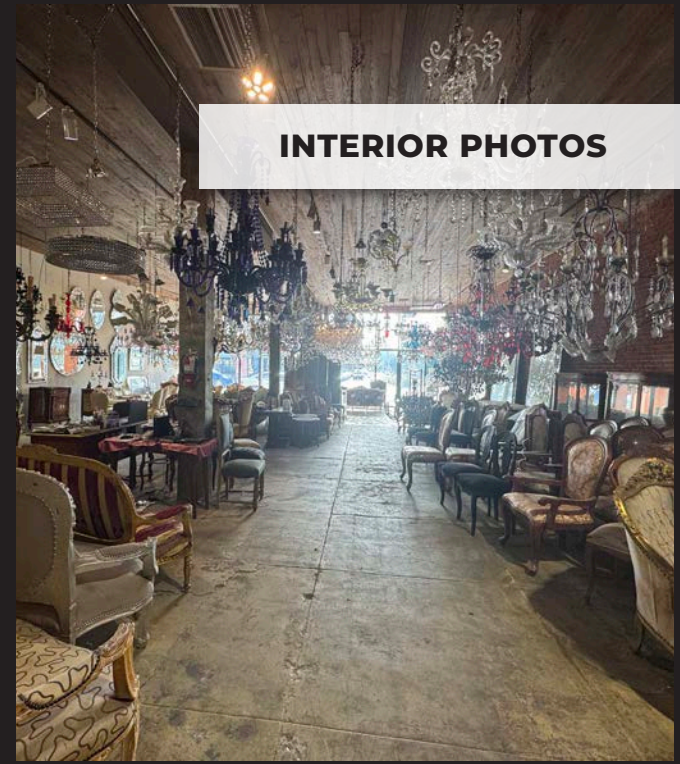
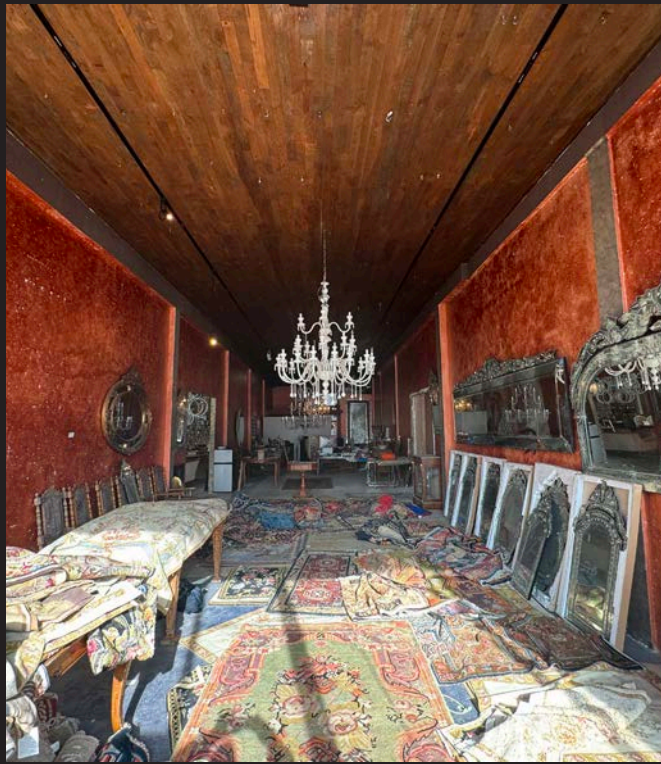
\$4.00 PSF/MO + NNN (±\$0.50 PSF)

AVAILABLE

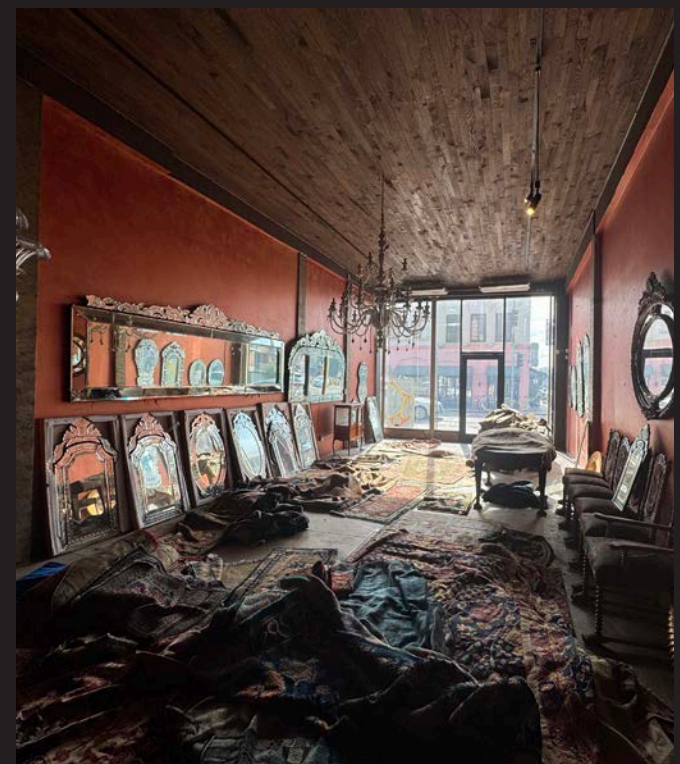
IMMEDIATELY

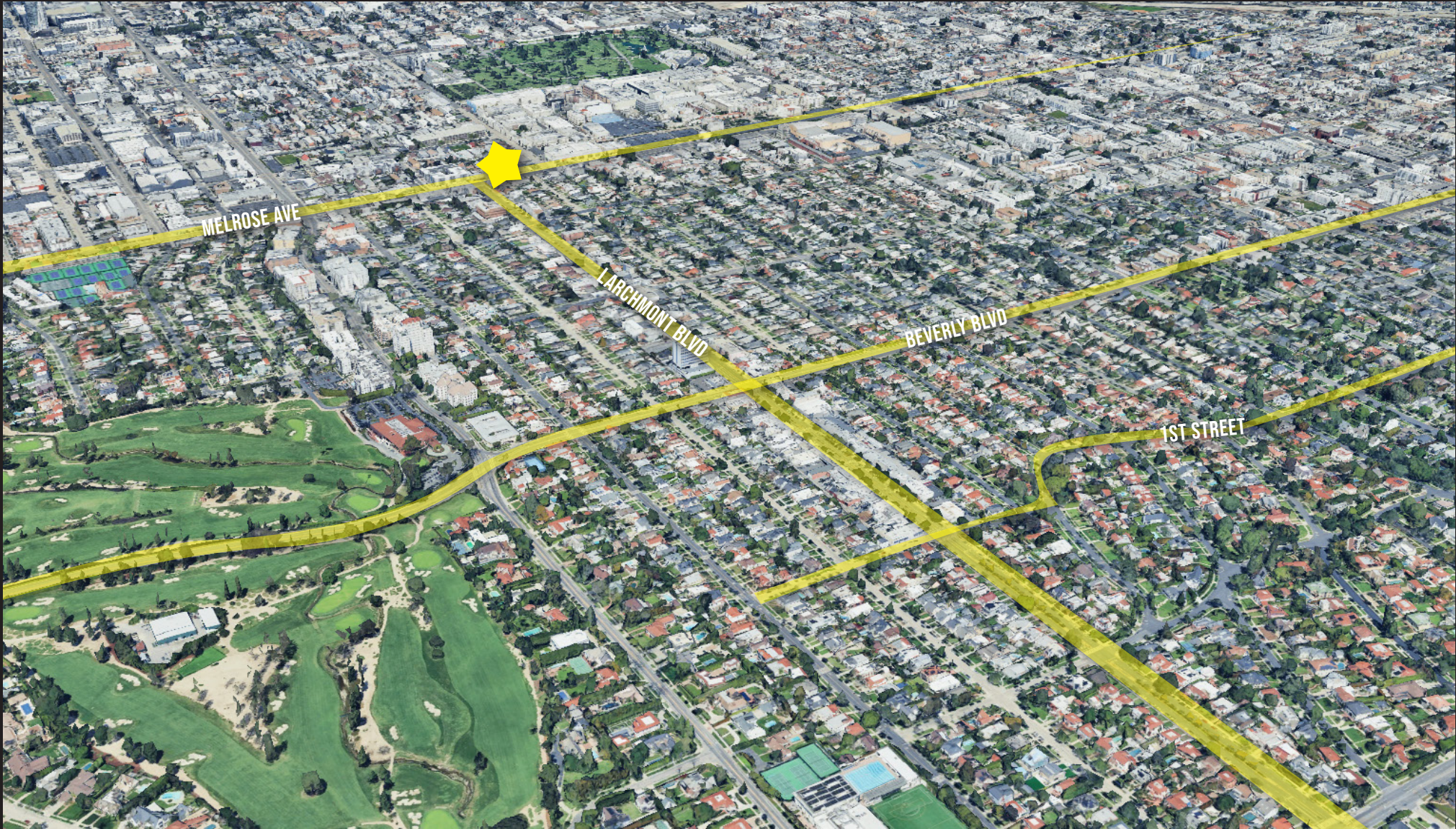


- High profile retail building located at the intersection of Larchmont Blvd and Melrose Ave
- Building is total of ±6,000 SQFT (4, ±1,500 SQFT spaces) - Can be leased as individual ±1,500 SQFT spaces or combined into a ±3,000 SQFT space or the entire building can be leased
- Get access to the thriving 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



INTERIOR PHOTOS







DEMOGRAPHICS

TOTAL POPULATION

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

MEDIAN HOUSEHOLD INCOME

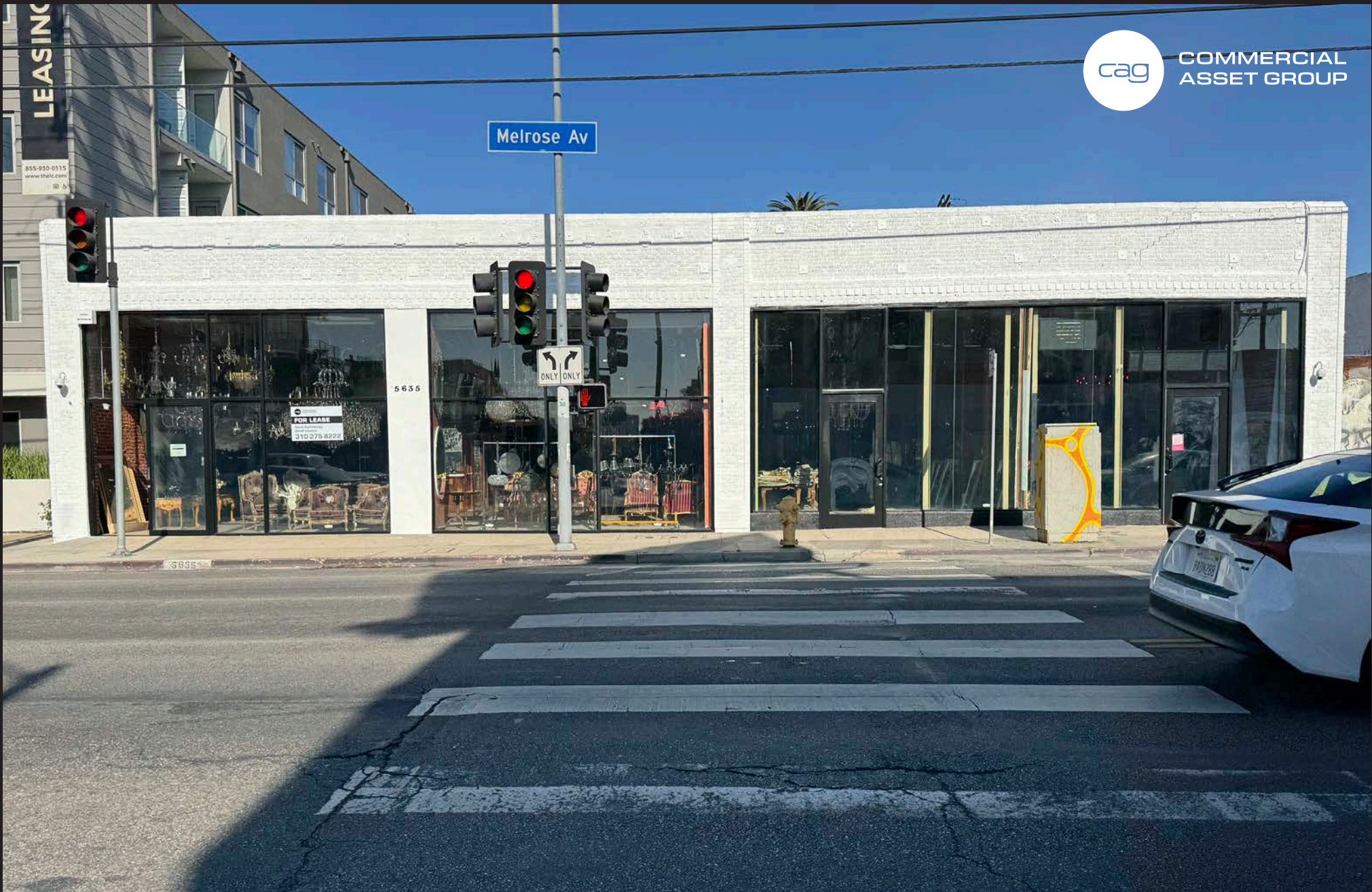
- 1 MILE: \$90,684
- 2 MILE: \$85,719
- 3 MILE: \$89,437

MEDIAN AGE

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

WALK SCORE

89



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