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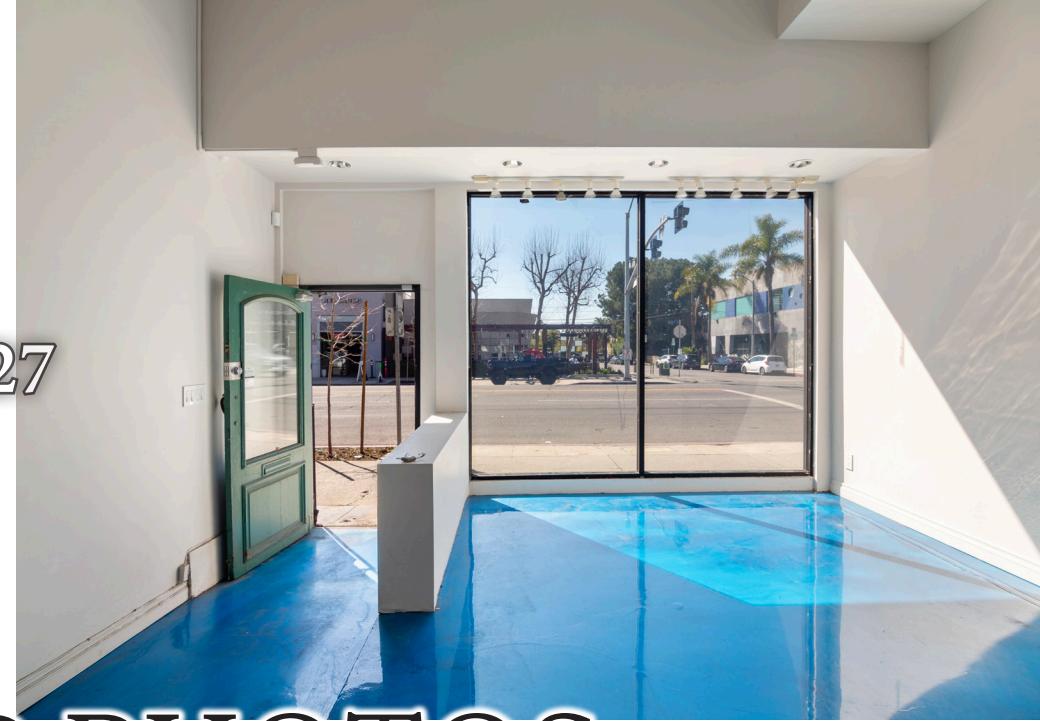
7625-7629
MELROSE AVENUE
Los Angeles, CA 90046

WESTMAC
Commercial Brokerage Company

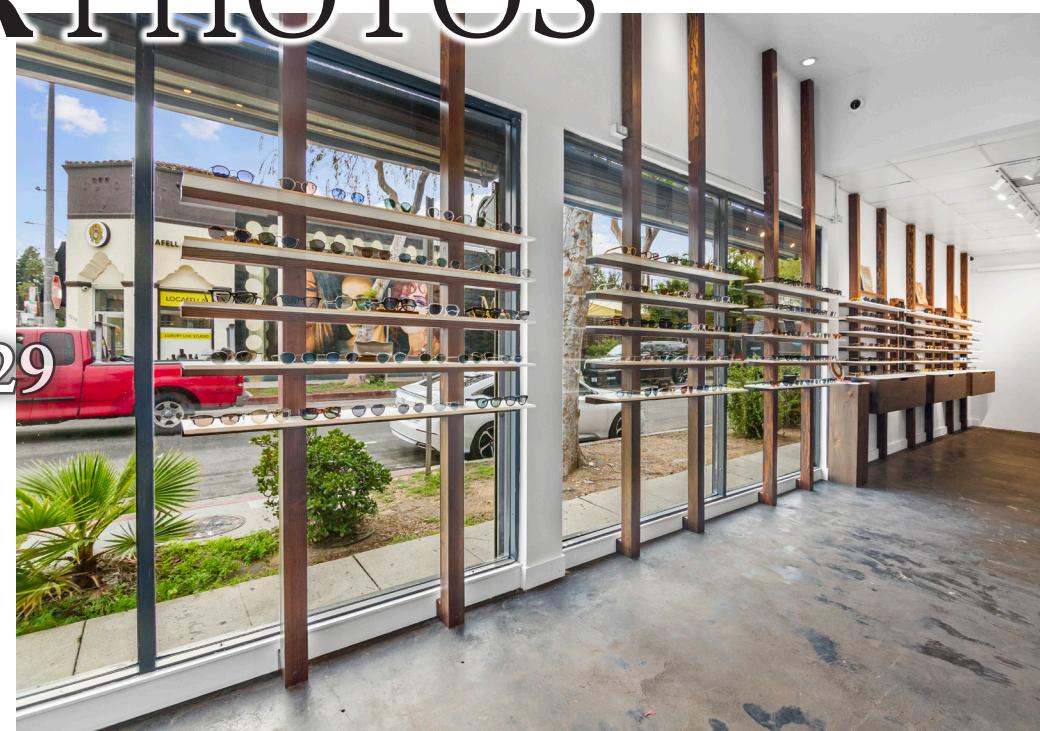
PROPERTY PROFILE

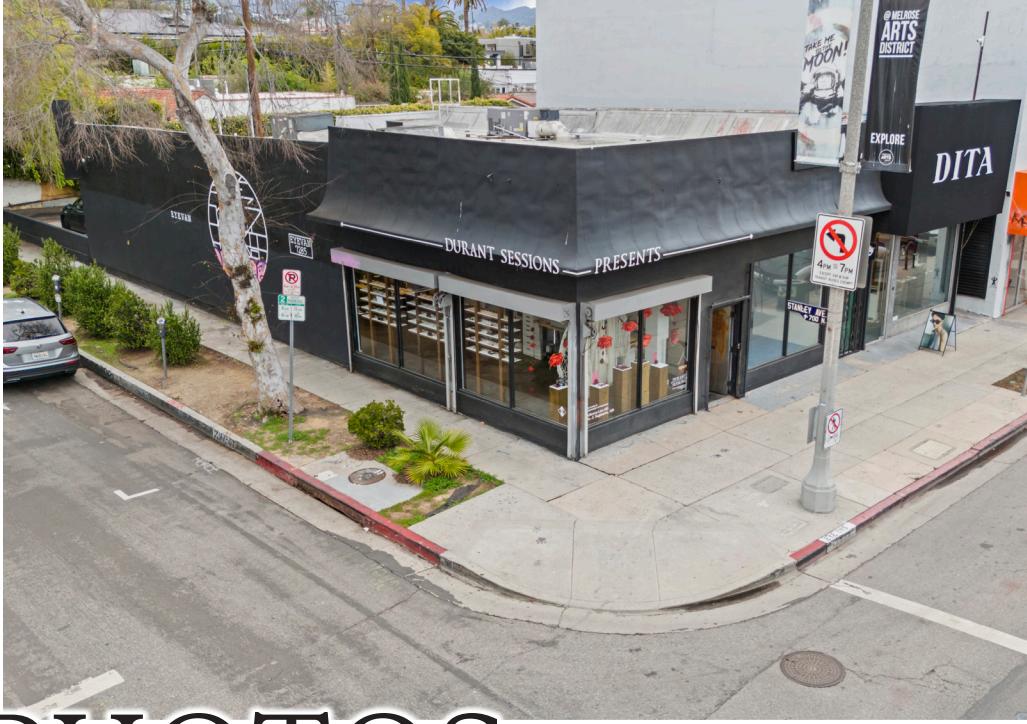
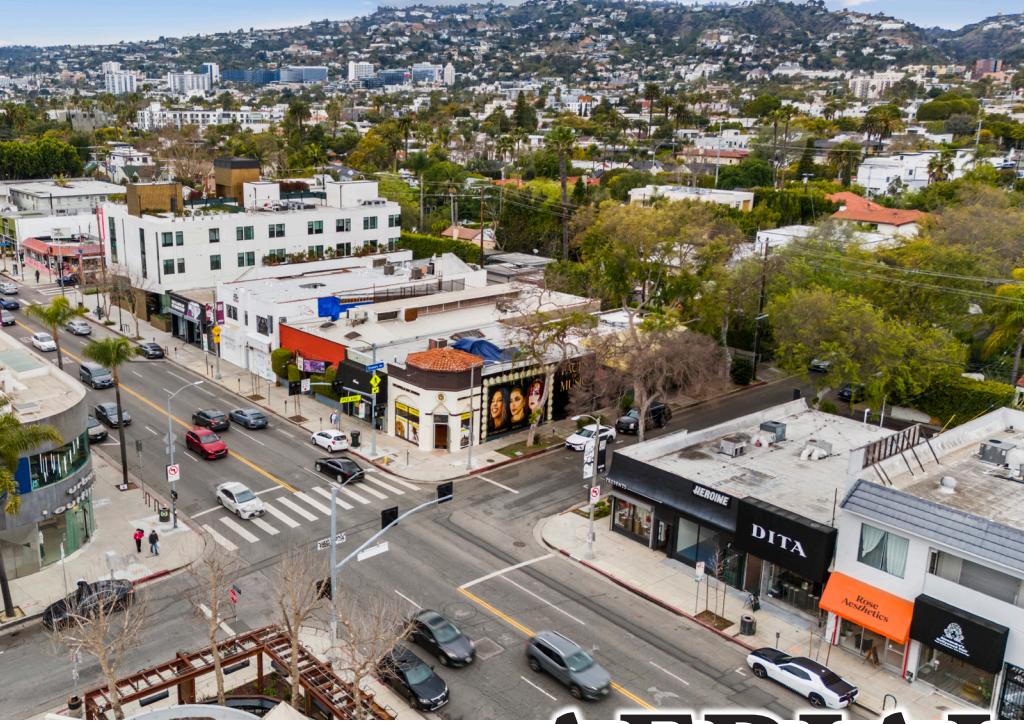
Address	7625-7629 Melrose Avenue, Los Angeles, CA 90046
APN	5526-014-023
Available Space	<ul style="list-style-type: none">• 7627 Melrose: Approximately 1,158 square feet (middle unit)• 7629 Melrose: Approximately 1,158 square feet (corner unit)
Lease Rate	Contact Broker
Building Size	Approximately 3,474 square feet (per tax record)
Lot Size	Approximately 5,374 square feet (per tax record)
Built / Renovated	1940 / 2023
Zoning	(Q) LAC2-1XL-CPIO
Stories	One [1]
Frontage	Approximately fifty feet [50'] along Melrose Avenue
Tenancy	Multi
Parking	<ul style="list-style-type: none">• 7627 Melrose: Two [2] Spaces• 7629 Melrose: Four [4] Spaces
Walk Score	90 Walker's Paradise

The above information while not guaranteed has been secured from sources we believe to be reliable. We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

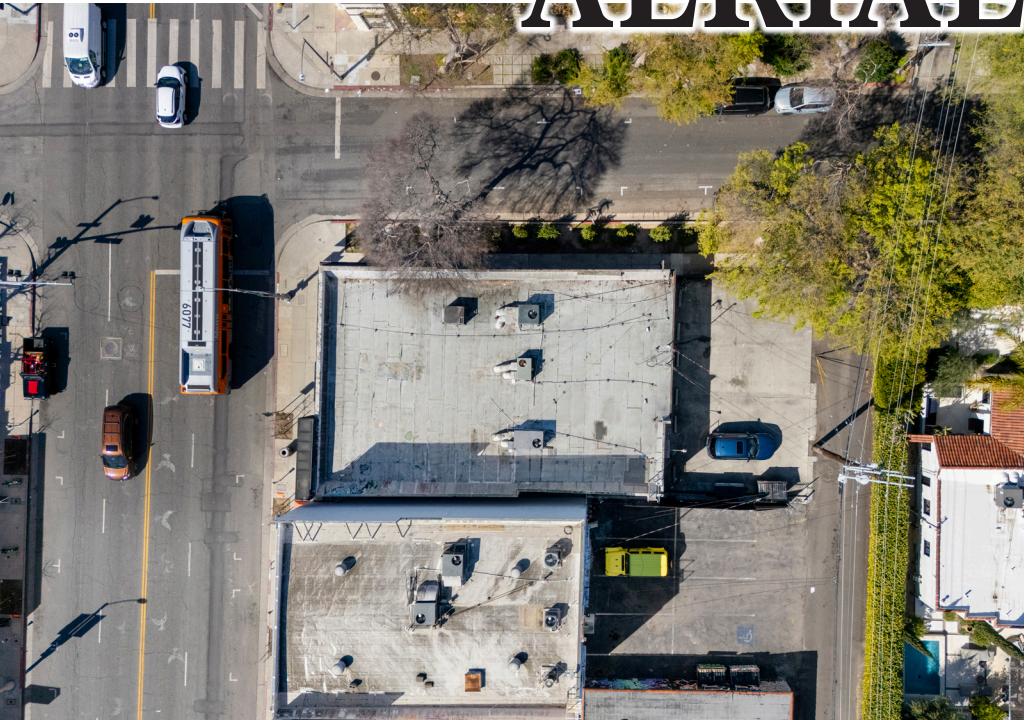


INTERIOR PHOTOS





AERIAL PHOTOS



FOR LEASE

7629

SENTS



HEROINE

7627

DITA

7625-7629

MELROSE AVENUE

FOR MORE INFORMATION:

GREGORY J. BATISTE

Executive Vice President
310.966.4343
batiste@westmac.com
DRE#: 0107488

BRIAN R. HART

Executive Vice President
310.966.4359
hart@westmac.com
DRE#: 01429000

WESTMAC Commercial Brokerage Company

1515 S. Sepulveda Boulevard, Los Angeles, CA 90025
310.478.7700

www.westmac.com
Company DRE#: 01096973