

FOR LEASE

RESTAURANT

7661-7663
MELROSE AVE

WEST HOLLYWOOD



ABOUT

Beautifully renovated restaurant in West Hollywood available for Lease.

The space offers a double storefront allowing for two separate concepts or can be operated as a cloud kitchen.

Located on Melrose Ave, the property is located in line with some of the areas hottest restaurants and cafes including Mozza, Trois Mecs, Petit Trois, Crossroads, Fig and Olive, Blu Jam Cafe, John & Vinny's and more.

The restaurant is also situated in the heart of the Melrose District where you will find some of the city's most colorful storefronts, artistic signage and unusual architecture making it a very desirable area for pedestrians.

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TERMS

- Approx 3,700 sf including front patio + Optional 775 SF office on 2nd floor
- Occupancy: 99
- Rent:
 - \$4.00 NNN on Restaurant
 - \$2.00 NNN on Office (Optional)
 - NNN= \$0.71
- Includes all FF&E - NO key money
- 4 parking spaces in tandem included
- A+ Location
- Liquor License can be purchased from previous operator at market price
- Beautifully improved FOH & BOH

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FLOORPLAN

Restaurant & Bar - Excludes second floor office



PROJECT INFORMATION

AREA	SQ FT	SEATS
DINING ROOM 1	974	63
DINING ROOM 2	612	32
KITCHEN	155	
SERVICE	141	
PREP AREA	106	
TOTAL STORAGE	470	
WOMEN'S RESTROOM	132	
MEN'S RESTROOM	113	
WASH AREA	108	
WALK-IN COOLER	115	
OFFICE	35	
ALL OTHER	539	
TOTAL	3500	95

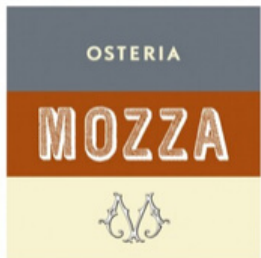
NEIGHBORING RESTAURANTS



FIG & OLIVE

COMMISSARY

animal



ysabel

SEVERANCE



Trois Mec



CONTACT

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Disclaimer: This information has been secured from sources we believe to be reliable, however we make no representation or warranties as to the accuracy of the information.

References to square footage or age are approximate.

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