

8700 MELROSE AVENUE



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PROPERTY DETAILS



ADDRESS

8700 Melrose Avenue
West Hollywood, CA 90069



USE

Retail



SIZE

Ground Floor: **±2,020 SF**
2nd Floor: **±888 SF**
Patio: **±292 SF**
Total: ±3,200 SF



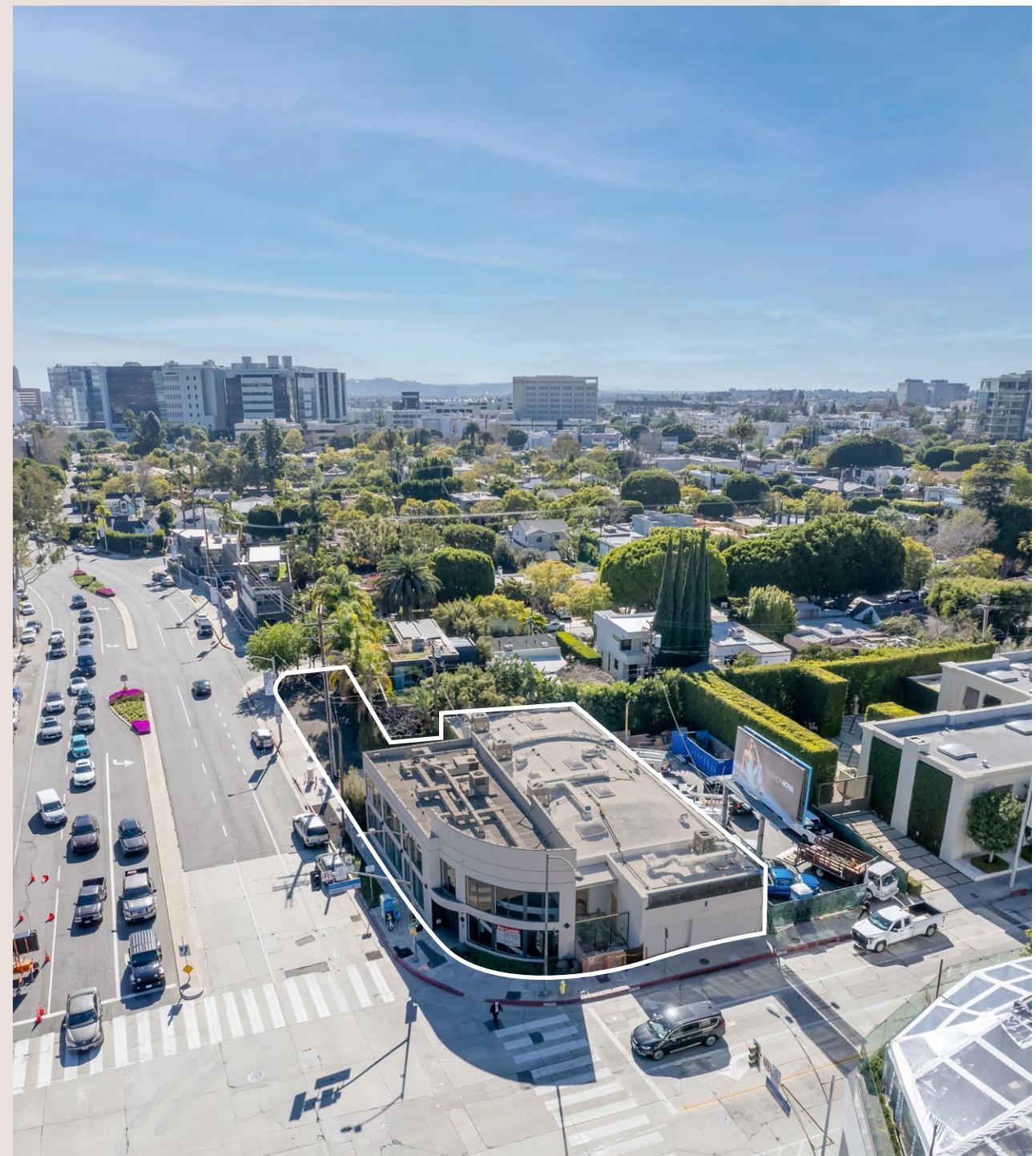
RENT

Available upon Request



PARKING

10 on-site parking spaces available



HIGHLIGHTS



Located on the busy corner of Melrose Avenue and N San Vicente Boulevard, across the street from the Pacific Design Center



Surrounded by high-end retail and restaurants



Parking lot accessible from N San Vicente Boulevard



±42' of frontage on Melrose Avenue and ±97' on N San Vicente Boulevard



Features a private outdoor patio



High ceilings

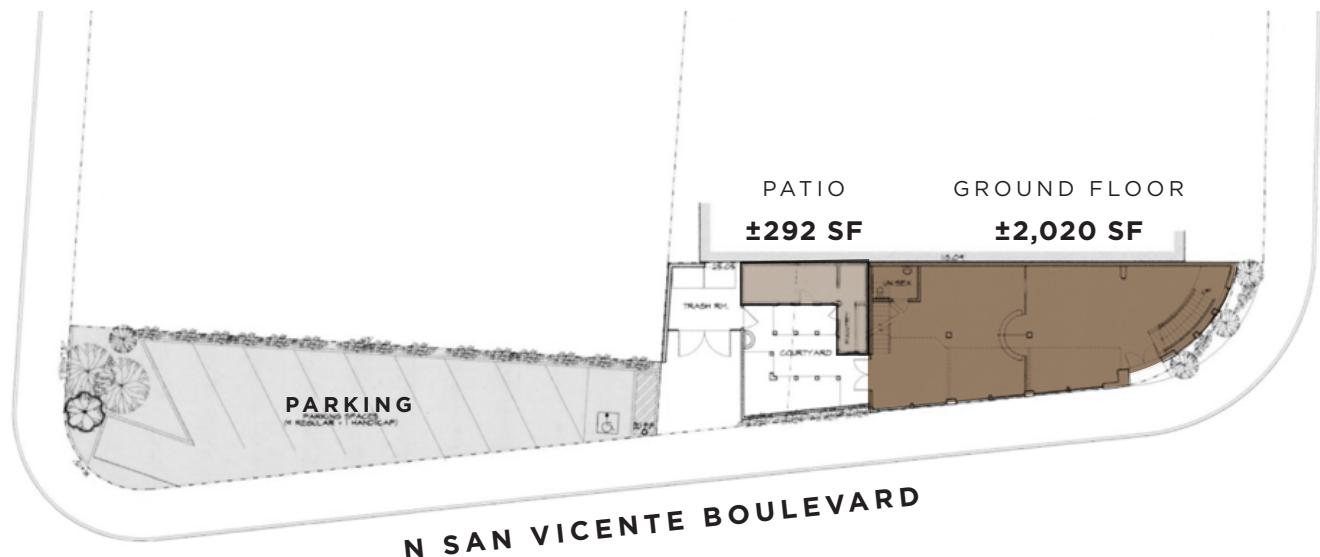


Signage opportunity available

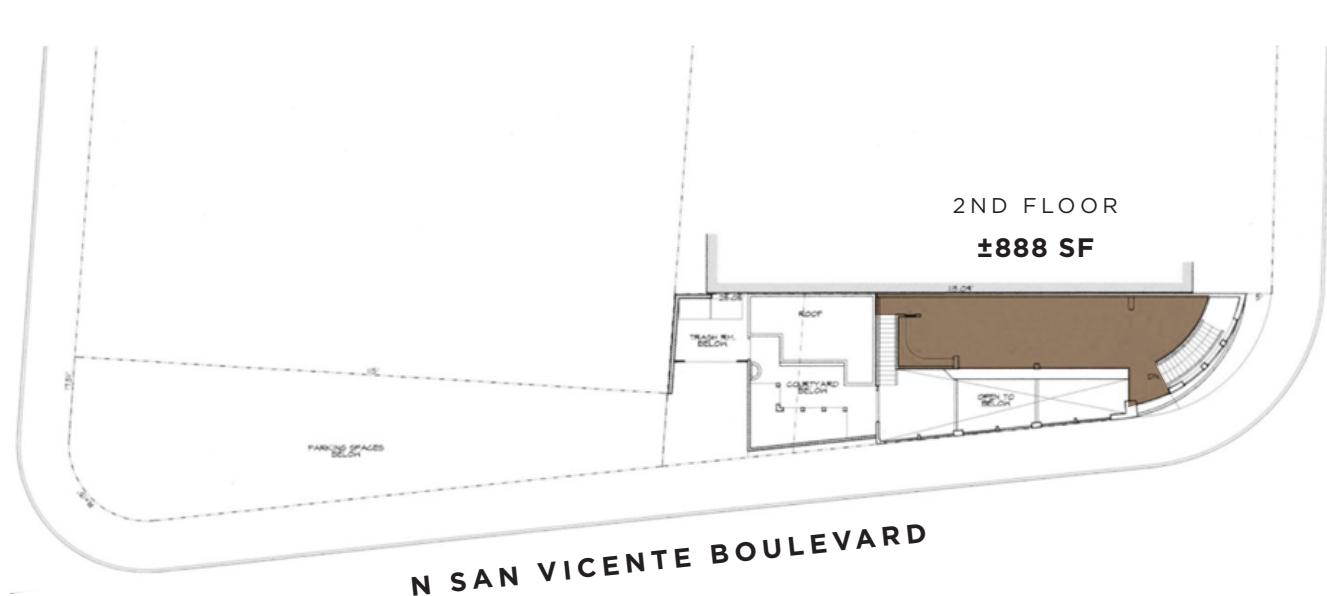


SITE PLAN

Ground Floor:	±4,400 SF
2nd Floor:	±888 SF
Patio:	±292 SF
Total:	±3,200 SF



MELROSE AVENUE



MELROSE AVENUE

N SAN VICENTE BOULEVARD

DEMOGRAPHICS



POPULATION

38,696

1 MILE

256,470

3 MILES

786,081

3 MILES



DAYTIME POPULATION

76,360

1 MILE

386,280

3 MILES

1,022,197

5 MILES



MEDIAN AGE

43

1 MILE

40

3 MILES

38

5 MILES



AVERAGE HOUSEHOLD INCOME

\$162,707

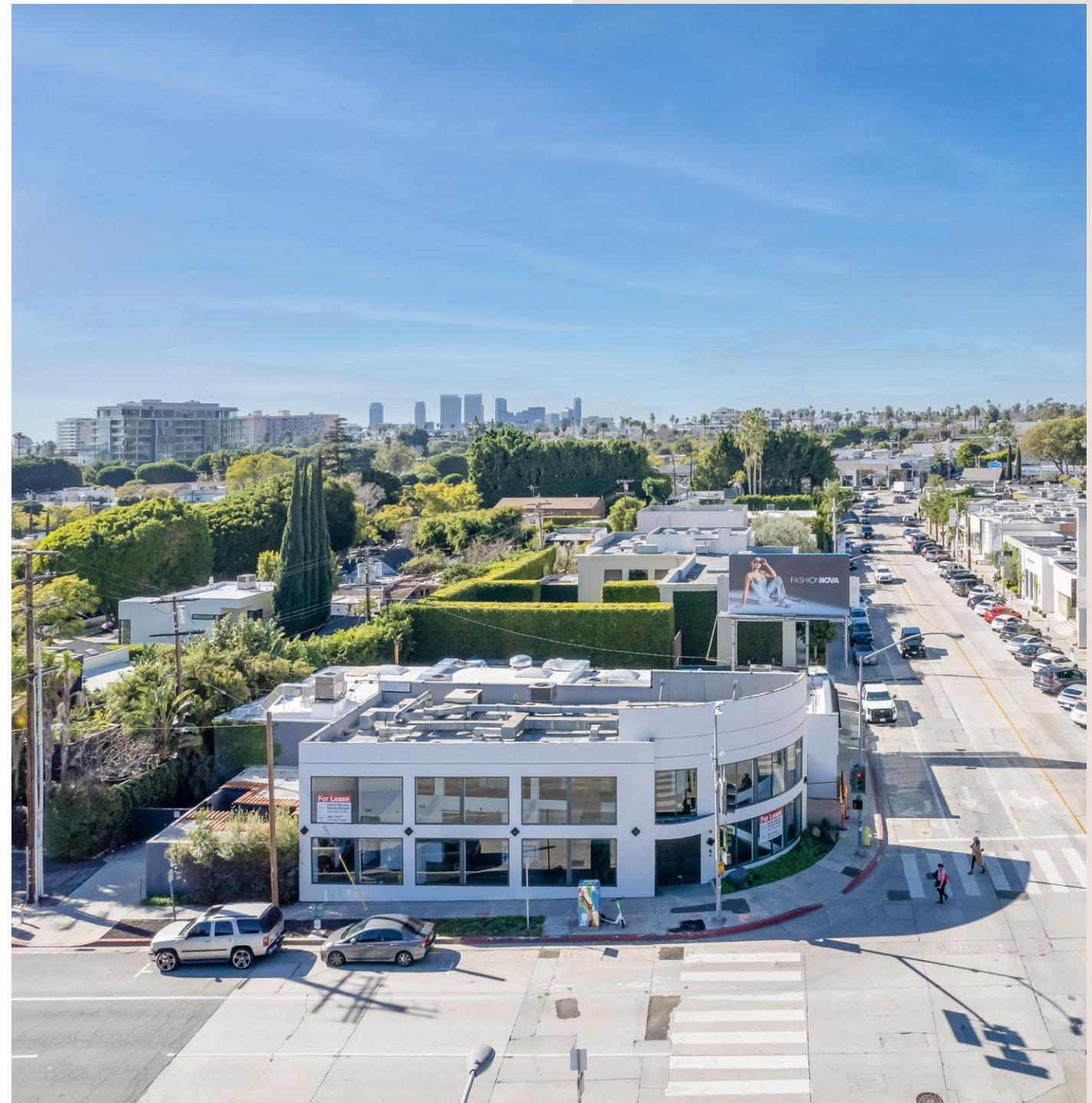
1 MILE

\$159,612

3 MILES

\$136,099

5 MILES





*Costar 2022

NEIGHBORING TENANTS



C A T C H

Glossier.

CECCONI'S
West Hollywood

AERIAL





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