



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

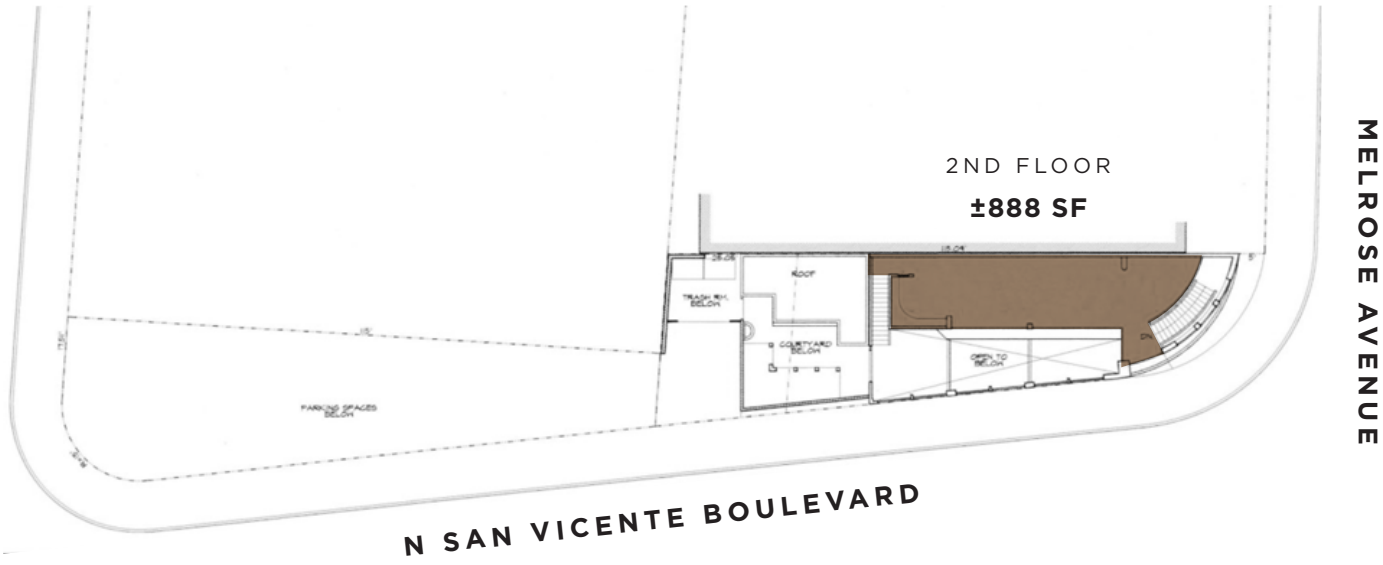
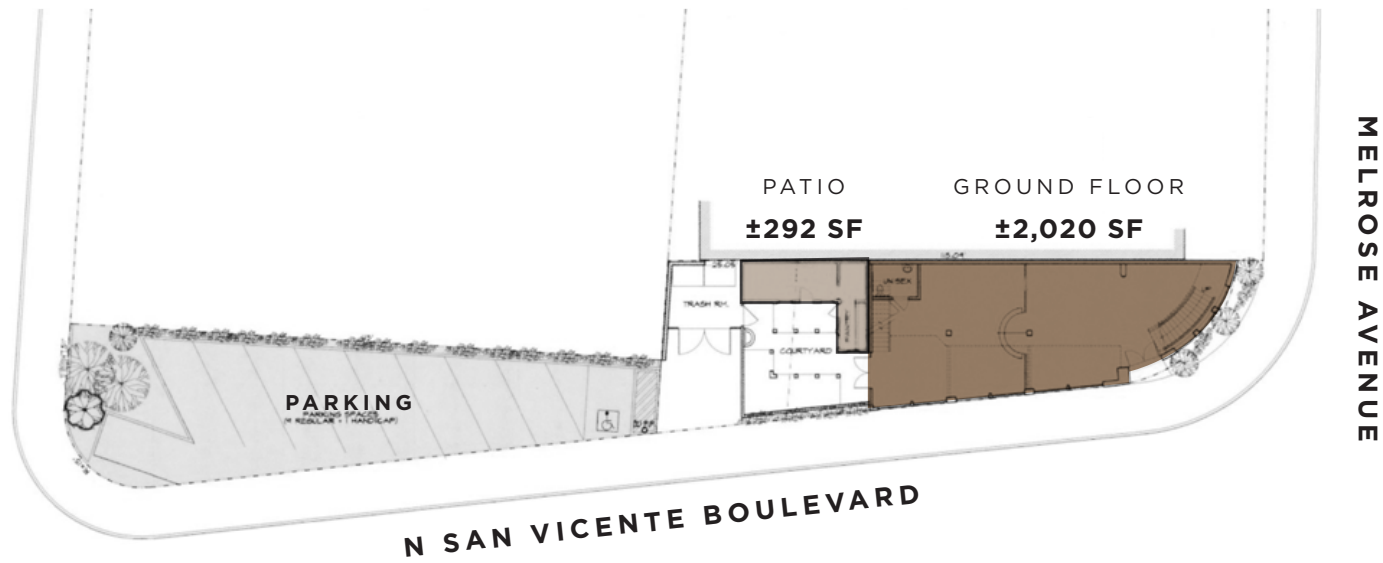


Signage opportunity available



SITE PLAN

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



DEMOGRAPHICS



POPULATION

38,696
1 MILE

256,470
3 MILES

786,081
5 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





NEIGHBORING TENANTS



RH
RESTORATION HARDWARE



Urth Caffe
Exclusively Organic Coffee
29 Year Tradition



THE GREAT.



lululemon **athletica**



CATCH



Glossier.



TEA
ALPINE TEA ROOM

@ Glossier Alley



CECCONTI'S
West Hollywood

AERIAL



8700
MELROSE
AVENUE



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