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8151 Melrose Ave  
Los Angeles, CA 90046

Commercial Brokers International

# FOR SALE & LEASE

**6,904 SF Corner Building on 9,412 SF Lot**

1 Block West of Melrose Ave & Crescent Heights Blvd



# OFFERING SUMMARY

## PROPERTY SUMMARY

PROPERTY ADDRESS	8151-8155 Melrose Ave
CITY, STATE, ZIP	Los Angeles, CA 90046
Building Size	6,904 (per title)
Lot Size	9,412 (per title)
Stories	1 (all ground floor)
Zoning	LA C4-1XL
Parking	6 total in rear (w/1 handicap)
AB 2097	Yes, No parking required
APN	5528-006-050

## FOR SALE

**Sales Price: \$8,500,000**

## FOR LEASE

**Base Rent: \$5.00 SF/Mo**

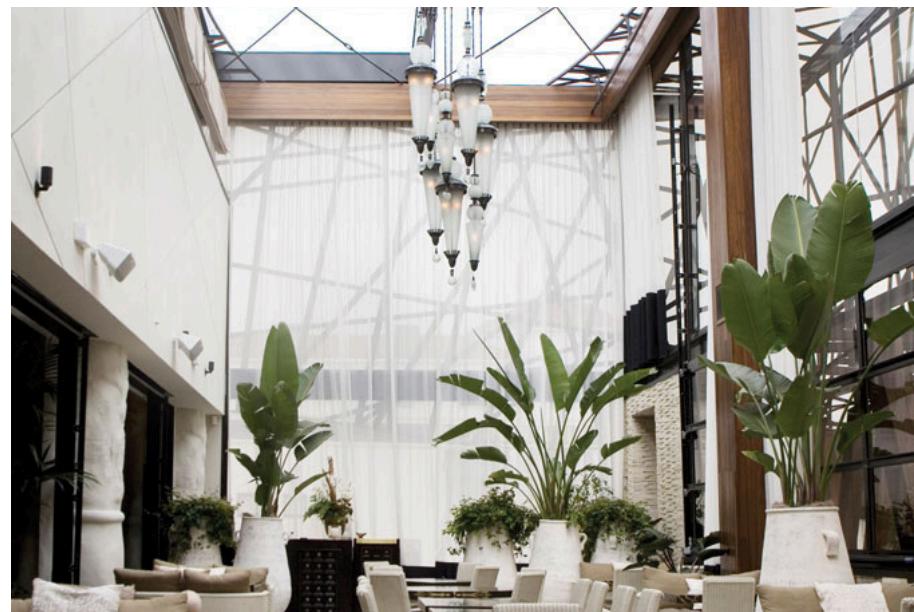
**NNN: \$1.20 SF/Mo (estimated)**

# PROPERTY HIGHLIGHTS

- Prime corner location with fantastic visibility
- 6,904 SF, all-single story, building
- 89 ft of Frontage on Melrose Ave
- Former “Red O” Restaurant flagship location
- Restaurant or retail use
- Has Monument Sign on Melrose Ave
- Located in AB 2097 zone - no parking required for any use. Potential multi-family or mixed-use redevelopment.
- Located across the street from the world-famous Hollywood Improv

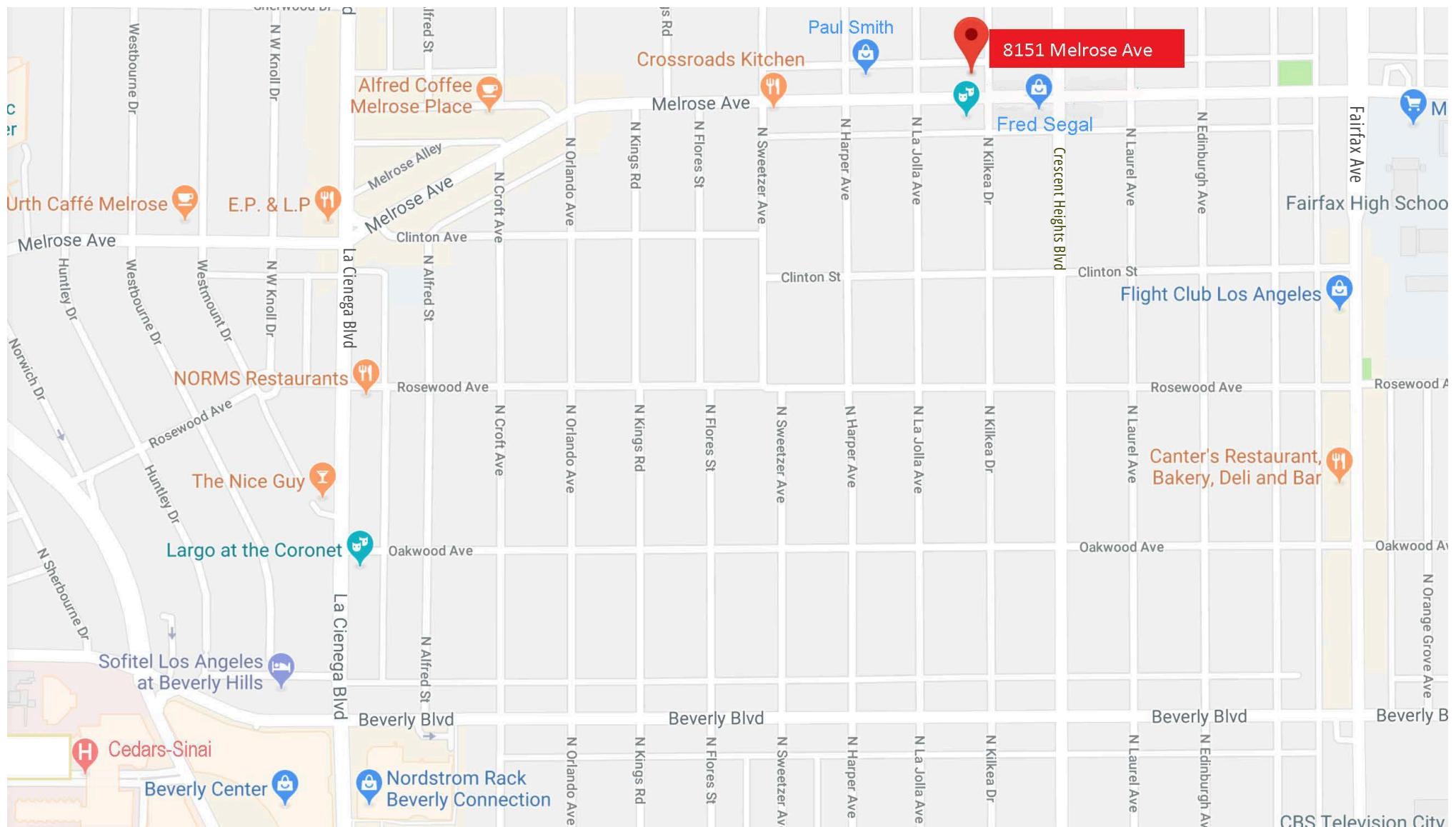


Former “Red O” Restaurant Exterior



Former “Red O” Restaurant Interior

# AREA MAP



# CONDITION & PLANS

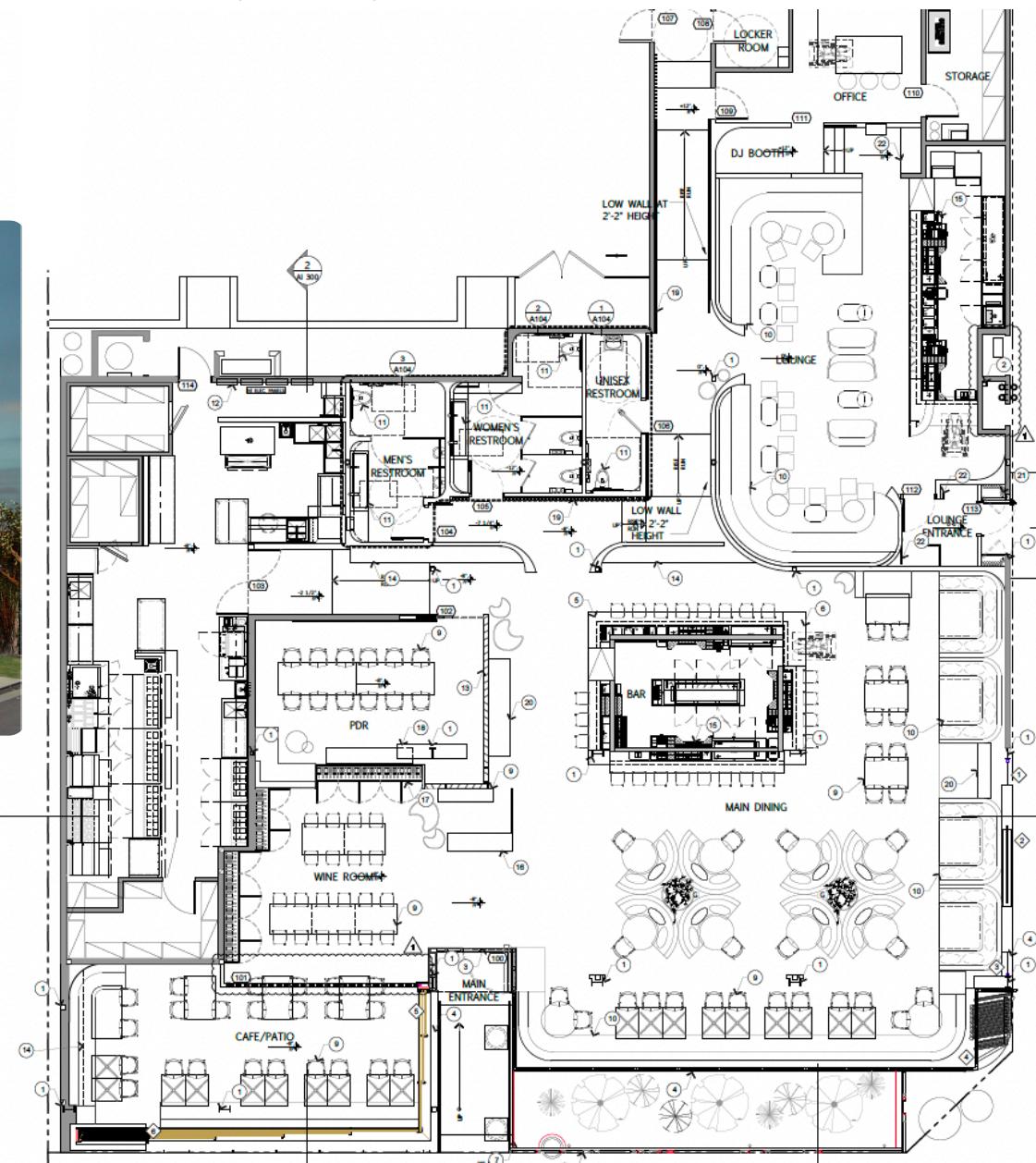
Previous tenant demoed the interior for remodel and never completed project.

Building needs full interior build out. Has grease interceptor and stubbed plumbing.

Contact broker for full set of plans.



Rendering for new restaurant



# PARCEL MAP

SHARPER		LA JOLLA		KILLEA	
AVE. 60		AVE. 60		AVE. 60	
50	131	50	50	50	50
1	(26)	57.5 (48) 57.5	24 131	73.5 (49) 73.5	50
2	(27)	(47)	23	"	"
3	(28)	(46)	22	"	"
4	(29)	(45)	21	"	"
5	(30)	(44)	20	"	"
6	(31)	(43)	19	"	"
7	(32)	(42)	18	"	"
8	(33)	(41)	17	"	"
9	(34)	BLK.	(40)	16	15
10	131		131	131	131
11	47	42 (51)	"	42 (54)	47
12	"	(36)	"	12	"
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8151 Melrose Avenue

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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



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