

Daniel Leisner
CA DRE #01938978
(424) 421-1670
daniel@cbi-commercial.com



Commercial Brokers International

8151 Melrose Ave
Los Angeles, CA 90046

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

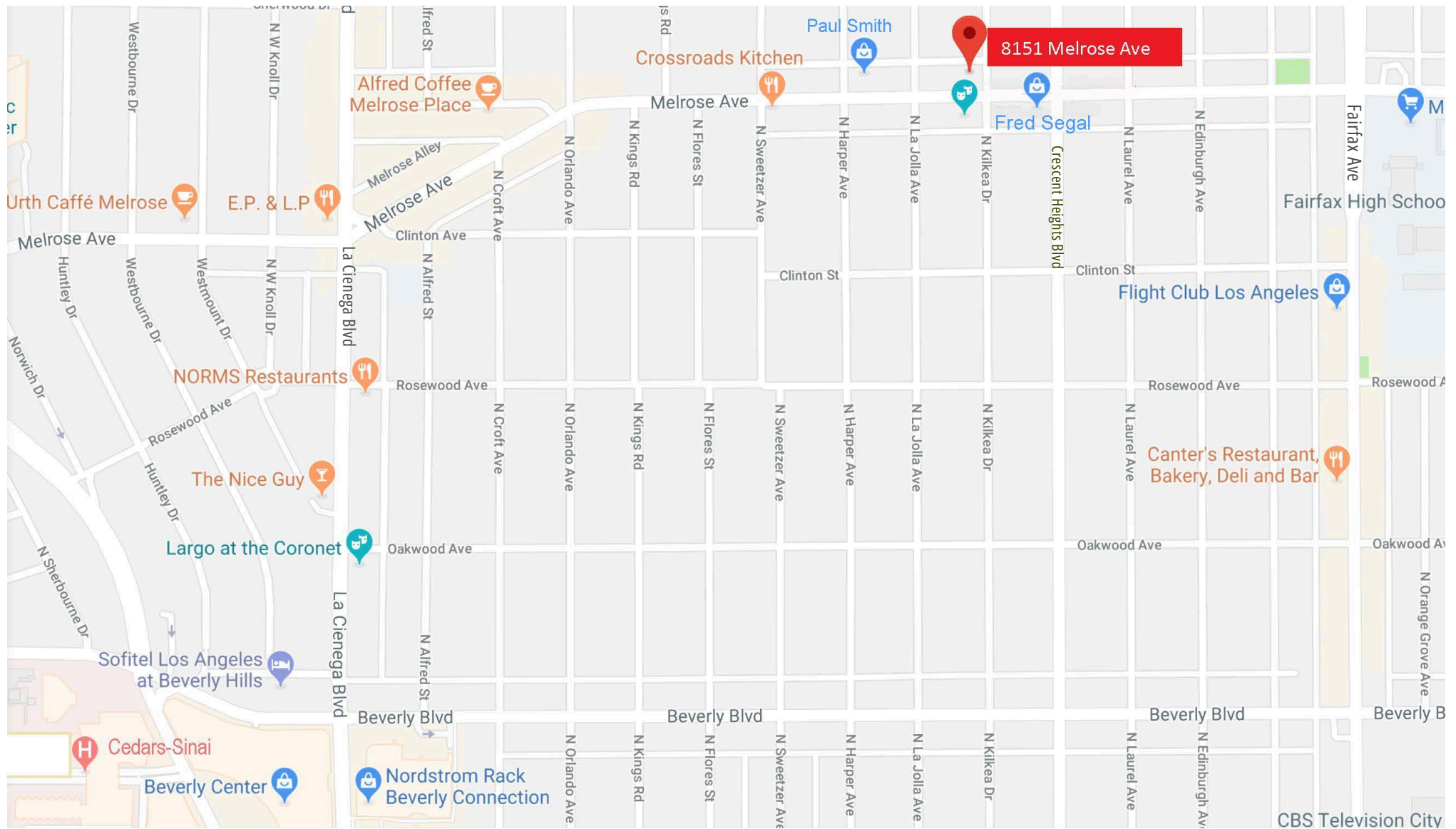


Former “Red O” Restaurant Exterior



Former “Red O” Restaurant Interior

AREA MAP



CONDITION & PLANS

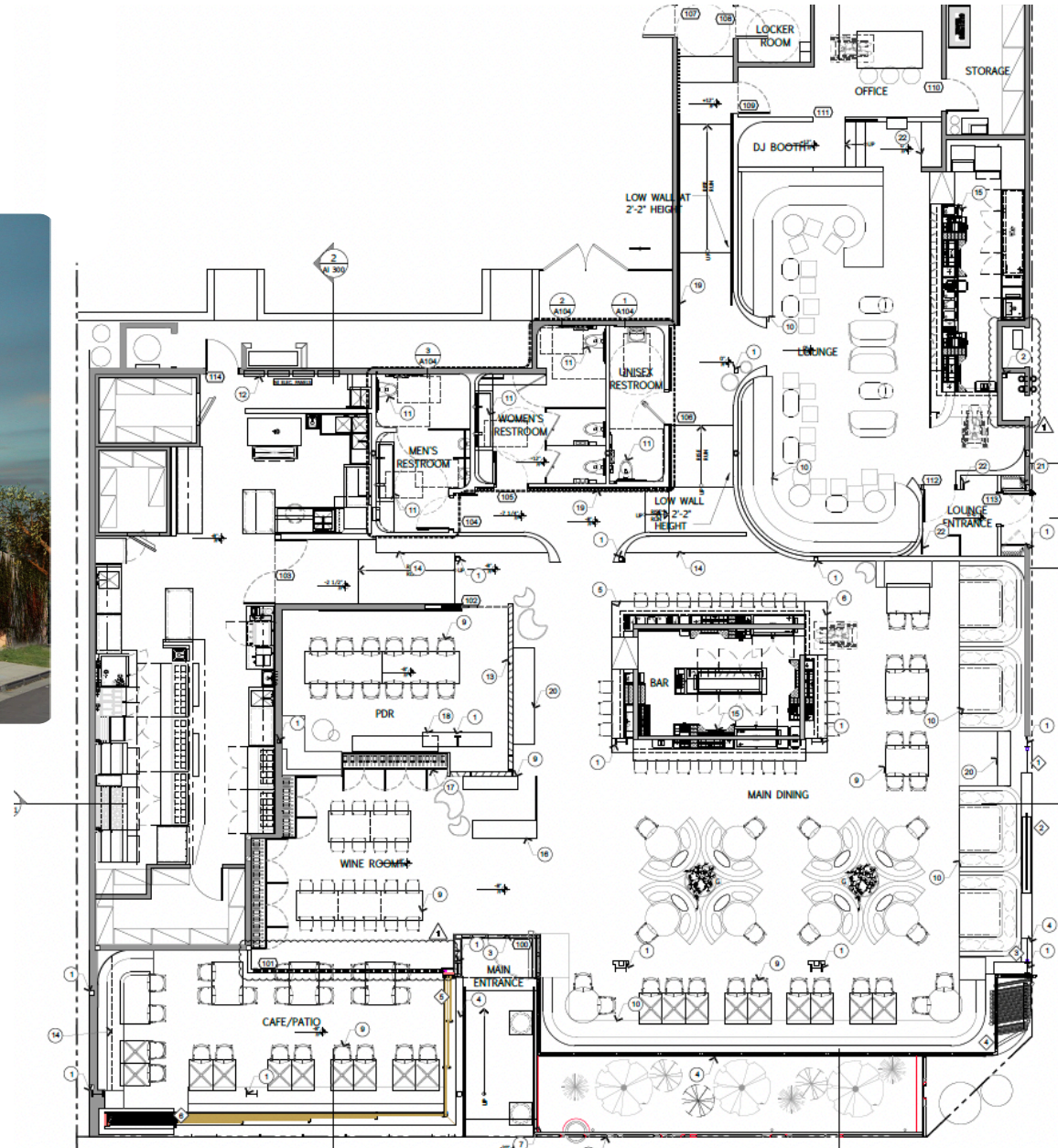
Previous tenant demoed the interior for remodel and never completed project.

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

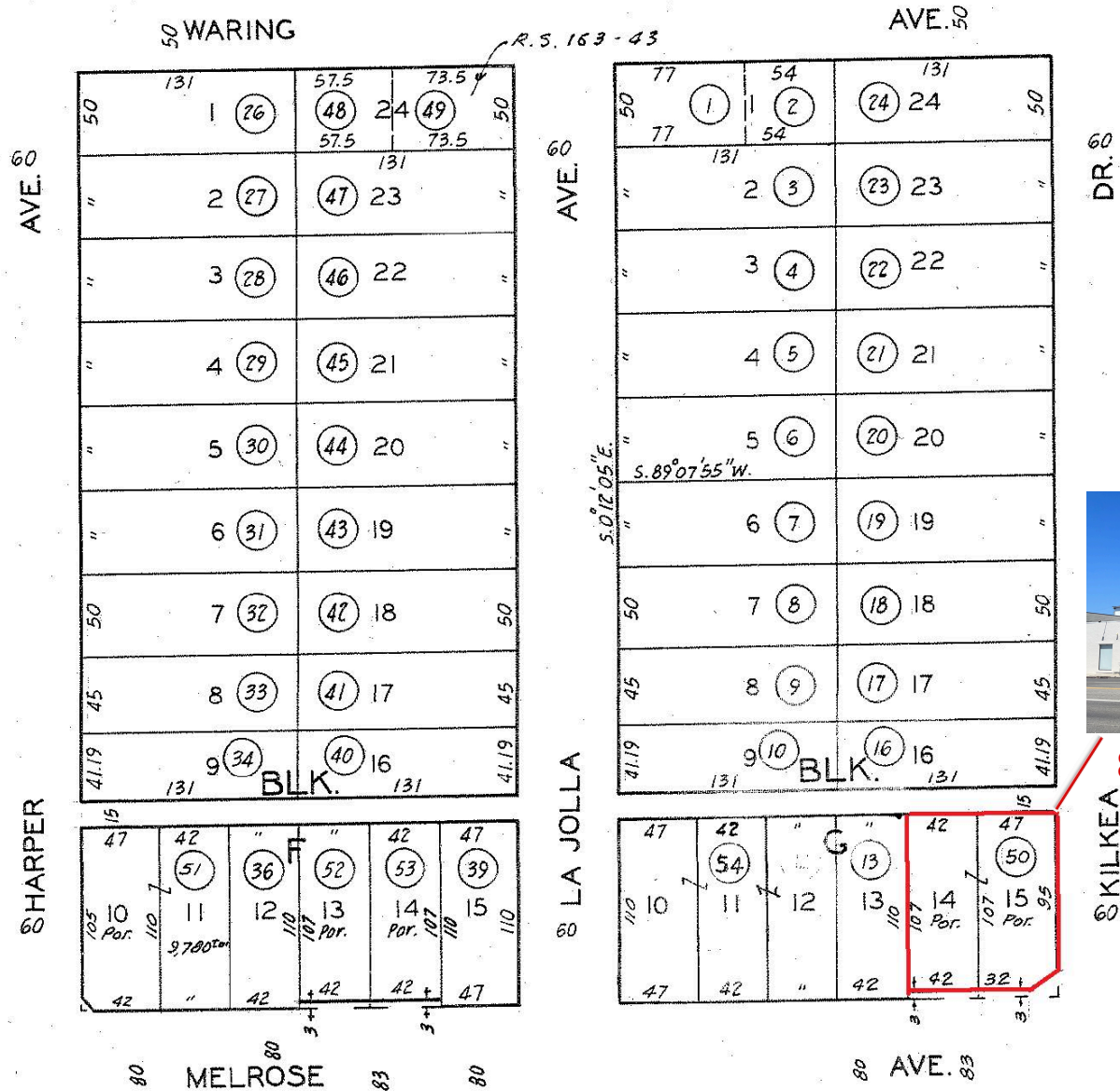
Contact broker for full set of plans.



Rendering for new restaurant



PARCEL MAP



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.



11766 Wilshire Blvd #1120, Los Angeles, CA 90025



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COMMERCIAL
BROKERS
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,
LOS ANGELES, CA, 90025, UNITED STATES
CA DRE #01523713
(310) 943-8530
INFO@CBICOMMERCIAL.COM