

MELROSE CROSSING

8378-8384
MELROSE
AVENUE



RARE OPPORTUNITY TO LEASE A **HIGH STREET RETAIL BUILDING WITH ADVERTISING / BILLBOARD OPPORTUNITIES** IN THE IN THE HEART OF **WEST HOLLYWOOD**



ADDRESS:
8378-8384 MELROSE
AVENUE, WEST
HOLLYWOOD, CA 90069



GROSS BUILDING AREA:
+/- 22,458 SF



GLA:
+/- 21,379 SF



EXCLUSIVE PARKING:
36 SPACES



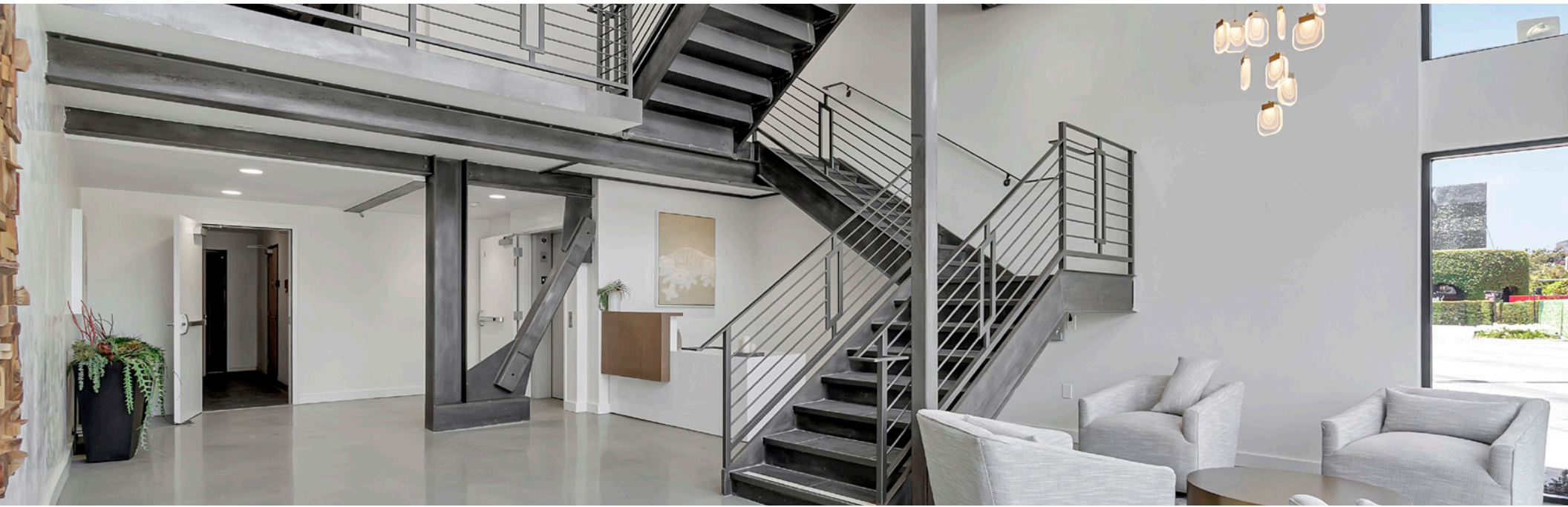
YEAR BUILT / REN.
1960 / 2012 & 2022



8378-8384 MELROSE AVENUE, WEST HOLLYWOOD, CA 90069



NEWLY REMODELED & MOVE-IN READY



AREA OVERVIEW

WEST HOLLYWOOD

8378-8384 Melrose Avenue is situated in the epicenter of the country's most renowned demand drivers such as the entertainment, hospitality, retail, and tourism industries. West Hollywood's diverse economy is visible throughout the City by the vibrancy of the office towers, hotels and high-end retailers along the Sunset Strip, the renowned Pacific Design Center on San Vicente Boulevard, the eclectic boutiques, shops and nightclubs on Santa Monica and Sunset Boulevards, and the fashionable West Hollywood Design District between Melrose Avenue, Beverly Boulevard and Robertson Boulevard.

BEVERLY HILLS GOLDEN TRIANGLE

The Golden Triangle is widely recognized as one of the world's most prestigious retail destinations, boasting unsurpassed concentrations of wealth and ultra-luxury retail offerings. At its center and serving as its anchor is Rodeo Drive, an international focal point of the exclusive boutique retail trade and the crown jewel of Beverly Hills, attracting millions of visitors from around the globe annually.

MELROSE AVENUE

Melrose Avenue is home to blocks of eclectic and chic shops and restaurants. The famed Melrose District is the thoroughfare's western end and runs through West Hollywood and Hollywood.

MELROSE PLACE

Nestled just off Melrose Avenue at La Cienega Boulevard, Melrose Place is a block of shops and boutiques that includes some of the world's best-known fashion brands such as Oscar de la Renta, Marc Jacobs and Bottega Veneta.

WEST HOLLYWOOD DESIGN DISTRICT

The West Hollywood Design District consists of approximately one square mile of beautiful storefronts and tree-lined streets. At the center of it all is the Pacific Design Center, Cesar Pelli's architectural masterpiece that is the West Coast hub for interior design.



EXCEPTIONAL LOCATION & DEMOGRAPHICS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2021 Population	45,985	277,582	849,371
Number of Households	28,560	142,225	369,780
Avg. Household Income	\$130,057	\$130,874	\$111,976
HH Income > \$200,000	17.5%	18.4%	14.2%
Avg. Home Value	\$1,261,107	\$1,541,035	\$1,398,355

\$11.7B
in Consumer
Spending in a
5-Mile Radius

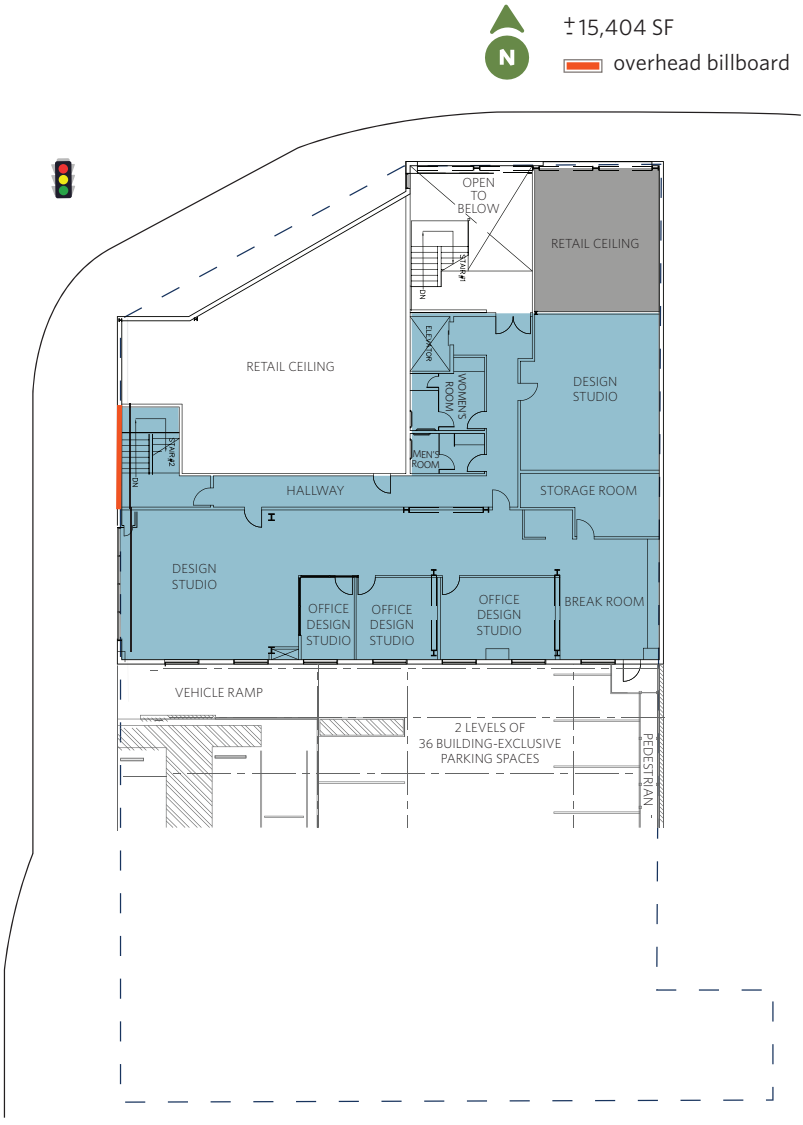
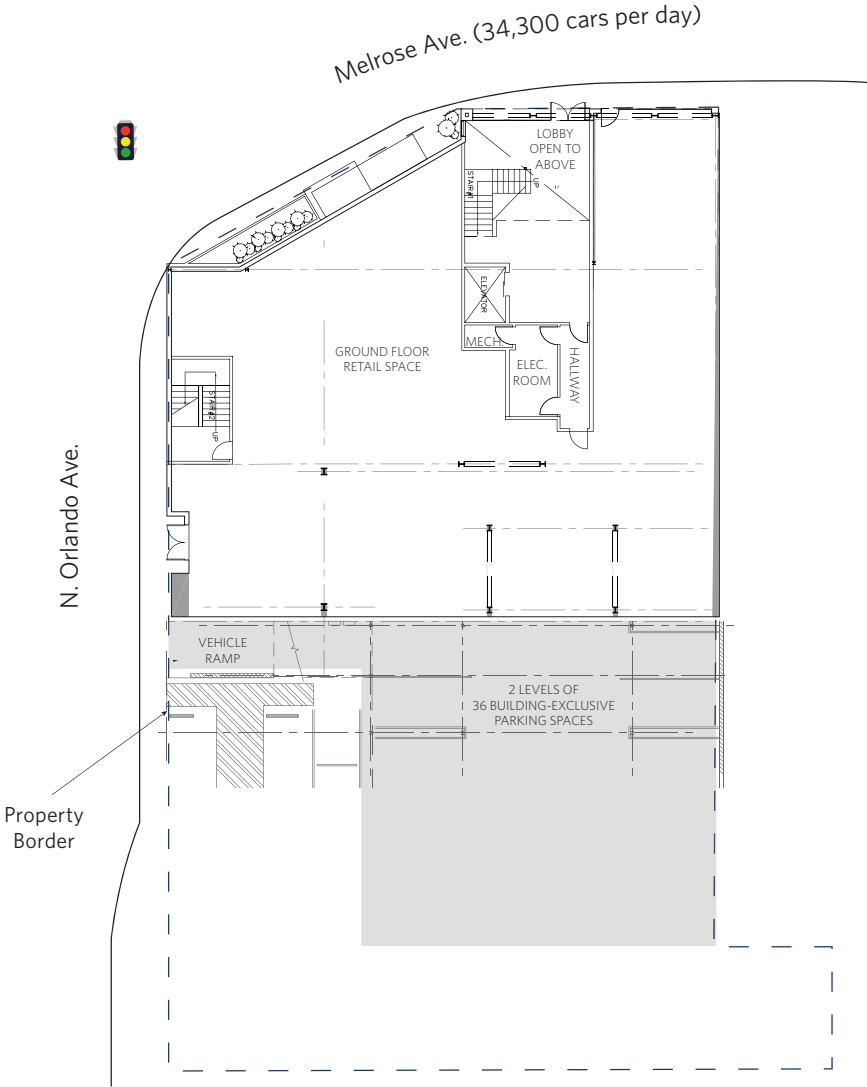
PREMIERE RETAIL NODE IN WEST HOLLYWOOD



FLOOR PLAN

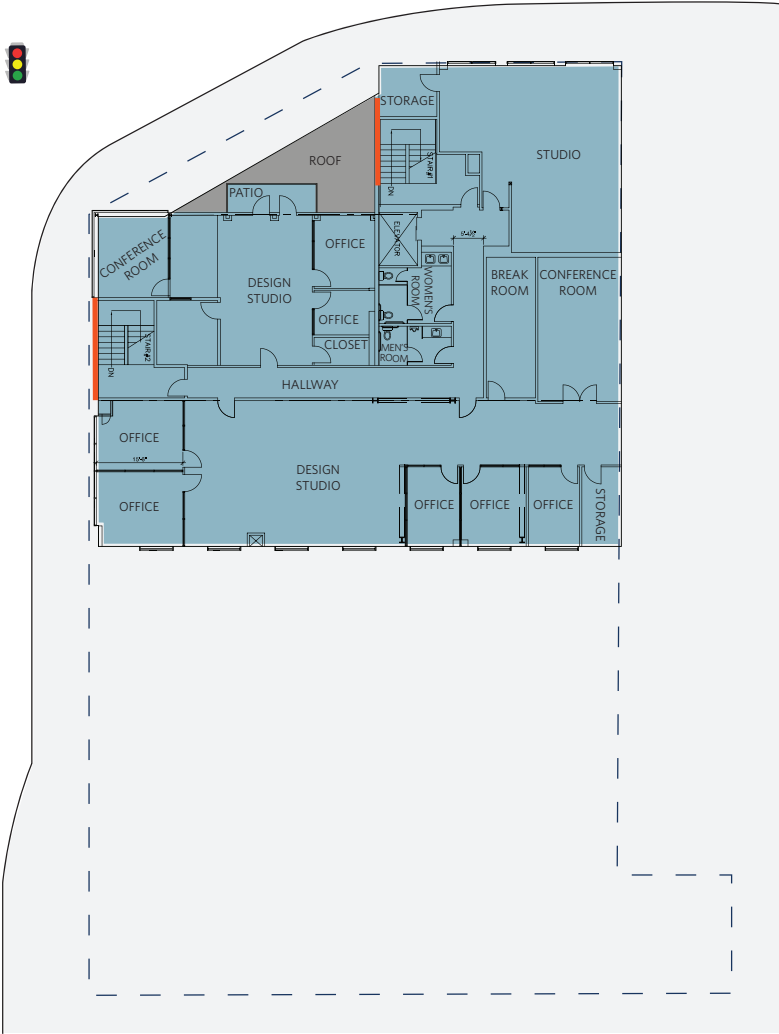
8378-8384 Melrose Avenue **1ST FLOOR - 6,135 SF**

2ND FLOOR - 5,400 SF



FLOOR PLAN

3RD FLOOR - 7,422 SF

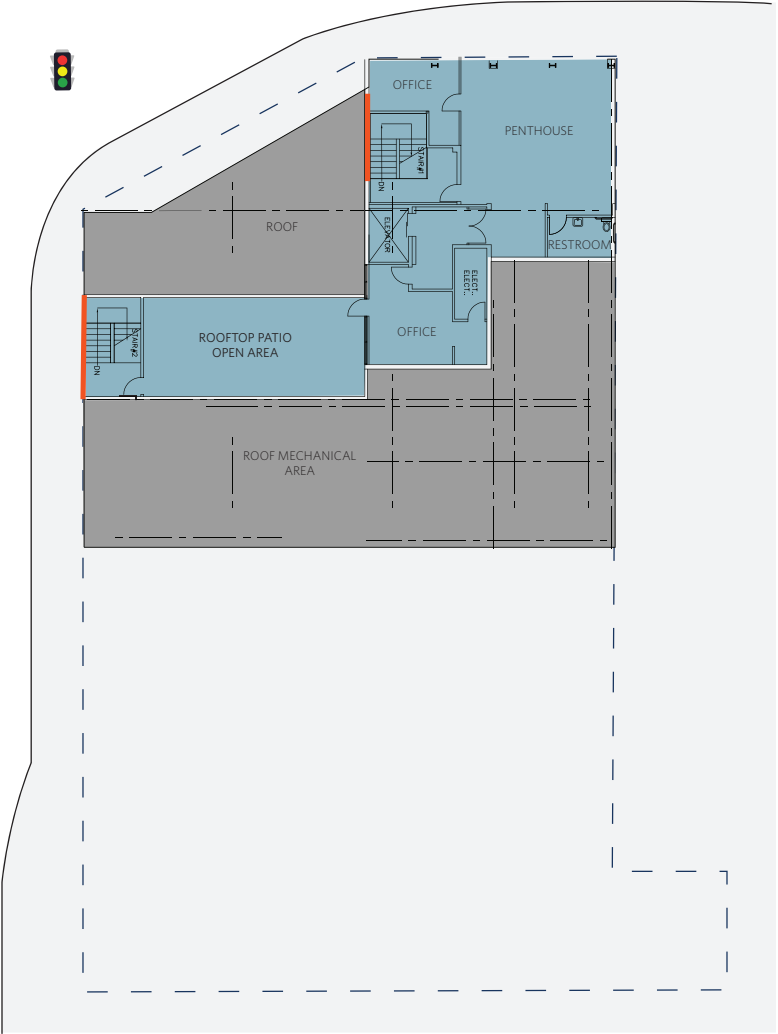


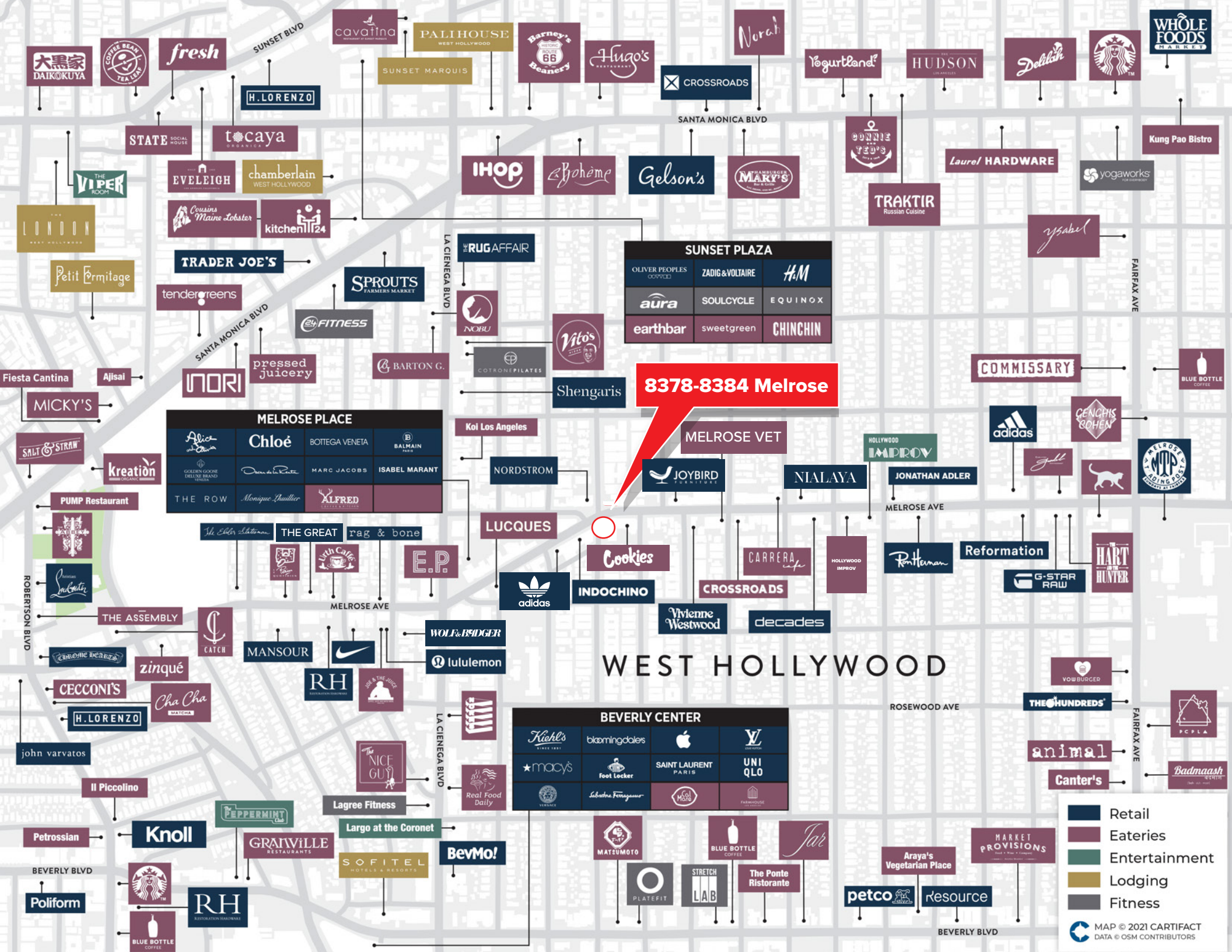
PENTHOUSE - 2,422 SF



±15,404 SF

overhead billboard





8378-8384 Melrose

MELROSE PLACE

Alicia	Chloé	BOETGA VENETA	BALMAIN PARIS
GOLDEN GOOSE ITALY BRAND	Donna Karan	MARC JACOBS	ISABEL MARANT
THE ROW	Monique Lhuillier	ALFRED	

SUNSET PLAZA

OLIVER PEOPLES	ZADIG & VOLTAIRE	H&M
aura	SOULCYCLE	EQUINOX
earthbar	sweetgreen	CHINCHIN

BEVERLY CENTER

Kiehl's	blamington	Apple	LV
macy's	Foot Locker	SAINT LAURENT PARIS	UNI QLO
Real Food Daily	Salvatore Ferragamo	COACH	FARMHOUSE

- Retail
- Eateries
- Entertainment
- Lodging
- Fitness

MELROSE CROSSING

LEASING CONTACT

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