

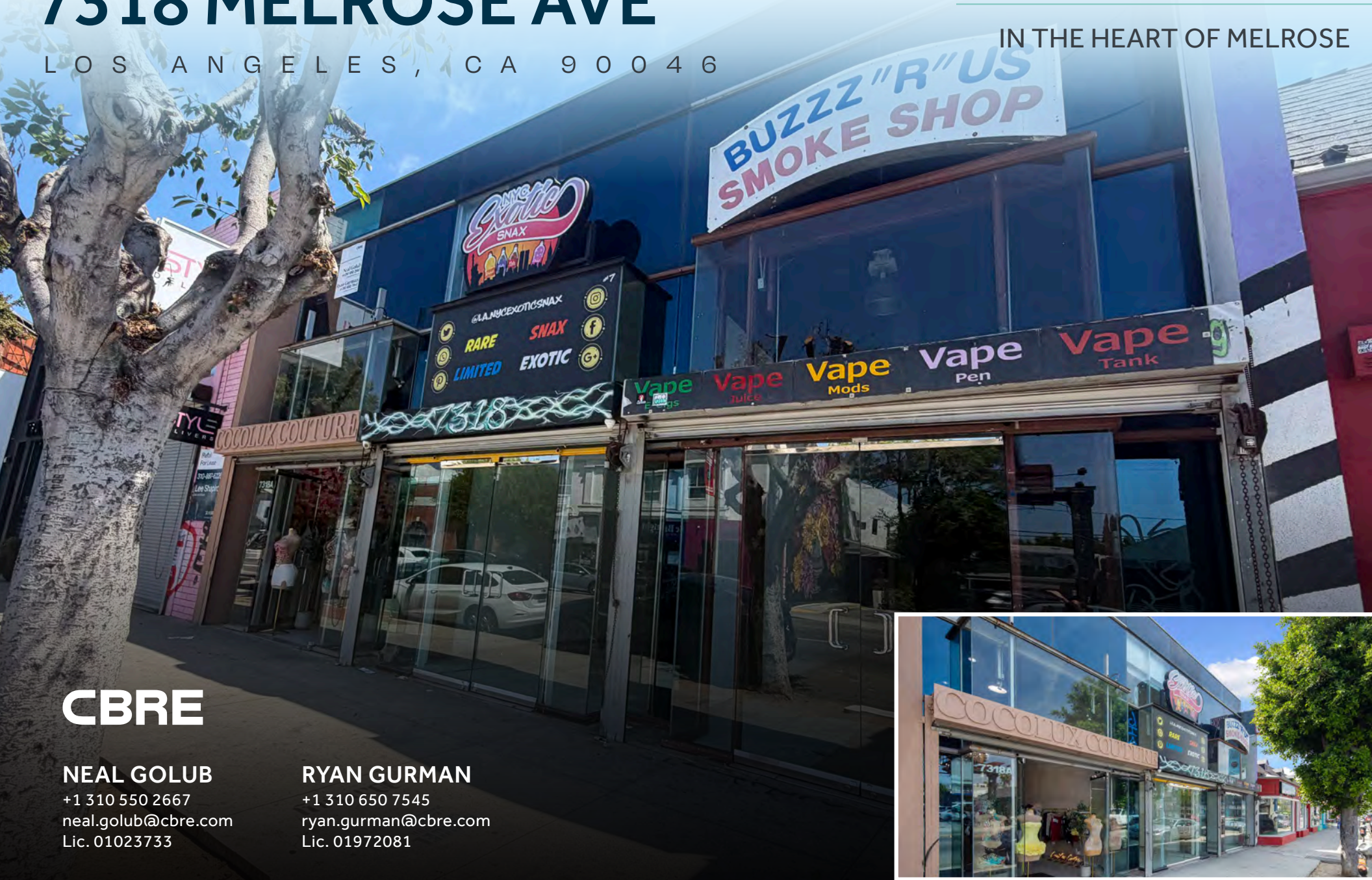
FOR SALE

7318 MELROSE AVE

LOS ANGELES, CA 90046

MULTI-TENANT
RETAIL OPPORTUNITY

IN THE HEART OF MELROSE



CBRE

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THE AREA

CENTURY CITY

BEVERLY HILLS

PACIFIC DESIGN CENTER

WEST HOLLYWOOD

THE BIRD STREETS

7318 MELROSE AVE

MELROSE AVE





7318 MELROSE AVE

BUILDING SIZE: ±3,520 SF

LAND SIZE: ±4,280 SF

SALE PRICE: \$2,195,000

APN: 5526-021-025

ZONING: LAC4 *Per Tax Records



HIGHLIGHTS



Owner-User / Value-Add Investment Opportunity in the Heart of Melrose Ave



Directly across from the iconic Platinum Motor Sports and nearby tenants including Pink's Hot Dogs, Osteria Mozza, Wasteland, Brooklyn Projects, Playground LA, and so much more!



3 Retail Storefronts with Great Frontage along Melrose Ave



Great Signage Opportunity



±3 On-Site Rear Parking Spaces plus Good Street Parking



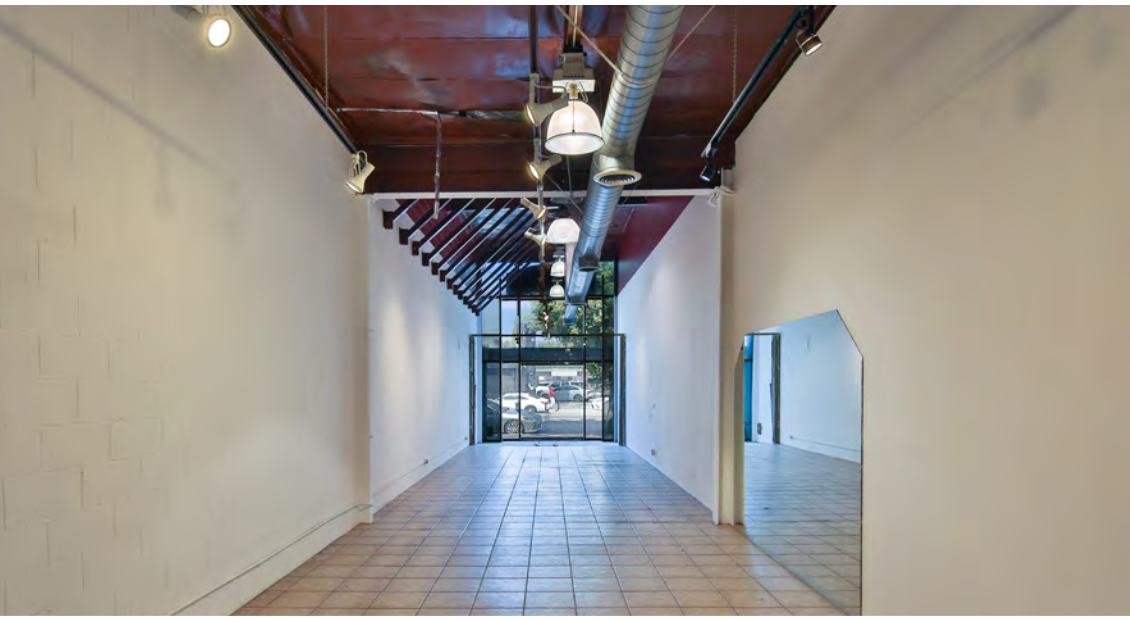
Heavy Foot Traffic Location



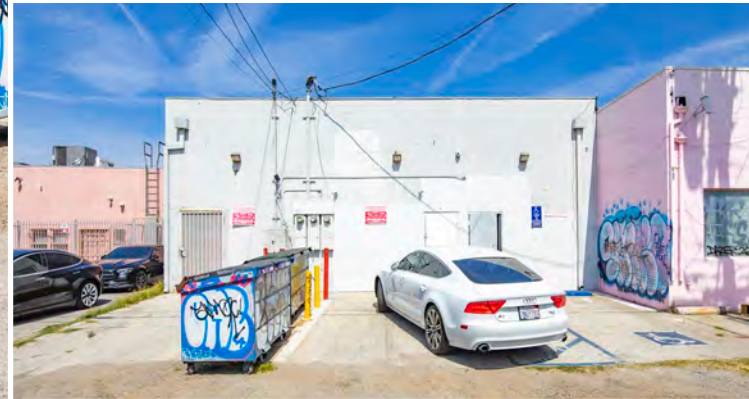
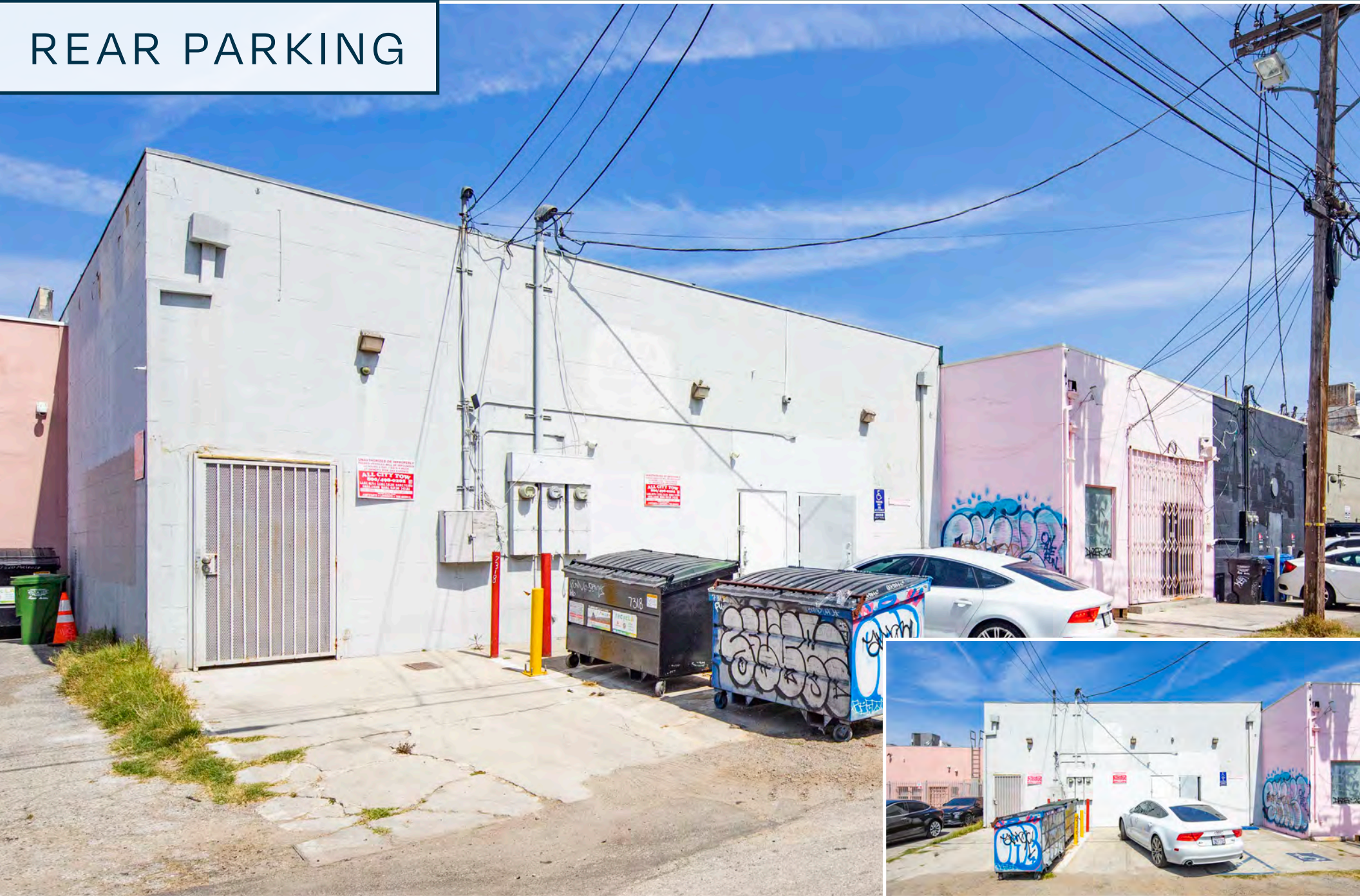
INTERIOR (SUITE B)



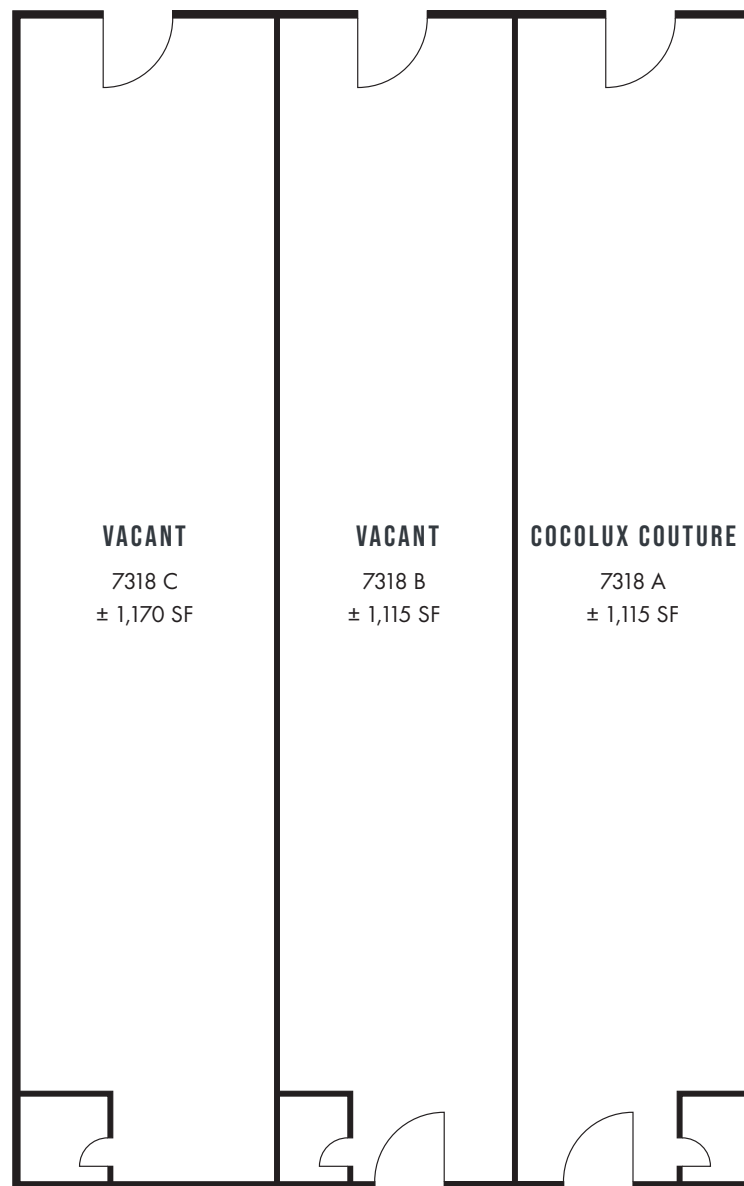
INTERIOR (SUITE C)



REAR PARKING



FLOOR PLAN



7318 MELROSE AVE - FLOOR PLAN

*Floor plan is for basic informational and layout purposes only, it is without measurements and not to scale.
Broker/Seller makes no representations on its accuracy. Buyer to verify.

THE AREA

HOLLYWOOD

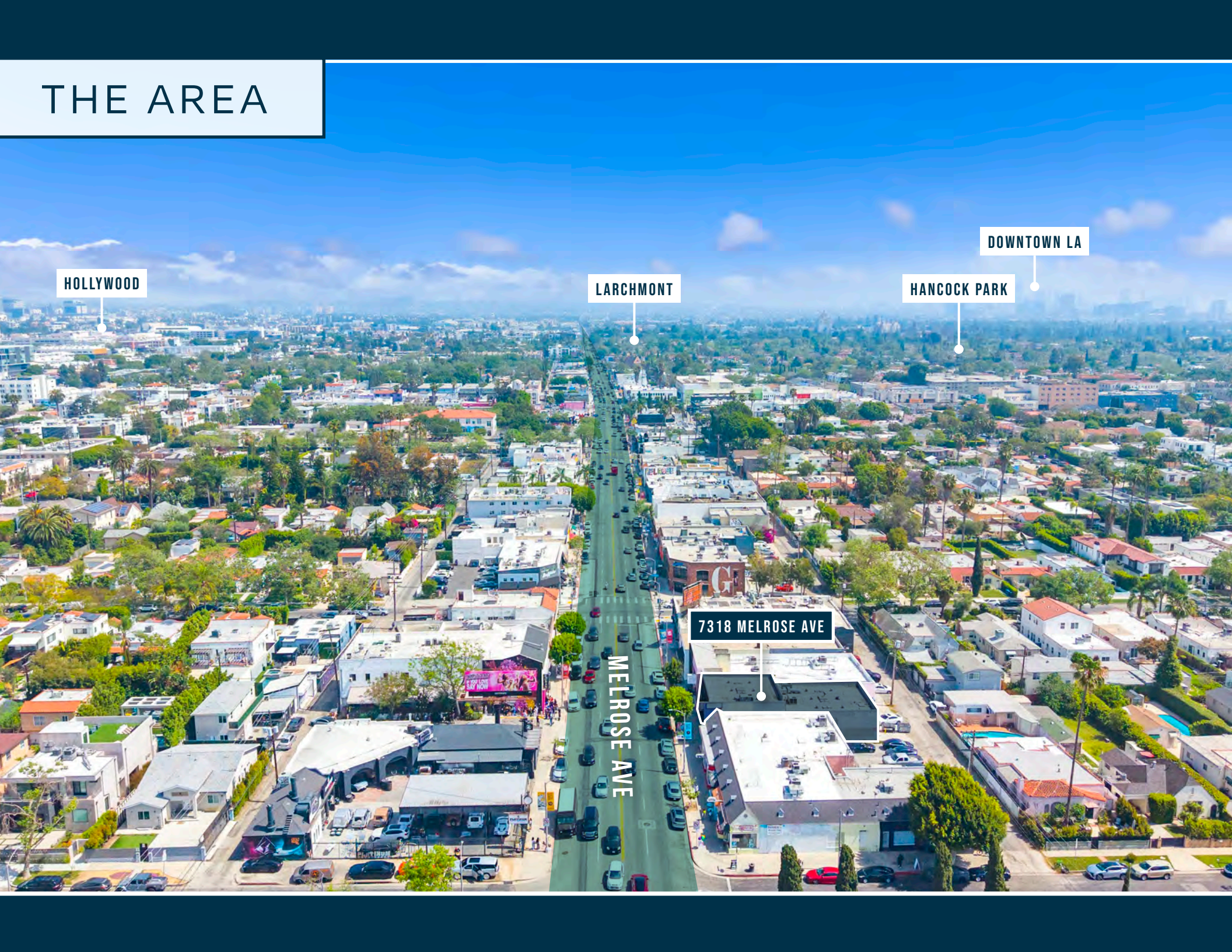
LARCHMONT

HANCOCK PARK


DOWNTOWN LA


7318 MELROSE AVE


MELROSE AVE





DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
 POPULATION			
2025 Population - Current Year Estimate	43,987	170,652	385,867
2030 Population - Five Year Projection	44,363	172,136	389,386
2020 Population - Census	44,373	171,430	391,222
2010 Population - Census	42,313	162,755	387,443
2020-2025 Annual Population Growth Rate	-0.17%	-0.09%	-0.26%
2025-2030 Annual Population Growth Rate	0.17%	0.17%	0.18%

	1 MILE	2 MILES	3 MILES
 HOUSEHOLDS			
2025 Households - Current Year Estimate	24,551	98,399	197,465
2030 Households - Five Year Projection	25,255	101,487	204,173
2020 Households - Census	23,869	94,812	192,069
2010 Households - Census	22,597	88,786	183,320
2020-2025 Compound Annual Household Growth Rate	0.54%	0.71%	0.53%
2025-2030 Annual Household Growth Rate	0.57%	0.62%	0.67%
2025 Average Household Size	1.75	1.70	1.91

	1 MILE	2 MILES	3 MILES
 HOUSEHOLD INCOME			
2025 Average Household Income	\$148,240	\$145,167	\$138,856
2030 Average Household Income	\$162,397	\$158,278	\$152,232
2025 Median Household Income	\$94,374	\$90,276	\$84,088
2030 Median Household Income	\$104,435	\$99,880	\$94,174
2025 Per Capita Income	\$82,739	\$83,354	\$71,079
2030 Per Capita Income	\$92,453	\$92,925	\$79,836

	1 MILE	2 MILES	3 MILES
 EDUCATION			
2025 Population 25 and Over	35,733	140,362	308,424
HS and Associates Degrees	10,242	41,319	99,457
Bachelor's Degree or Higher	24,037	92,186	179,873

	1 MILE	2 MILES	3 MILES
 HOUSING UNITS			
2025 Housing Units	26,815	108,577	216,447
2025 Vacant Housing Units	2,264	10,178	18,982
2025 Occupied Housing Units	24,551	98,399	197,465
2025 Owner Occupied Housing Units	4,053	18,016	40,049
2025 Renter Occupied Housing Units	20,498	80,383	157,416

	1 MILE	2 MILES	3 MILES
 PLACE OF WORK			
2025 Businesses	3,766	17,186	30,669
2025 Employees	26,953	142,975	231,670



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