

# FOR LEASE

## 8360 MELROSE AVE

LOS ANGELES, CALIFORNIA

### RETAIL / OFFICE SPACES



**NEAL GOLUB**  
Vice President

Lic. 01023733  
+1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN**  
Senior Vice President

Lic. 01972081  
+1 310 650 7545  
ryan.gurman@cbre.com

**CBRE**

# RETAIL/DESIGN SHOWROOM





**SUITE**

**ASKING RATE**

**AVAILABILITY**

**SIZE**

Suite 104	\$7.00PSF/Mo. NNN (NNN: ±\$1.20PSF/Mo.)	NOW	±1,068 SF
Suite 105	\$7.00PSF/Mo. NNN (NNN: ±\$1.20PSF/Mo.)	NOW	±1,363 SF

# HIGHLIGHTS

## Suite 104

Asking Rate: \$7.00PSF/Mo. NNN  
(NNN: ±\$1.20PSF/Mo.)

Availability: NOW

Size: ±1,068 SF

Parking: 2 Spaces



Direct Deal Through Landlord



High Ceilings and Bright Space



Great signage opportunity  
along Melrose Ave



On-Site Parking Lot directly  
behind subject property &  
Many Street-Metered Parking  
Spaces. Dedicated Parking in  
rear per by space.

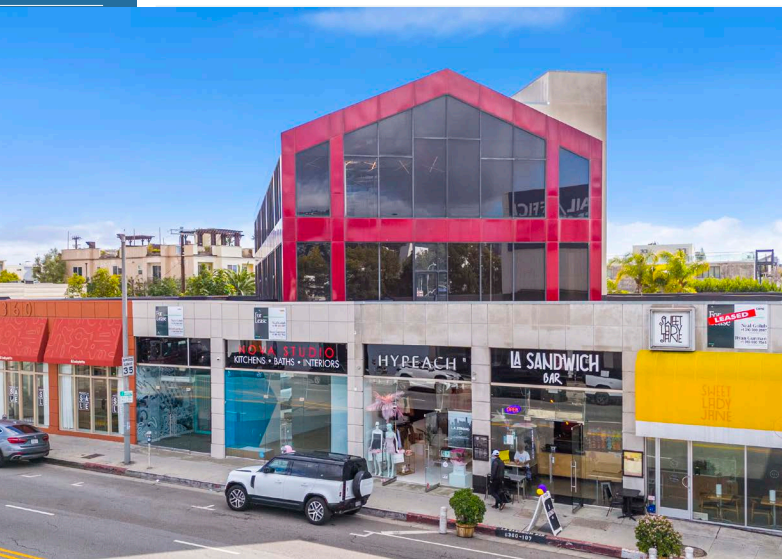
## Suite 105

Asking Rate: \$7.00PSF/Mo. NNN  
(NNN: ±\$1.20PSF/Mo.)

Availability: NOW

Size: ±1,363 SF

Parking: 2 Spaces



# 2ND FLOOR OFFICE + LARGE PATIO

## Suite 200

Asking Rate: Upon Request

Availability: NOW

Size: ±4,966 SF plus Very Large Patio

Parking: On-Site Rear Parking



# OUTDOOR PATIO



# 3RD FLOOR OFFICE

## Suite 300

Asking Rate: Upon Request

Availability: NOW

Size: ±5,000 SF

Parking: On-Site Rear Parking



# AMENITY OVERVIEW MAP

## SHOPPING

- 1 Pavilions
- 2 Christian Louboutin
- 3 Chrome Hearts
- 4 Maxfield
- 5 John Varvatos
- 6 Bape Store
- 7 JAMES PERSE
- 8 Acne Studios
- 9 Petco
- 10 Bristol Farms
- 11 Ralphs
- 12 Ganni
- 13 Roche Bobois
- 14 Stella McCartney
- 15 Between the Sheets
- 16 DACHA
- 17 Du Vin Wine & Spirits
- 18 Palace
- 19 Kitson
- 20 HUGO
- 21 Oliver Peoples
- 22 The Kooples
- 23 Tanya Heath
- 24 Kiehl's Since 1851
- 25 INTERMIX
- 26 CHANEL
- 27 Michael Aram
- 28 RH Modern
- 29 Bloomingdales
- 30 Beverly Center
- 31 Apple
- 32 CVS
- 33 Target
- 34 Marshalls
- 35 Old Navy
- 36 T.J. Maxx
- 37 Nordstrom Rack
- 38 PetSmart
- 39 H&M
- 40 Le Labo
- 41 Drybar
- 42 Aesop
- 43 Joan's on Third
- 44 WILLIAM B
- 45 west elm
- 46 BevMo!
- 47 Woven
- 48 RTH Shop
- 49 The RealReal
- 50 lululemon
- 51 Nike
- 52 rag & bone
- 53 Zadig & Voltaire
- 54 Sweaty Betty
- 55 AllSaints
- 56 Restoration Hardware
- 57 Design Within Reach
- 58 Warby Parker
- 59 Ben Soleimani
- 60 Isabel Marant
- 61 Mansur Gavriel
- 62 Colton Citizen
- 63 Bottega Veneta
- 64 Oscar de la Renta
- 65 The Row
- 66 Marc Jacobs
- 67 BALMAIN
- 68 Nordstrom Local
- 69 Theory
- 70 Away
- 71 Vivienne Westwood
- 72 Hammer And Spear
- 73 Trader Joe's
- 74 Healthy Spot
- 75 Earthbar
- 76 Gelson's Market
- 77 Crossroads Trading
- 78 Fred Segal
- 79 Westime
- 80 Empty Vase Florist
- 81 Anawalt Lumber Co
- 82 Heritage Classics
- 83 Ebanista
- 84 Formations

## EATERIES

- 1 Gracias Madre
- 2 Salt & Straw
- 3 PUMP Restaurant
- 4 The Abbey
- 5 TomTom Bar
- 6 Rocco's
- 7 Izakaya Tora
- 8 Guisados
- 9 Fiesta Cantina
- 10 Hedley's
- 11 Tortilla Republic
- 12 SUR Restaurant
- 13 Craig's
- 14 Lemonade
- 15 Petrossian Restaurant
- 16 Il Piccolino
- 17 Cecconi's
- 18 Catch LA
- 19 Zinque
- 20 Dan Tana's
- 21 Doheny Room
- 22 Il Cielo
- 23 Le Pain Quotidien
- 24 Pizzeria Il Fico
- 25 A.O.C.
- 26 Cafe Angelino
- 27 The Henry
- 28 The Ivy
- 29 Granville
- 30 Farmhouse
- 31 Manpuku Japanese
- 32 The Phoenix
- 33 Toca Madera
- 34 The IZAKA-YA
- 35 The Shelby
- 36 Son of a Gun
- 37 Matsumoto
- 38 Bao Dim Sum
- 39 The Roger Room
- 40 The Nice Guy
- 41 Real Food Daily
- 42 Cavatina
- 43 E.P. & L.P.
- 44 Sushi Ginza Onodera
- 45 Lucques
- 46 Rosaline
- 47 BOA Steakhouse
- 48 Crossroads Kitchen
- 49 Koi
- 50 The Belmont
- 51 Barton G.
- 52 Nobu
- 53 The Gardens of Taxco
- 54 Ajsai
- 55 Jimpachi
- 56 Cousins Maine Lobster
- 57 kitchen 24
- 58 Shake Shack
- 59 La Boheme Brasserie
- 60 Hugo's Restaurant
- 61 Conservatory
- 62 Hamburger Mary's
- 63 Katana LA
- 64 Daugter's Deli
- 65 Chin Chin
- 66 ROKU
- 67 Le Petit Four
- 68 Eveleigh
- 69 Fresh on Sunset
- 70 State Social House
- 71 Night + Market
- 72 Pi On Sunset
- 73 Daikokuya
- 74 Rainbow Bar & Grill
- 75 Tenmasa Japanese
- 76 Tocaya Organica
- 77 BBCM Cafe
- 78 Mels Drive-In
- 79 Panini Pizzeria

## ATTRACTIONS

- 1 Leica Gallery
- 2 IOak
- 3 Largo at the Coronet
- 4 The Comedy Store
- 5 The Viper Room
- 6 Whisky a Go Go
- 7 The Roxy Theatre
- 8 Soho House

## LODGING

- 1 Kimpton La Peer Hotel
- 2 Hotel Beverly Terrace
- 3 Viceroy L'Ermitage
- 4 Four Seasons Hotel
- 5 Sofitel Los Angeles
- 6 The Orlando Hotel
- 7 Le Parc Suite Hotel
- 8 Petit Ermitage
- 9 Pailhouse
- 10 Sunset Marquis
- 11 Chamberlain West
- 12 1 Hotel
- 13 Grafton on Sunset
- 14 Mondrian
- 15 Andaz
- 16 Sunset Tower Hotel
- 17 The London
- 18 Montrose
- 19 The West Hollywood EDITION
- 20 Pendry West Hollywood

## CAFES

- 1 Verve Coffee
- 2 Starbucks
- 3 Kreation
- 4 The Assembly
- 5 The Coffee Bean
- 6 Cha Cha Matcha
- 7 Georgetown Cupcake
- 8 Blue Bottle Coffee
- 9 Juice Infusion
- 10 Magnolia Bakery
- 11 JOE & THE JUICE
- 12 Urth Caffè
- 13 Alfred Tea Room
- 14 Alfred Coffee
- 15 Bean Coffee Roasters
- 16 Pressed Juicery
- 17 Dialog Cafe
- 18 Gravitè

## FITNESS

- 1 Nine Treasures Yoga
- 2 LIT Method
- 3 SWERVE Studio
- 4 StretchLab
- 5 Lagree Fitness
- 6 Cycle House
- 7 Rise Nation
- 8 Reebok Crossfit LAB
- 9 PLAYLIST. Yoga
- 10 24 Hour Fitness
- 11 Barry's Bootcamp
- 12 Equinox



# LOS ANGELES

**4TH**

AMONG INTERNATIONAL CITIES  
IN TOTAL BILLIONAIRES

**TOP 10**

INTERNATIONAL CITY  
FOR LUXURY HOME SALES

**\$4.6MM**

MEDIAN LUXURY HOME VALUE

**\$1BN+**

HOME FURNISHINGS SALES

**\$734BN**

IN ECONOMIC  
OUTPUT

**\$257BN**

IN SALARY + WAGES

**\$318MM**

IN CONSUMER  
EXPENDITURES

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population - Current Year Estimate	38,919	257,686	792,811
2025 Population - Five Year Projection	39,430	262,388	817,279
2020-2025 Annual Population Growth Rate	0.26%	0.36%	0.61%



## HOUSEHOLDS

2020 Households - Current Year Estimate	22,985	131,042	351,534
2025 Households - Five Year Projection	23,165	132,917	361,243
2020-2025 Annual Household Growth Rate	0.16%	0.28%	0.55%
2020 Average Household Size	1.69	1.95	2.19



## HOUSING INCOME

2020 Average Household Income	\$136,377	\$137,385	\$116,996
2025 Average Household Income	\$157,889	\$156,170	\$131,958
2020 Median Household Income	\$93,986	\$89,371	\$71,959
2025 Median Household Income	\$108,064	\$102,650	\$81,338
2020 Per Capita Income	\$80,376	\$69,802	\$52,047
2025 Per Capita Income	\$92,588	\$79,038	\$58,480



## EDUCATION

	1 MILE	3 MILES	5 MILES
2020 Population 25 and Over	33,336	203,946	582,409
HS and Associates Degrees	10,165	63,404	200,897
Bachelor's Degree or Higher	22,264	132,107	321,211



## HOUSING UNITS

2020 Housing Units	25,368	143,600	384,004
2020 Vacant Housing Units	2,383	12,558	32,470
2020 Occupied Housing Units	22,985	131,042	351,534
2020 Owner Occupied Housing Units	6,911	37,763	93,854
2020 Renter Occupied Housing Units	16,074	93,279	257,680



## PLACE OF WORK

2020 Businesses	6,729	33,709	64,655
2020 Employees	57,311	244,848	581,134

# NEIGHBORS



## SHOPPING

Pavilions	Tanya Heath	West Elm	Balmain
Christian Louboutin	Kieh's	BevMo!	Nordstrom Local
Chrome Hearts	INTERMIX	Woven	Theory
Maxfield	Chanel	RTH Shop	Away
John Varvatos	Michael Aram	The RealReal	Vivienne Westowd
Bape Store	RH Modern	lululemon	Hammer and Spear
James Perse	Bloomingdales	Nike	Trader Joe's
Acne Studios	Beverly Center	rag & bone	Healthy Spot
Petco	Apple	Zadig & Voltaire	Earthbar
Bristol Farms	CVS	Sweaty Betty	Gelson's Market
Ralphs	Target	AllSaints	Crossroads Trading
Ganni	Marshalls	Restoration Hardware	Fred Segal
Roche Bobois	Old Navy	Design Within Reach	Westime
Stella McCartney	T.J. Maxx	Warby Parker	Empty Vase Florist
Between the Sheets	Nordstrom Rack	Ben Soleimani	Anawalt Lumber Co
SACHA	PetSmart	Isabel Marant	Heritage Classics
Du Vin Wine & Spirits	H&M	Mansur Gavriel	Ebanista
Palace	Le Labo	Cotton Citizen	Formations
Kitson	Drybar	Bottega Veneta	
HUGO	Aesop	Oscar de la Renta	
Oliver Peoples	Joan's on Third	The Row	
The Kooples	William B	Marc Jacobs	



## EATERIES

Gracias Madre	Le Pain Quotidien	Sushi Ginza Onodera	Chin Chin
Salt & Straw	Pizzeria il Fico	Lucques	ROKU
PUMP Restaurant	A.O.C.	Rosaline	Le Petit Four
The Abbey	Cafe Angelino	BOA Steakhouse	Eveleigh
TomTom Bar	The Henry	Crossroads Kitchen	Fresh on Sunset
Rocco's	The Ivy	Koi	State Social House
Izakaya Tora	Granville	The Belmont	Night + Market
Guisados	Farmhouse	Barton G.	Pi On Sunset
Fiesta Cantina	Manpuku Japanese	Nobu	Daikokuya
Hedley's	The Phoenix	The Gardens of Taxco	Rainbow Bar & Grill
Tortilla Restaurant	Toca Madera	Ajsai	Tenmasa Japanese
Craig's	The IZAKA-YA	Jinpachi	Tocaya Organica
Lemonade	The Shelby	Cousins Maine Lobster	BBCM Cafe
Petrossian Restaurant	Son of a Gun	kitchen 24	Mels Drive-In
Il Piccolino	Matsumoto	Shake Shack	Panini Pizzeria
Cecconi's	Bao Dim Sum	La Boheme Brasserie	
Catch LA	The Roger Room	Hugo's Restaurant	
Zinque	The Nice Guy	Conservatory	
Dan Tana's	Real Food Daily	Hamburger Mary's	
Doheny Room	Cavatina	Katana LA	
Il Cielo	E.P. & L.P.	Daughter's Deli	



## FITNESS

Nine Treasures Yoga	StretchLab	Rise Nation	24 Hour Fitness
LIT Method	Lagree Fitness	Reebok Crossfit LAB	Barry's Bootcamp
SWERVE Studio	Cycle House	PLAYLIST. Yoga	Equinox



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Viceroy L'Ermitage	Sunset Marquis	The London
Four Seasons Hotel	Chamberlain West	Montrose
Sofitel Los Angeles	1 Hotel	The West Hollywood Edition
The Orlando Hotel	Grafton on Sunset	Pendry West Hollywood
Le Parc Suite Hotel	Mondrian	



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Starbucks	Georgetown Cupcake	Urth Caffe	Dialog Cafe
Kreation	Blue Bottle Coffee	Alfred Tea Room	Gravite
The Assembly	Juice Infusion	Alfred Coffee	
The Coffee Bean	Magnolia Bakery	Bean Coffee Roasters	



## ATTRACTIONS

Leica Gallery	The Comedy Store	The Roxy Theatre
1Oak	The Viper Room	Soho House
Largo at the Coronet	Whisky a Go Go	

CENTURY CITY

BEVERLY HILLS

CEDARS SINAI

BEVERLY CENTER

PACIFIC DESIGN CENTER

8360 MELROSE AVE

MELROSE PLACE

MELROSE AVE



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Senior Vice President

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