

FOR LEASE

8360 MELROSE AVE

LOS ANGELES, CALIFORNIA

RETAIL / OFFICE SPACES



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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	±1,192 SF

HIGHLIGHTS

Suite 104

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

Availability: NOW

Size: ±1,068 SF

Parking: 2 Spaces

Suite 105

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

Availability: NOW

Size: ±1,192 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.



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 Cotton 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

**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

**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 Zinqué

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 Sush! Ginza Onodera

45 Lucques

46 Rosaline

47 BOA Steakhouse

48 Crossroads Kitchen

49 Kol

50 The Belmont

51 Barton G.

52 Nobu

53 The Gardens of Taxco

54 Aljisa

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 Daughter'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

MAP © 2020 CARTIFACT
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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

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'l's	BevMo!	Nordstrom Local
Chrome Hearts	INTERMIX	Woven	Theory
Maxfield	Chanel	RTH Shop	Away
John Varvatos	Michael Aram	The RealReal	Vivienne Westwood
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



LODGING

Kimpton La Peer Hotel	Petit Ermitage	Andaz
Hotel Beverly Terrace	Palihouse	Sunset Tower Hotel
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	



CAFES

Verve Coffee	Cha Cha Matcha	Joe & the Juice	Pressed Juicery
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
10ak	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 AVE

MELROSE PLACE

FOR LEASE

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CBRE

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