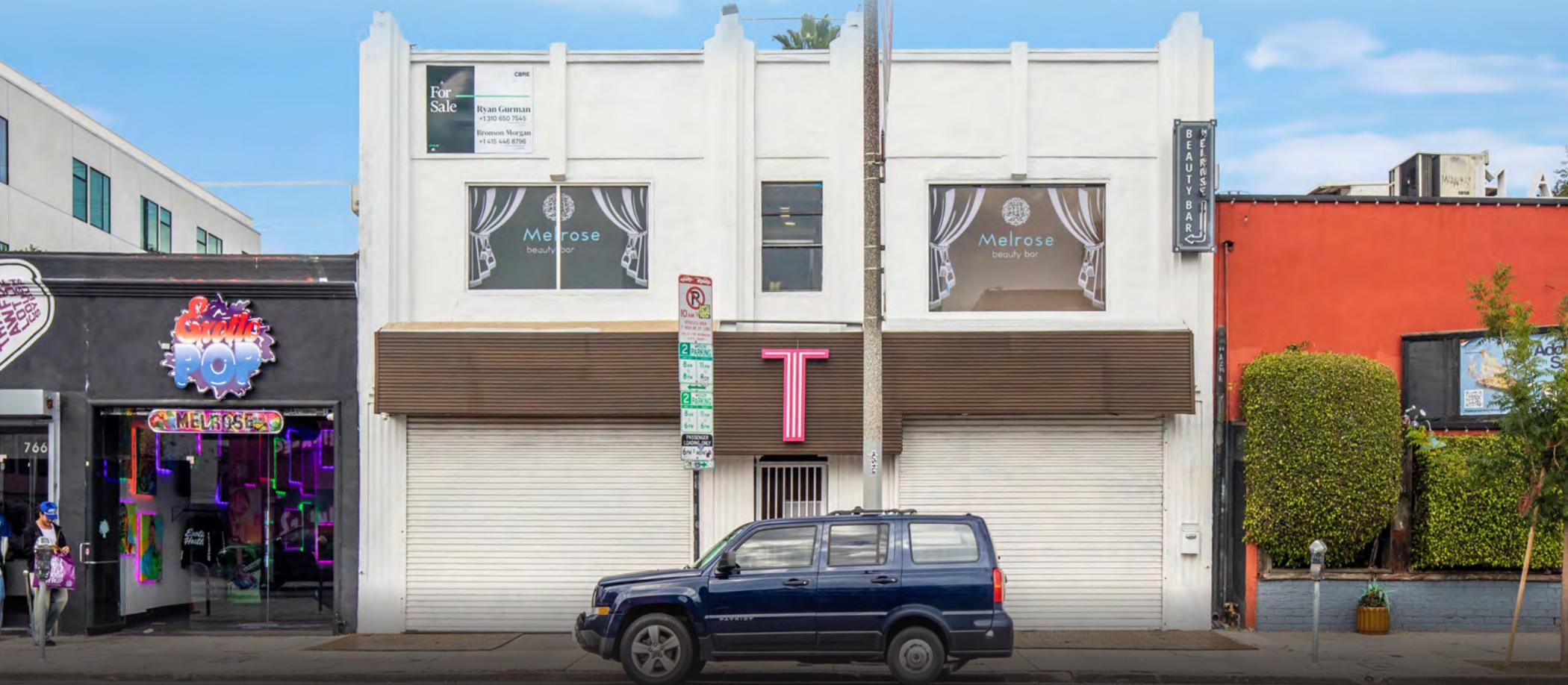


FOR SALE

7661 MELROSE AVE

LOS ANGELES, CA 90046

OWNER USER / INVESTMENT
OPPORTUNITY
MELROSE DISTRICT



RYAN GURMAN

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CBRE

THE AREA

CENTURY CITY

BEVERLY HILLS

BEVERLY CENTER

PACIFIC DESIGN CENTER

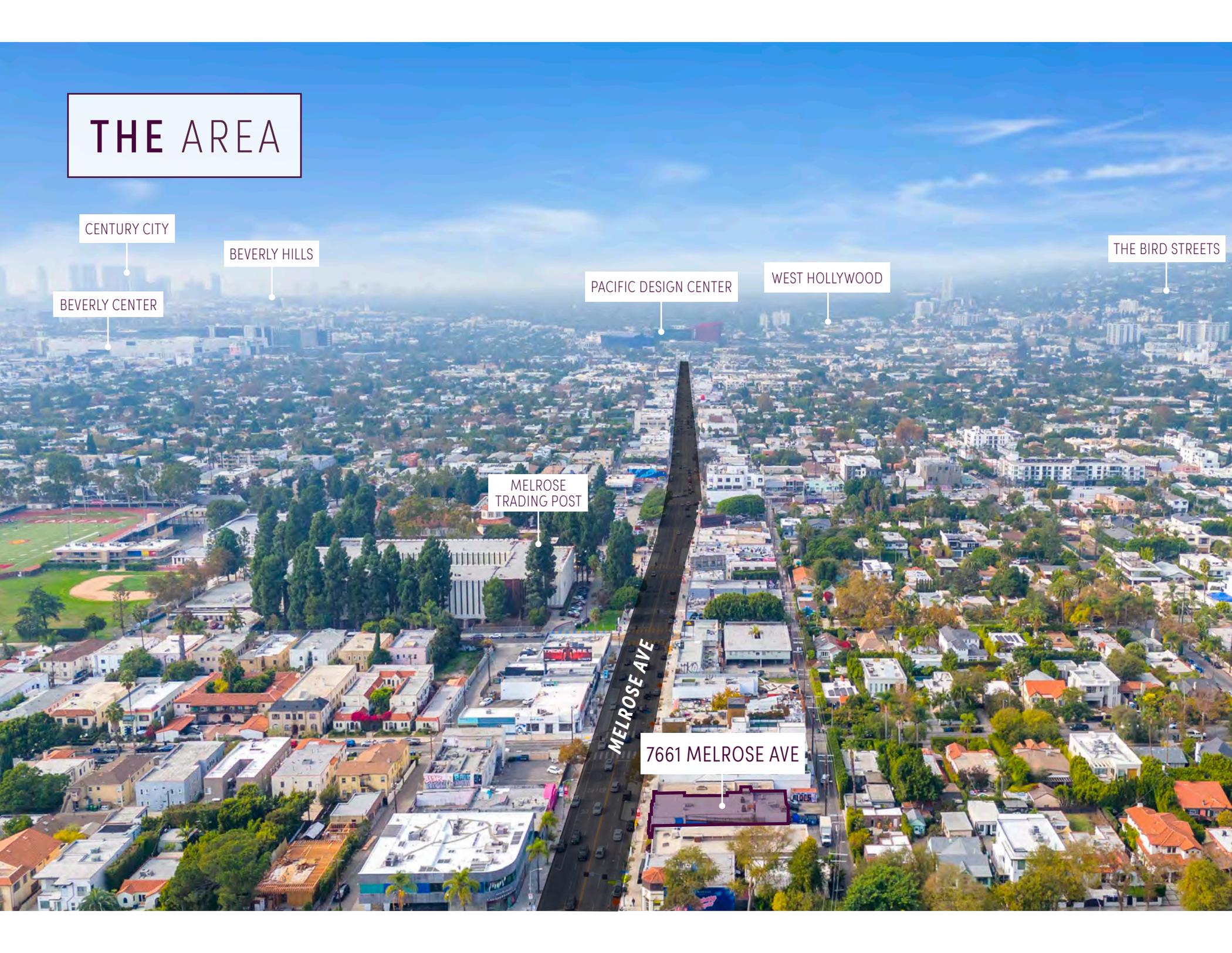
WEST HOLLYWOOD

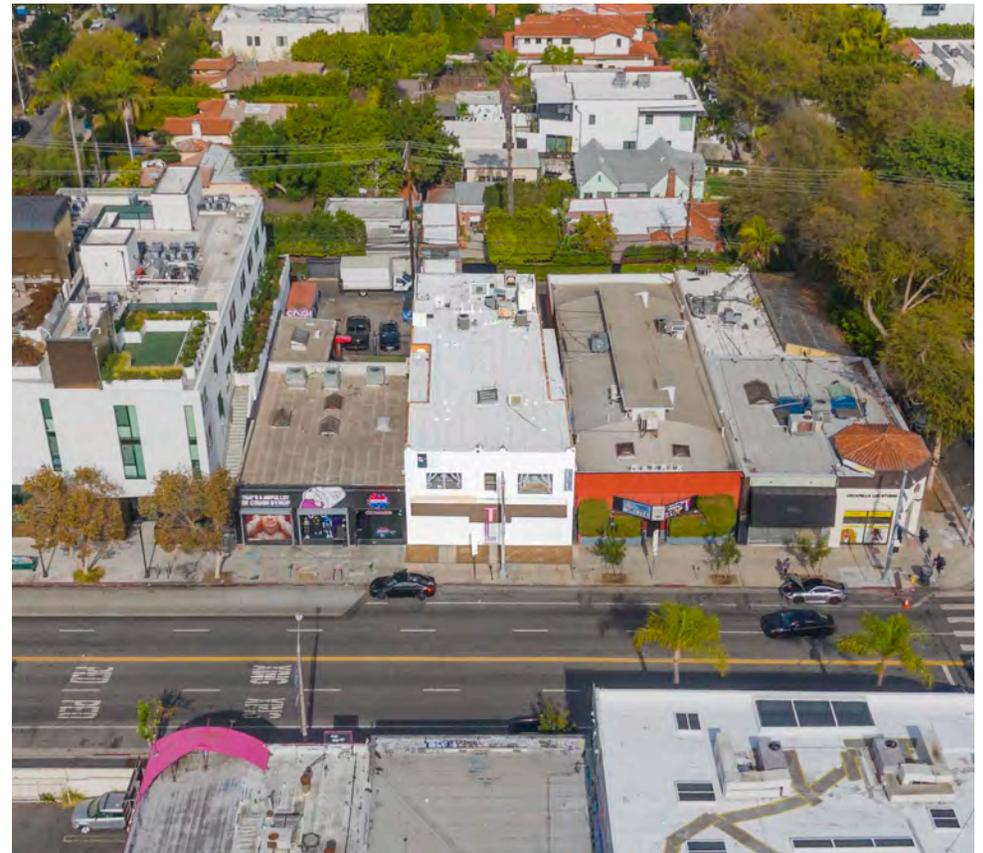
THE BIRD STREETS

MELROSE TRADING POST

MELROSE AVE

7661 MELROSE AVE





OWNER-USER / INVESTMENT OPPORTUNITY

Situated in the heart of the Melrose District, this property offers an exceptional opportunity for users and investors. The ground floor is occupied by Theia, a chic and highly popular $\pm 3,700$ SF restaurant/lounge, secured by a stable, long-term lease and generating immediate cashflow.

This prime Melrose Avenue location is surrounded by the area's most iconic dining destinations, including Mozza, Petit Trois, Crossroads, Community Goods, Blu Jam Cafe, and Jon & Vinny's.

HIGHLIGHTS



Building Size

Ground Floor: ±3,700 SF

Second Floor: ±3,616 SF

Total: ±7,316 SF



Land Size

±5,058 SF



Sale Price

\$3,250,000



Rent Roll

Upon Request



Zoning

LAC4



APN

5527-007-003



Legal Address

7661-7663 Melrose Ave, Los Angeles, CA 90046



INTERIOR



INTERIOR



INTERIOR



INTERIOR



THE AREA

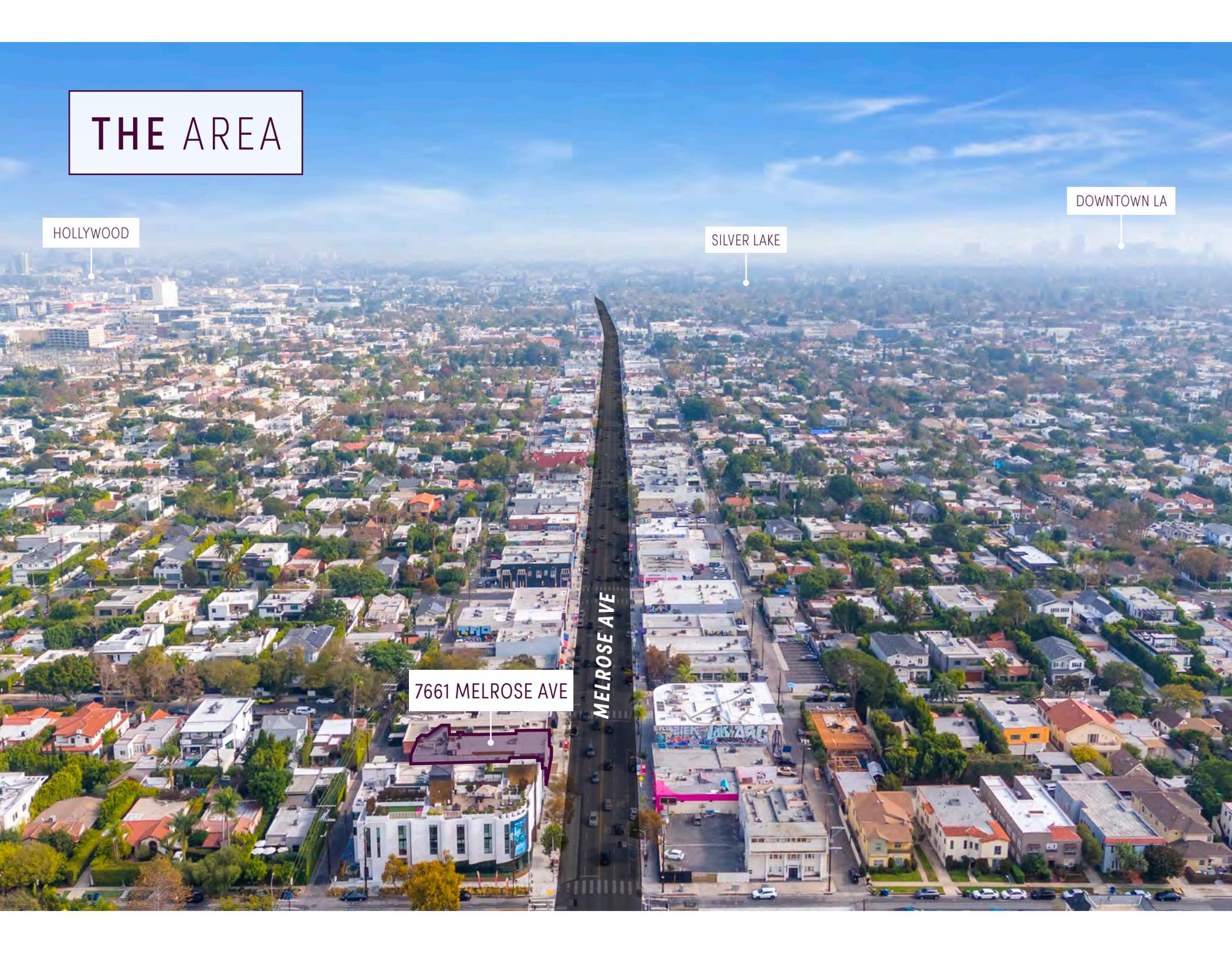
HOLLYWOOD

SILVER LAKE

DOWNTOWN LA

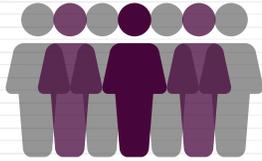
7661 MELROSE AVE

MELROSE AVE



WEST HOLLYWOOD

49,006
RESIDENTS



38.6
MEDIAN AGE



76.0%
RENT



15.8%
OWN



29,318

TOTAL
HOUSEHOLDS

\$146k

AVERAGE HOUSEHOLD
INCOME

\$1.55M

MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	49,006	329,796	882,080
2030 Population - Five Year Projection	49,410	331,537	890,169
2020 Population - Census	50,060	334,219	892,536
2010 Population - Census	48,112	327,098	890,947
2020-2025 Annual Population Growth Rate	-0.40%	-0.25%	-0.22%
2025-2030 Annual Population Growth Rate	0.16%	0.11%	0.18%



HOUSEHOLDS

2025 Households - Current Year Estimate	29,318	172,312	412,760
2030 Households - Five Year Projection	30,118	177,131	427,036
2020 Households - Census	28,968	167,767	400,924
2010 Households - Census	27,678	160,340	382,325
2020-2025 Compound Annual Household Growth Rate	0.23%	0.51%	0.56%
2025-2030 Annual Household Growth Rate	0.54%	0.55%	0.68%
2025 Average Household Size	1.64	1.88	2.10



HOUSING INCOME

2025 Average Household Income	\$146,406	\$149,675	\$136,216
2030 Average Household Income	\$160,782	\$163,964	\$149,330
2025 Median Household Income	\$94,491	\$90,438	\$81,650
2030 Median Household Income	\$103,897	\$101,539	\$91,355
2025 Per Capita Income	\$87,850	\$78,341	\$63,807
2030 Per Capita Income	\$98,290	\$87,815	\$71,705



EDUCATION

	1 MILE	3 MILES	5 MILES
2025 Population 25 and Over	41,711	264,467	682,323
HS and Associates Degrees	11,856	80,455	232,762
Bachelor's Degree or Higher	28,237	163,837	361,117



HOUSING UNITS

2025 Housing Units	31,913	189,446	450,265
2025 Vacant Housing Units	2,595	17,134	37,505
2025 Occupied Housing Units	29,318	172,312	412,760
2025 Owner Occupied Housing Units	5,058	38,881	95,230
2025 Renter Occupied Housing Units	24,260	133,431	317,530



PLACE OF WORK

2025 Businesses	4,208	31,990	61,535
2025 Employees	29,315	244,068	500,709

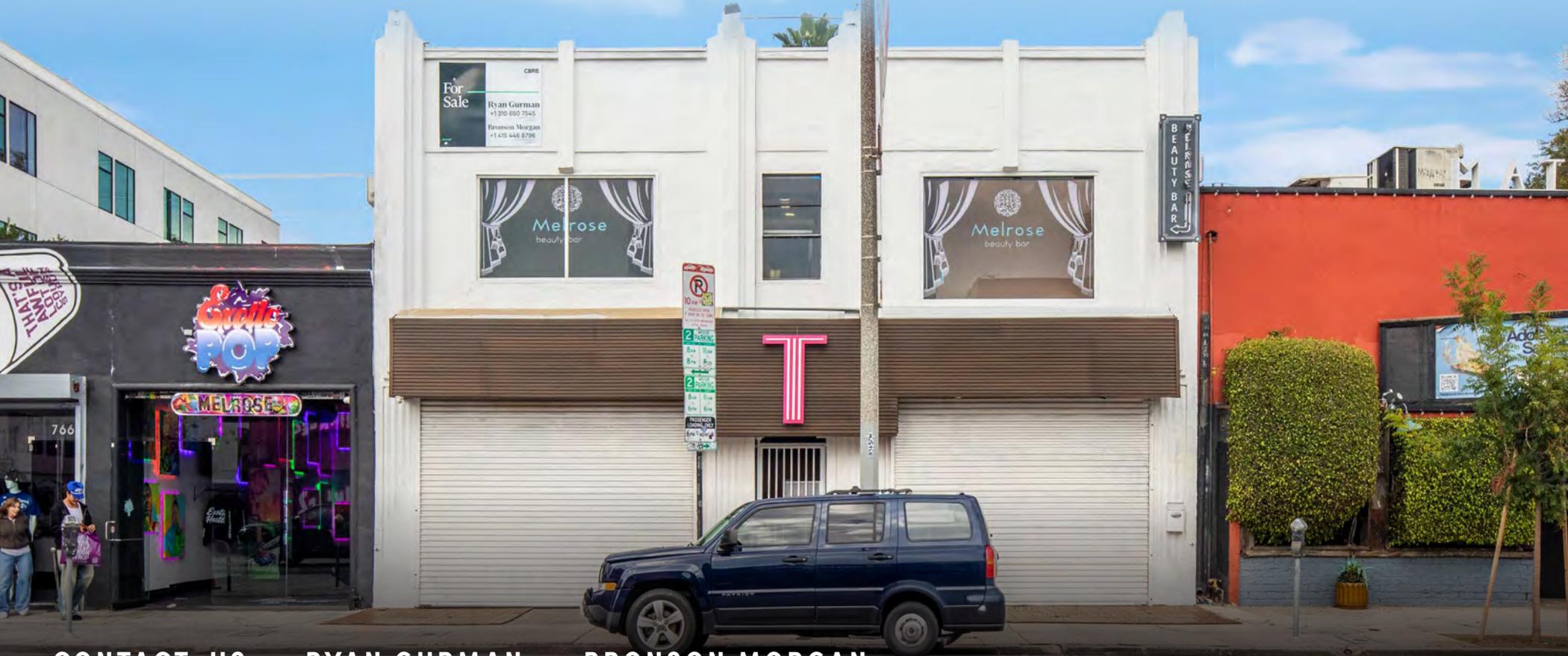


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