

# 2ND GENERATION CAFE SPACE / RETAIL

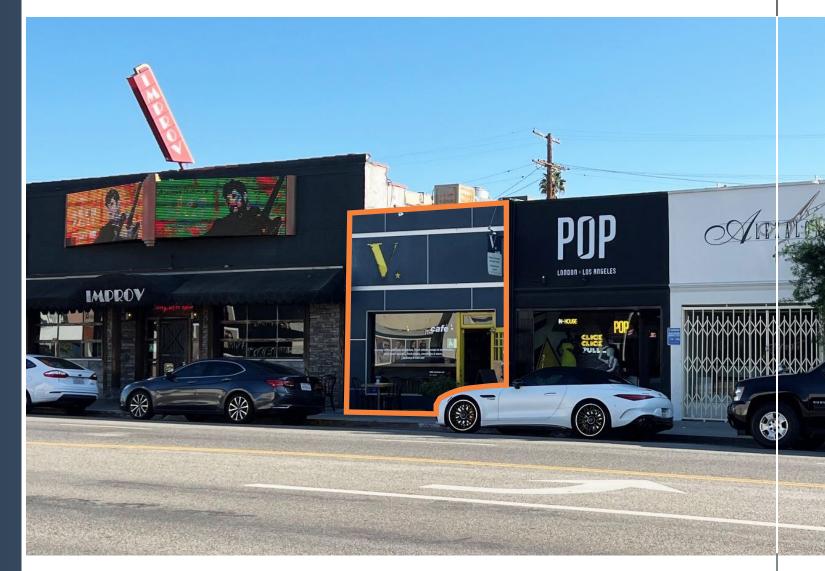
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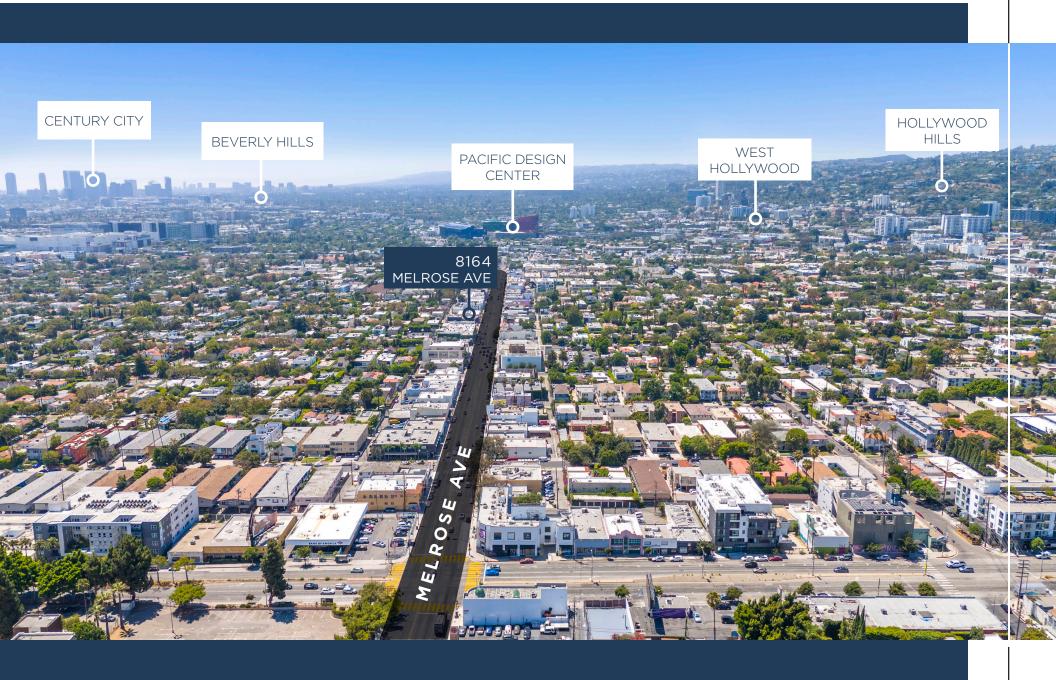
**CBRE** 



FOR LEASE

8164 MELROSE AVE, LOS ANGELES, CA 90036

# THE AREA



# SPACE DETAILS

### SEEKING PROMINENT RETAIL USERS

On one of the busiest streets in Los Angeles, Melrose Ave is filled with unique retail and restaurants. The property has rear parking, additional metered-street parking and excellent frontage. Neighboring tenants include Anine Bing, Jonathan Adler, Crossroads Kitchen, and much more!



ASKING RATE \$7.00 PSF/Mo. + NNN



AVAILABLE Immediately



SQUARE FEET



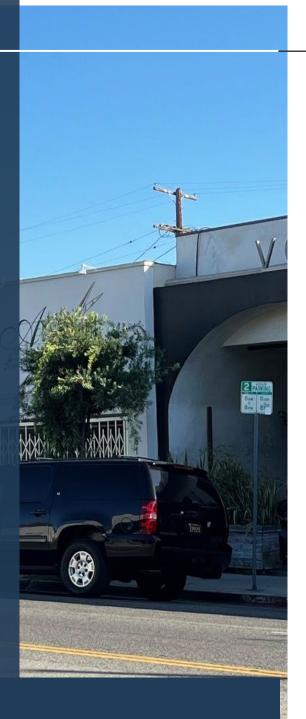
LOCATION 8164 Melrose Ave, Los Angeles, CA 90036



PARKING
On-Site Parking plus
Street-Metered Parking



USE 2nd Generation Cafe



# ON-SITE PARKING





## THE AREA

### **AMENITY OVERVIEW MAP**

43 Joan's on Third

44 WILLIAM B

49 The RealRea

50 Iululemon

52 rag & bone

55 AllSaints

53 Zadig & Voltaire

56 Restoration Hardware

57 Design Within Reach

54 Sweaty Betty

58 Warby Parker

60 Isabel Marant

62 Cotton Citizer

65 The Row

66 Marc Jacobs

67 BALMAIN

69 Theory

70 Away

61 Mansur Gavriel

63 Bottega Veneta

64 Oscar de la Renta

68 Nordstrom Local

71 Vivienne Westwood

72 Hammer And Spear

73 Trader Joe's

74 Healthy Spot

76 Gelson's Market

77 Crossroads Trading

80 Empty Vase Florist

82 Heritage Classics

41 Real Food Daily

44 Sushi Ginza Onodera

53 The Gardens of Taxco

47 BOA Steakhouse 48 Crossroads Kitchen

50 The Belmont

51 Barton G.

52 Nobu

54 Ajisai

55 Jinpachi

57 kitchen 24

65 Chin Chin

81 Anawalt Lumber Co

75 Earthbar

78 Fred Segal

79 Westime

83 Ebanista

42 Cavatina

43 E.P. & L.P.

45 Lucques

46 Rosaline

49 Koi

51 Nike

45 west elm

46 RevMol

47 Woven 48 RTH Shop

### 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 Painhs 12 Ganni
- 13 Roche Bobois 14 Stella McCartney
- 15 Between the Sheets 16 DACHA 17 Du Vin Wine & Spirits 59 Ben Soleiman
- 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
- 33 Target 34 Marshalls
- 35 Old Navy 36 T.J. Maxx 37 Nordstrom Rack
- 38 PetSmart 40 Le Labo
- 41 Drybar
- **EATERIES**
- 1 Gracias Madre Salt & Straw PUMP Restaurant
- The Abbey TomTom Bar
- Rocco's Izakaya Tora
- 9 Fiesta Cantina
- 10 Hedley's Tortilla Republic 12 SLID Postaurant
- 13 Craig's
- 14 Lemonade 15 Petrossian Restaurant
- 16 Il Piccolino 17 Cecconi's 18 Catch LA
- 58 Shake Shack 19 Zingué 59 La Boheme Brasserie 60 Hugo's Restaurant 20 Dan Tana's
- 21 Doheny Room 61 Conservatory 22 Il Cielo 62 Hamburger Mary's 23 Le Pain Quotidien 63 Katana LA
- 24 Pizzeria il Fico 25 AOC
- 26 Cafe Angelino
- 27 The Henry 28 The lvv
- 29 Granville 30 Farmhouse 31 Manpuku Japanes
- 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

### LODGING

- 6 The Orlando Hotel
- 7 Le Parc Suite Hotel
- 10 Sunset Marquis
- 13 Grafton on Sunset

- 18 Montrose
- 19 The West Hollywood EDITION

- Verve Coffee
- The Assembly
- Cha Cha Matcha
- Blue Bottle Coffee
- 11 JOE & THE JUICE Urth Caffé
- 14 Alfred Coffee
- 17 Dialog Cafe
- 18 Gravitè
- 1 Nine Treasures Yoga
- 3 SWERVE Studio
- 5 Lagree Fitness
- 9 PLAYLIST, Yoga

- 6 Whisky a Go Go
- Soho House
- 64 Daughter's Deli
- 68 Eveleigh 69 Fresh on Sunset 70 State Social House
- 74 Rainbow Bar & Grill 75 Tenmasa Japanese
- 76 Tocaya Organica 77 BBCM Cafe

- Kreation
- The Coffee Bean
- 10 Magnolia Bakery
- 13 Alfred Tea Room
- 15 Bean Coffee Roasters

### FITNESS

- 2 LIT Method
- 4 StretchLab
- 6 Cycle House
- B Peobok Crossfit I AR
- 12 Equinox

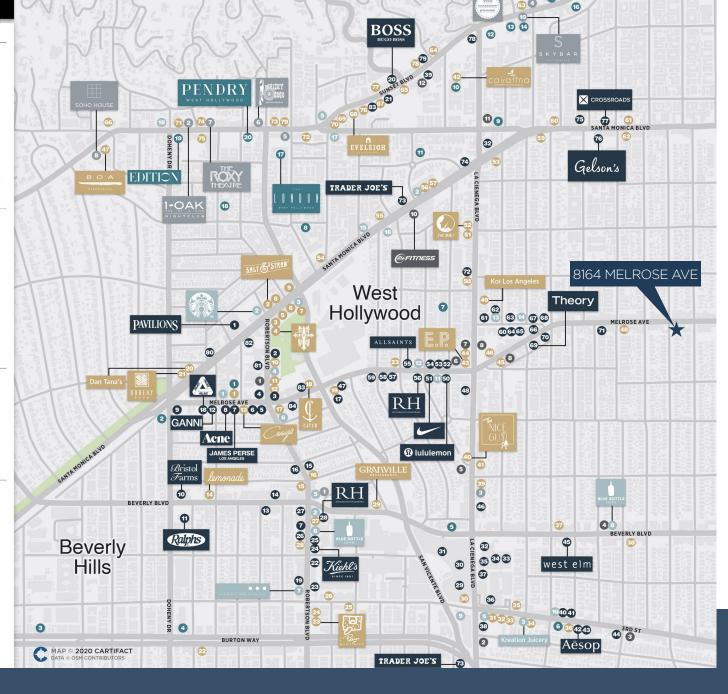
### **ATTRACTIONS** 56 Cousins Maine Lobster

- 1 Leica Gallery
- 3 Largo at the Coronet The Comedy Store
- The Roxy Theatre
- 66 ROKU 67 Le Petit Four
- 71 Night + Market 72 Pi On Sunset
- 73 Daikokuya
- 78 Mels Drive-In 79 Panini Pizzeria

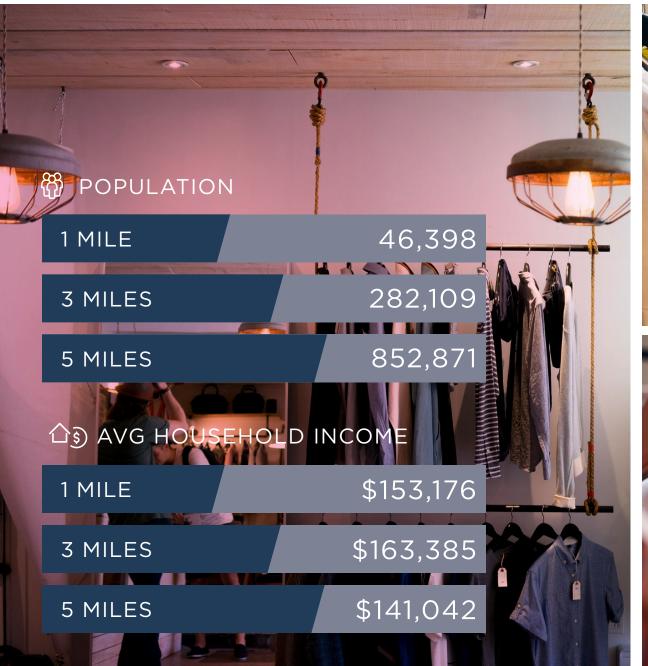
- 1 Kimpton La Peer Hotel 2 Hotel Beverly Terrace
- 3 Viceroy L'Ermitage 4 Four Seasons Hotel
- 5 Sofitel Los Angeles
- 8 Petit Ermitage
- 11 Chamberlain West 12 1 Hotel
- 14 Mondrian
- 15 Andaz 16 Sunset Tower Hotel
- 17 The London
- 20 Pendry West Hollywood
- CAFES
- Starbucks
- Georgetown Cupcake

- Pressed Juicery

- Rise Nation
- 11 Barry's Bootcamp
- 10ak

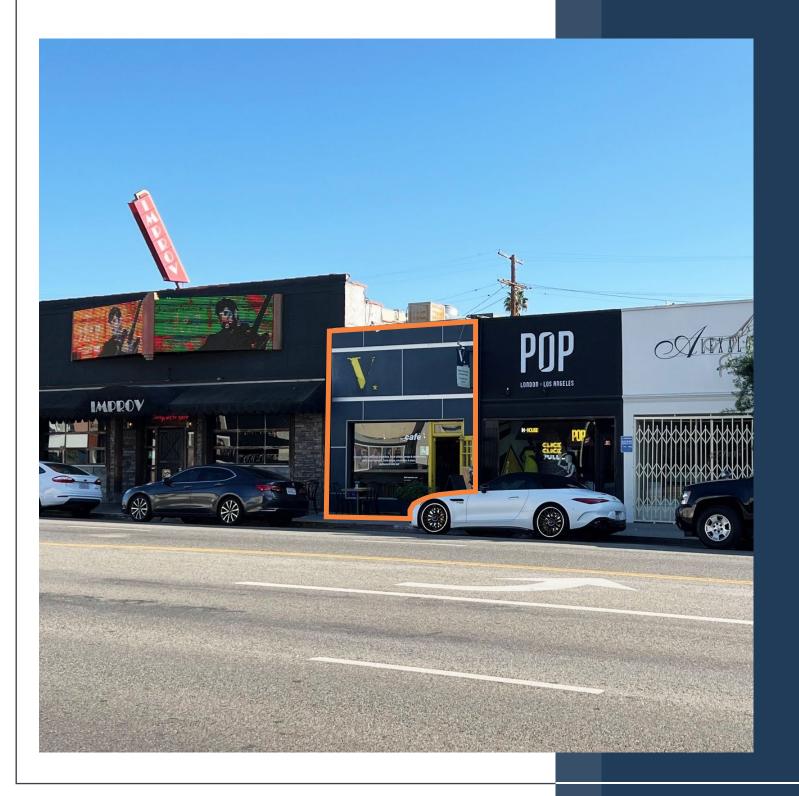


# STRONG INCOME DEMOS









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## **CBRE**

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