



2026

7225 MELROSE AVE

FOR LEASE

INVESTMENT HIGHLIGHTS

2494 SQF FREESTANDING BUILDING

ON-SITE PARKING

VACANT- IMMEDIATE LEASE OPPORTUNITY

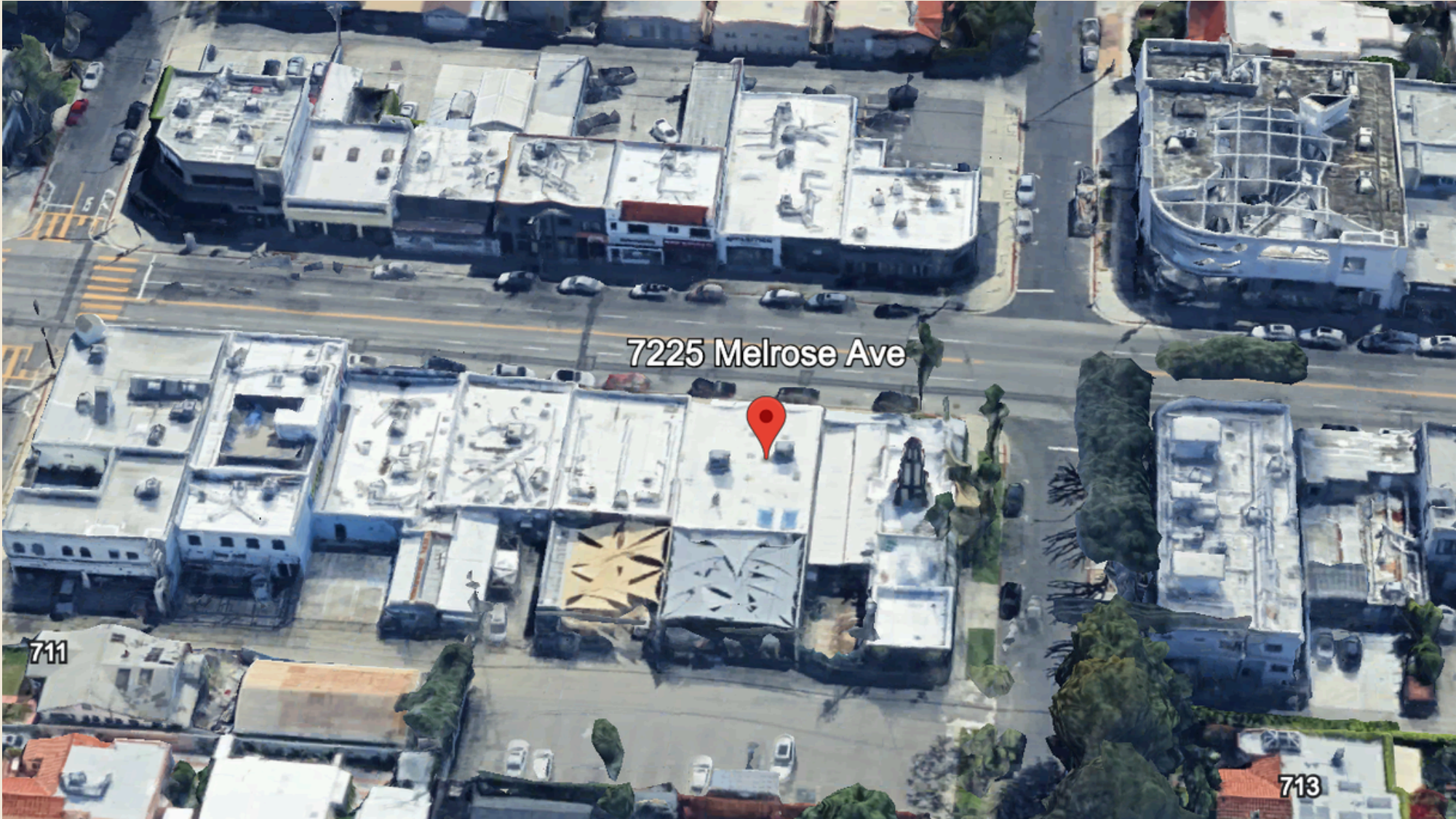
PRIME MELROSE AVE FRONTAGE

HIGH VISIBILITY + DENSE DEMOGRAPHIC



LOCATION OVERVIEW

POSITIONED ON MELROSE AVENUE BETWEEN LA BREA AVENUE AND FAIRFAX DISTRICT, THE PROPERTY BENEFITS FROM ONE OF THE MOST ACTIVE RETAIL CORRIDORS IN LOS ANGELES



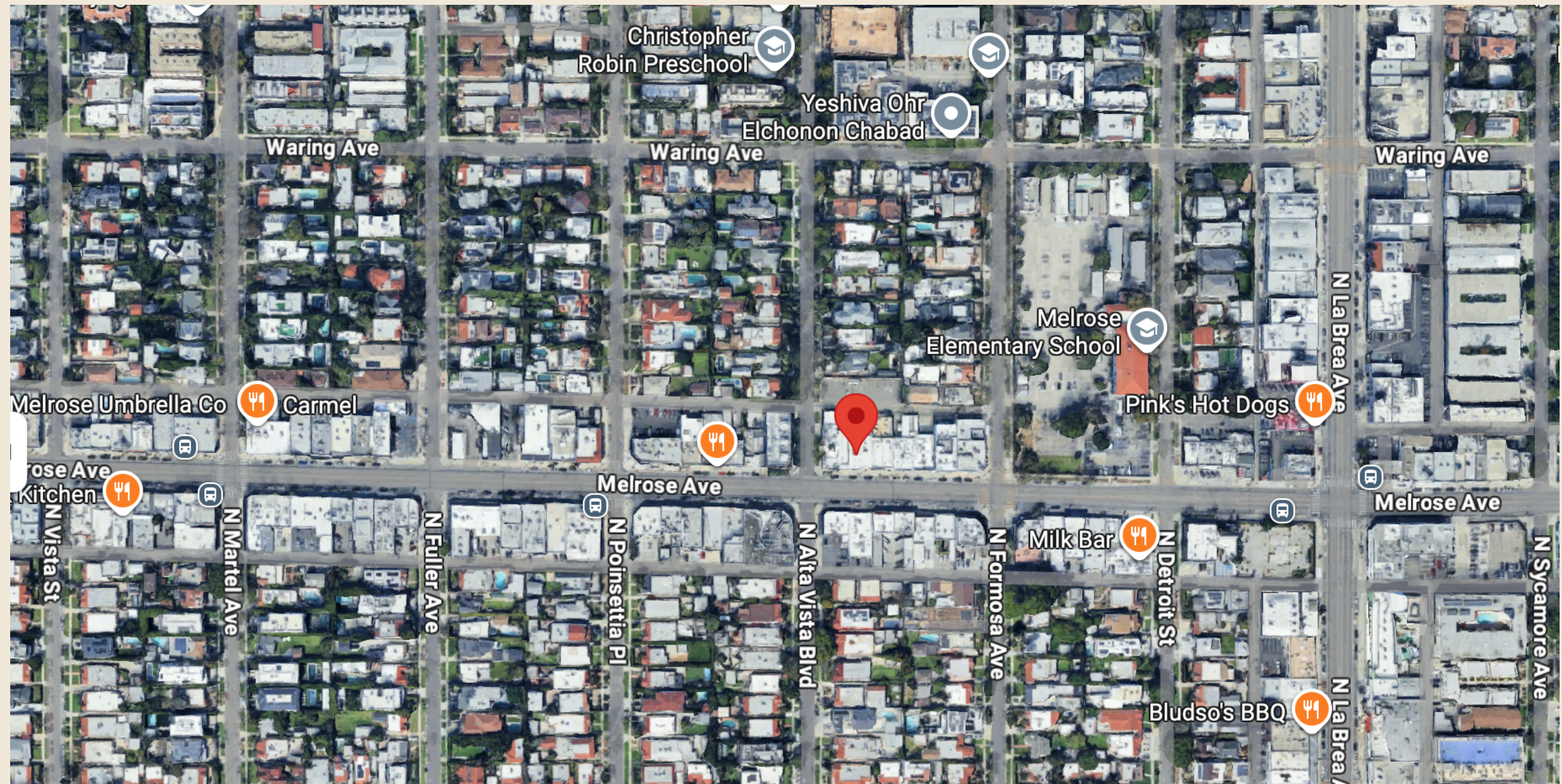


NEARBY RETAIL & AMENITIES

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Blu Jam Cafe • Coffee for Sasquatch • CVS Pharmacy • California Chicken Cafe • Brooklyn Projects

The immediate area features a curated mix of high-traffic retail, dining, and wellness brands, creating a strong daytime population and consistent foot traffic ideal for medical users.

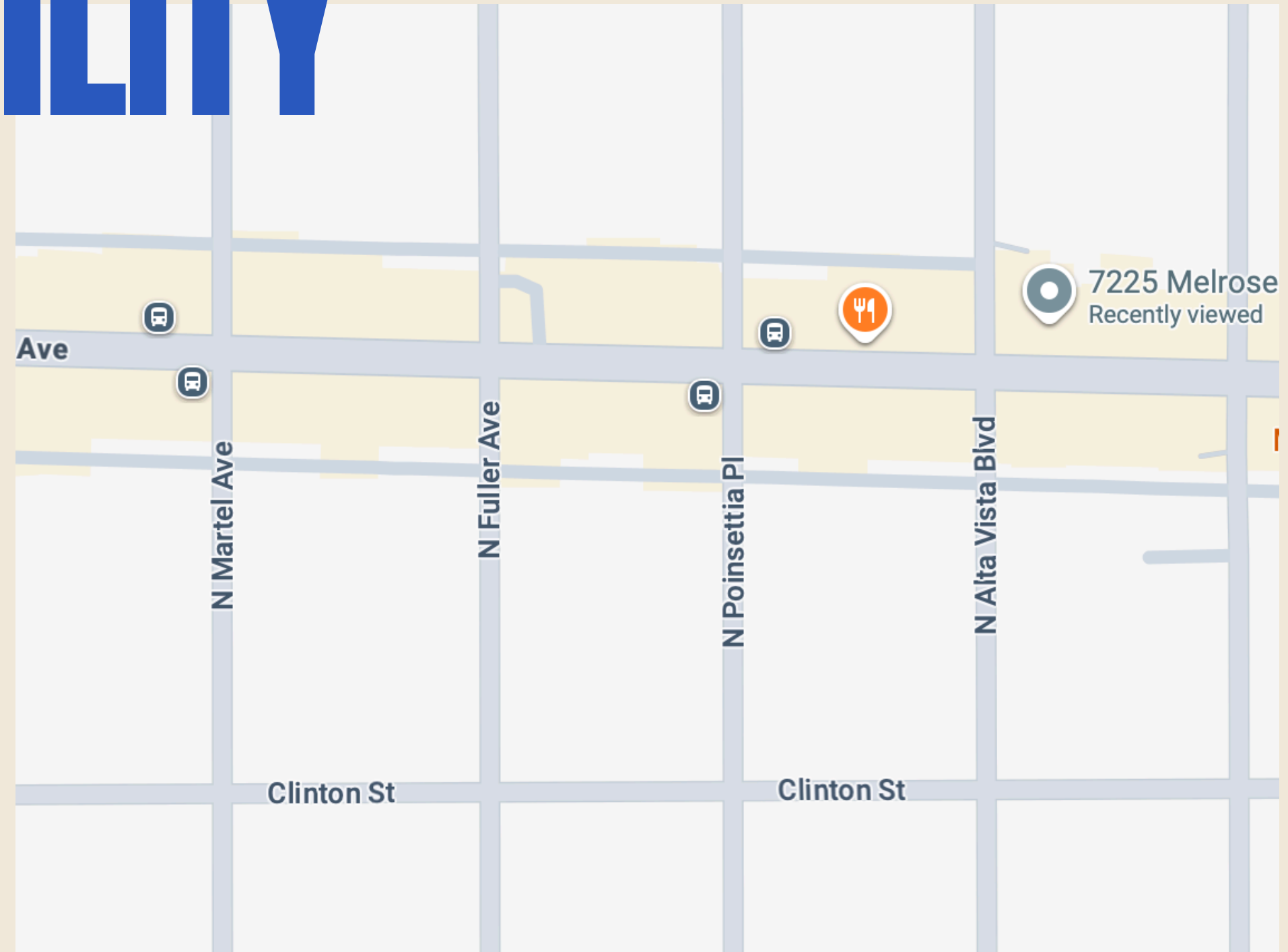




TRANSIT & ACCESSIBILITY

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DIRECT ACCESS TO LA BREA AVENUE AND SANTA MONICA BOULEVARD
MINUTES TO WEST HOLLYWOOD, BEVERLY HILLS, AND HOLLYWOOD
CENTRAL INFILL LOCATION PROVIDING STRONG ACCESSIBILITY ACROSS LOS ANGELES





PROPERTY DETAILS

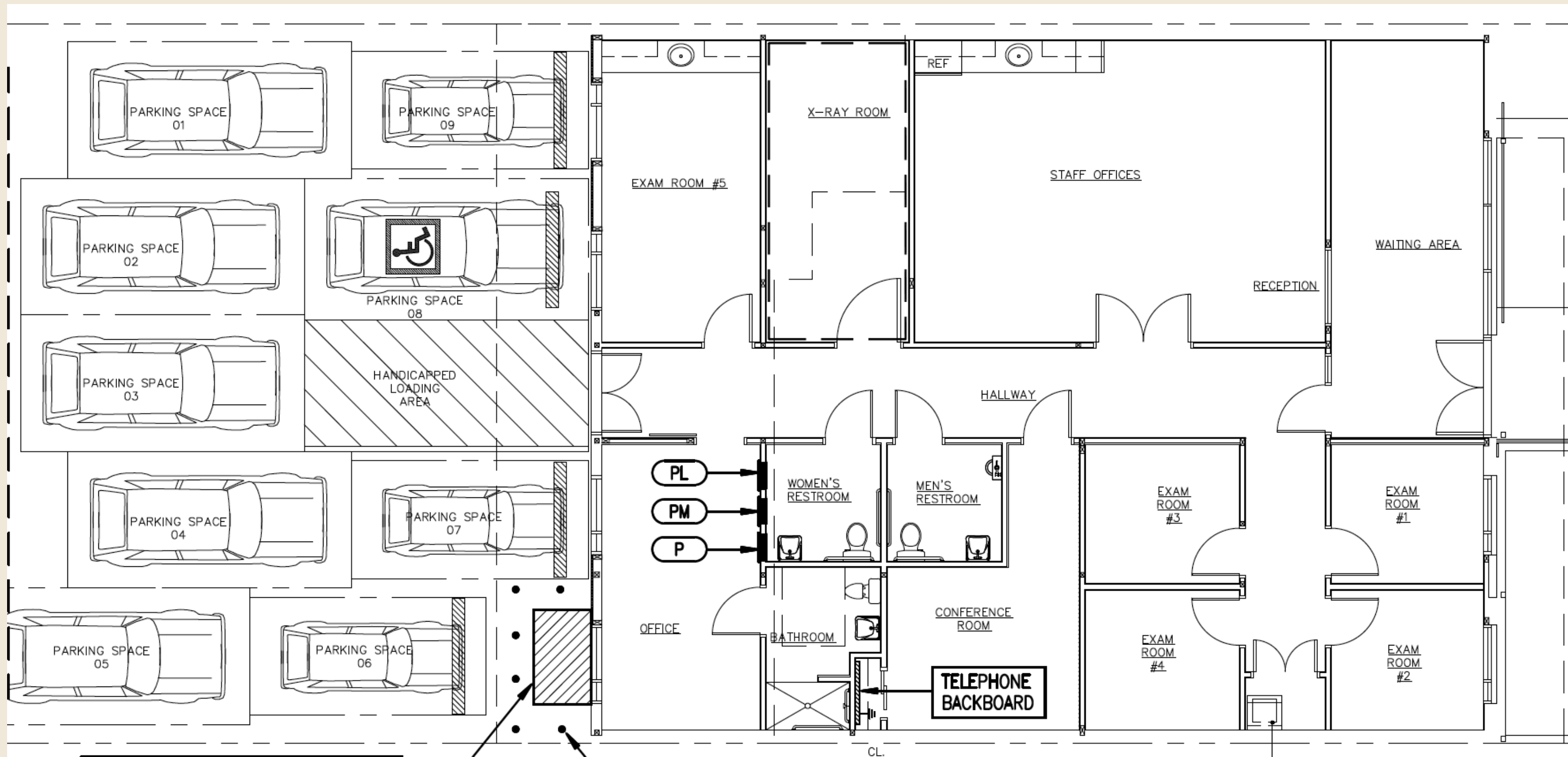
Address	7225 Melrose Ave, 90046
Price	\$4 SQF + NNN (\$1-SQF)
Building Size	2,494 SQF
Parking	9 spaces GATED + 2 Bikes
Type	Medical Office
Availability	Vacant
Term	Negotiable

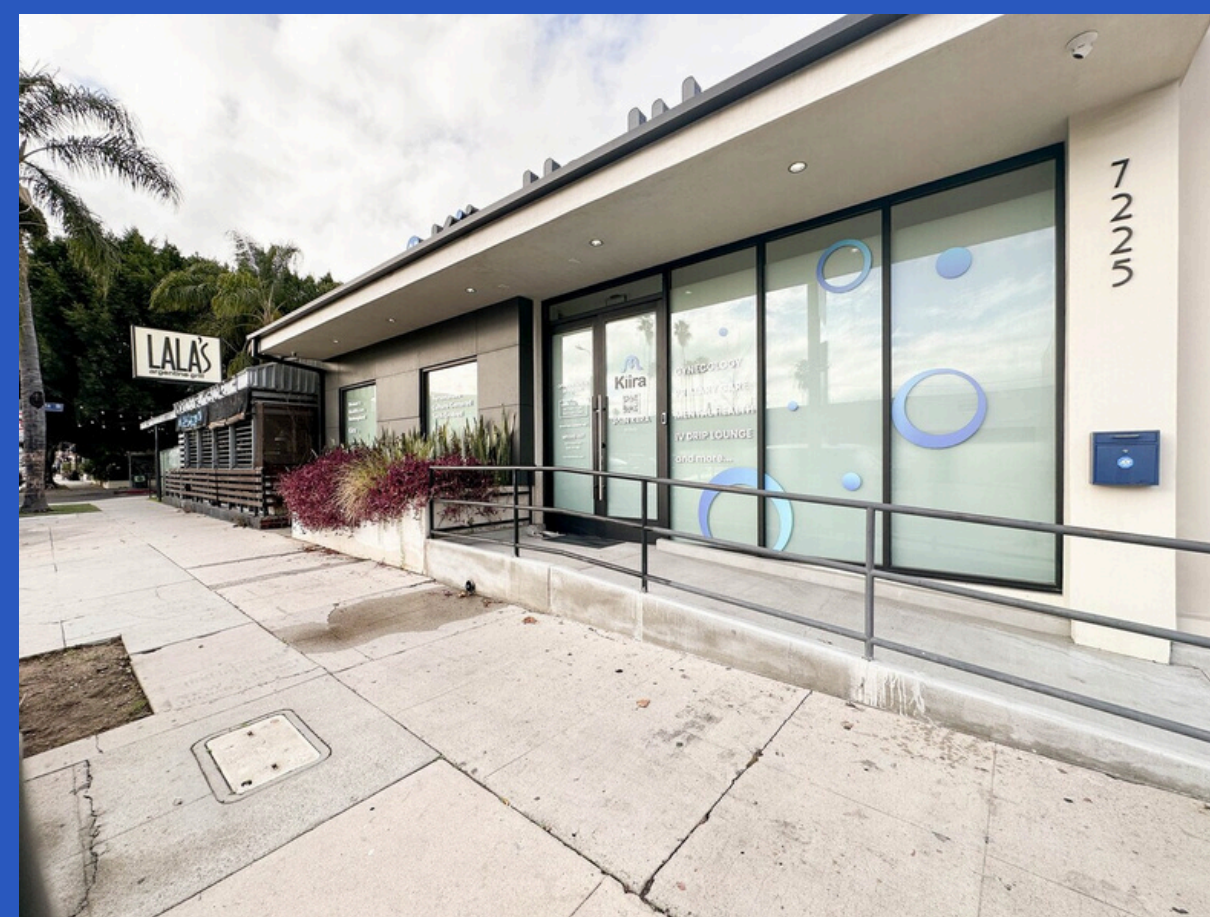
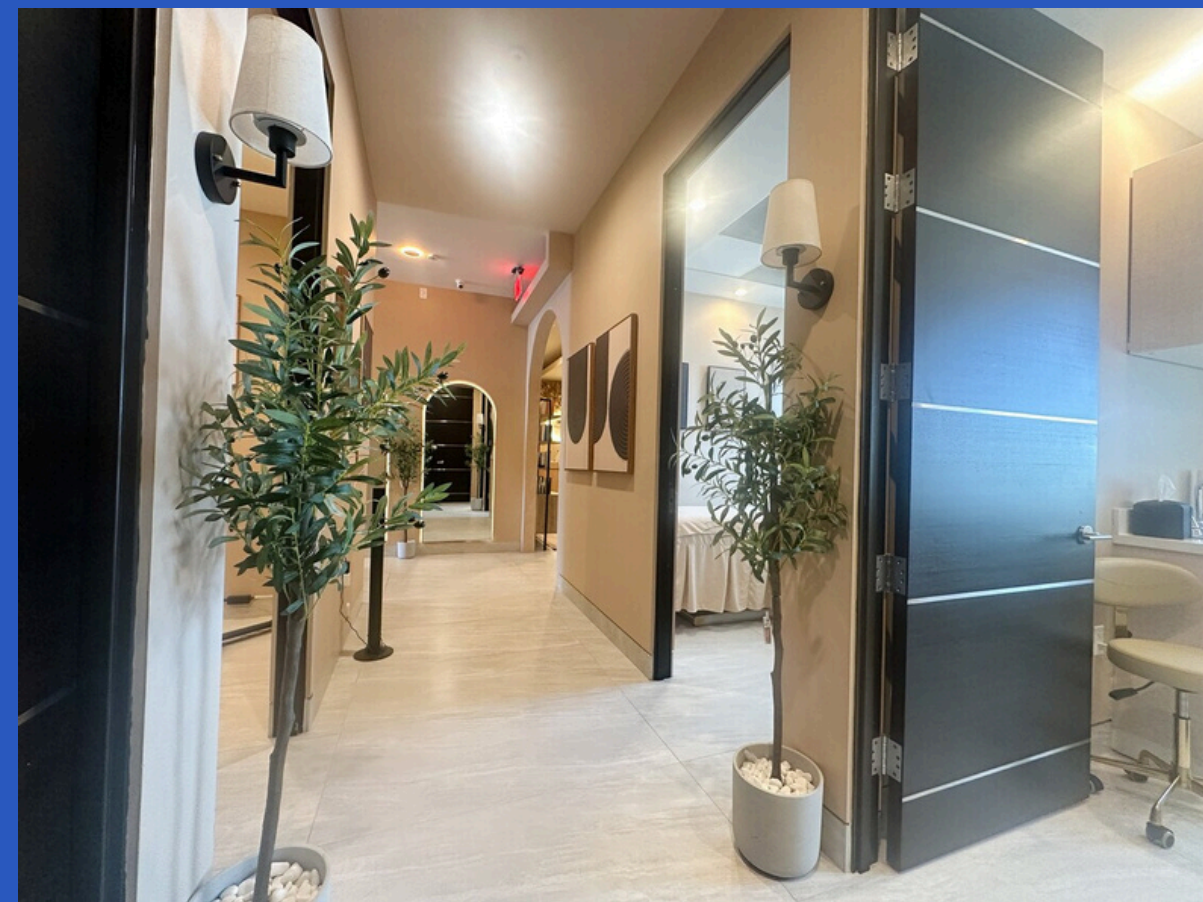
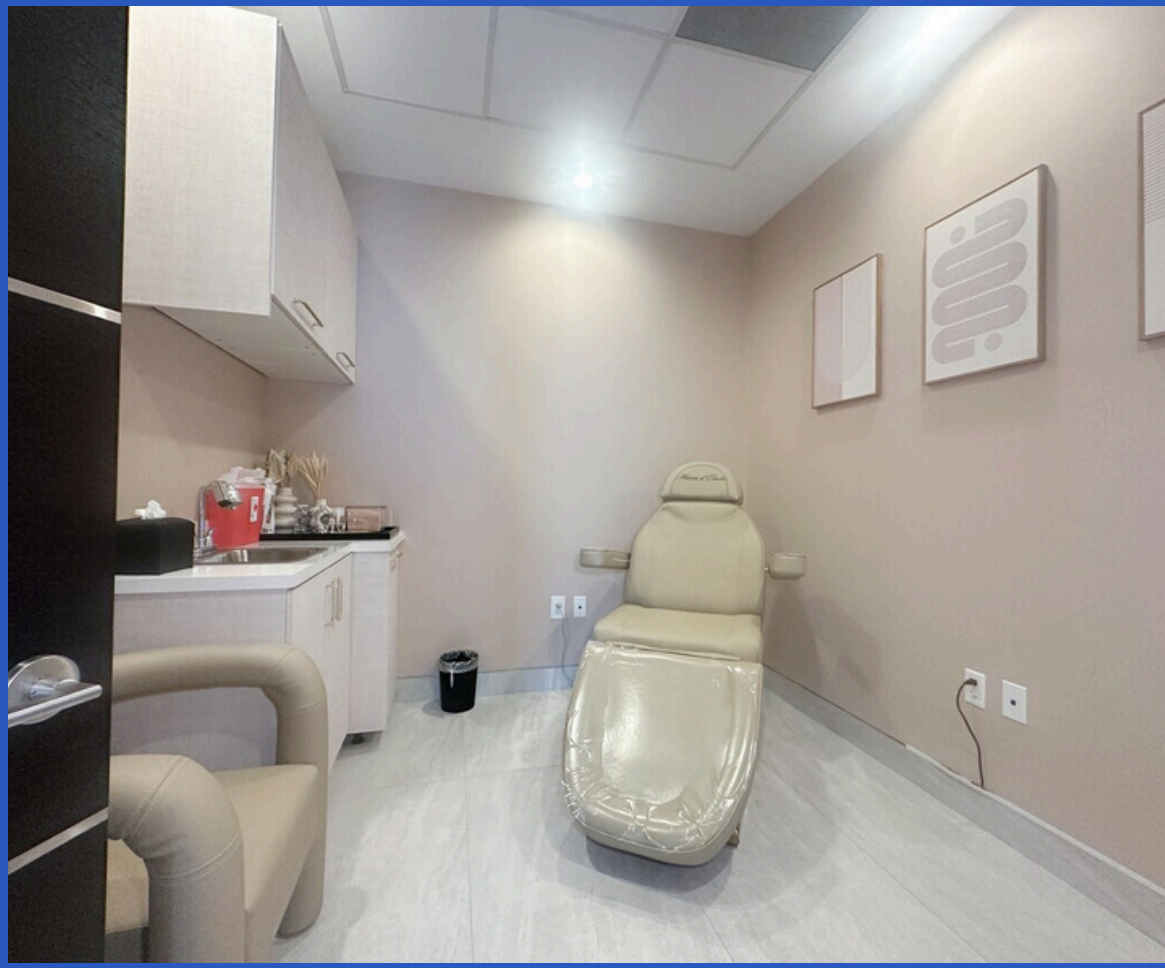
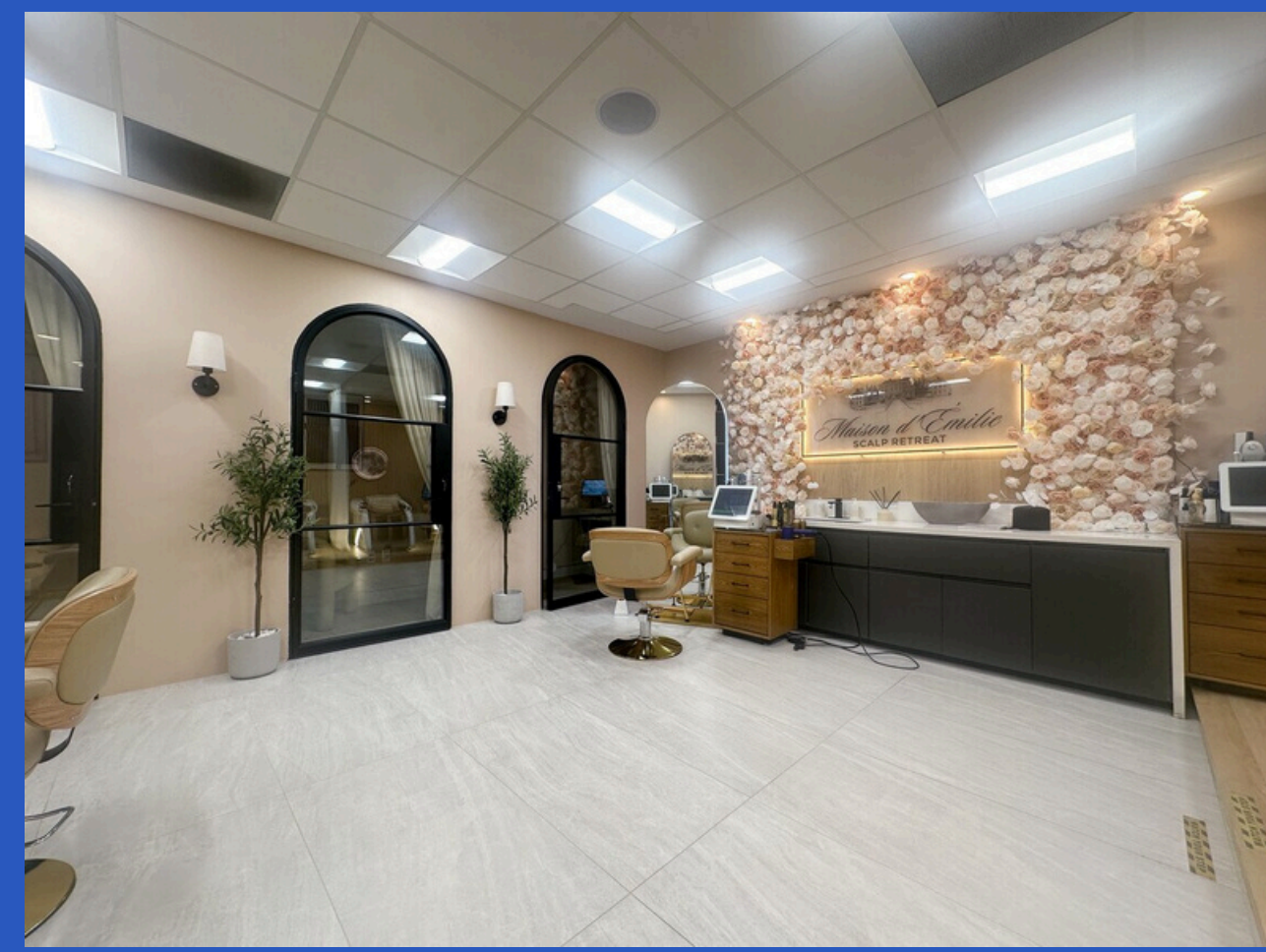






FLOOR PLAN







GET IN TOUCH

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