

# 8500 MELROSE AVENUE

WEST HOLLYWOOD, CA



FOR SUBLEASE | ± 1,231 SF CREATIVE OFFICE SPACE

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AVISON  
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# PROPERTY DETAILS

# 8500 MELROSE AVENUE

WEST HOLLYWOOD, CA



**PREMISES** Suite 203: ± 1,231 RSF (2nd Floor)

**TERM** June 30, 2028

**RENT** \$6,000 per month

**PARKING** Available at \$250 /space/month

## PROPERTY HIGHLIGHTS

- Amazing Exposure on Melrose
- Heavy Daytime Foot Traffic
- Beautiful Hardwood Floors
- Open Floor Plan
- Some Furniture Available for Use
- Private Restroom

## AT THE CENTER OF IT ALL



Prime West Hollywood location



Versatile, open floor plan



Heavy daytime foot traffic

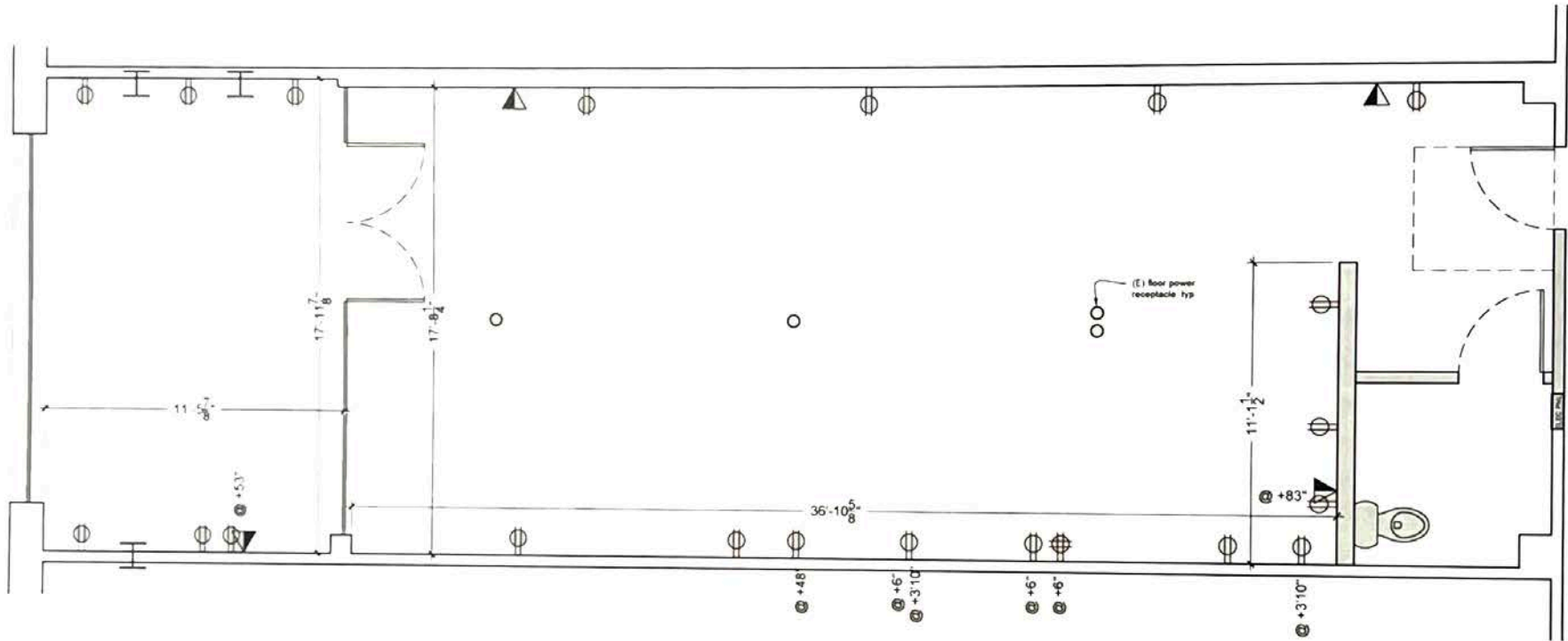


Highly visible, signalized intersection



Secure underground parking lot





# LOCATION

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## NEIGHBORING TENANTS

**Glossier.** **Gracias Madre** *Rosalina* **PDC** **GUCCI** **CUTLER AND GROSS** **CATCH**  
**HOKA** **WOLF & BUDGEI** *Lith Cafe* **alice + olivia** *Cherry*  
**TheRealReal** **RH** **FARM RIO** **A.P.C.** **JOE & THE JUICE**  
**THE GREAT** **RESTORATION HARDWARE** **TORY BURCH** **SERENA & LILY**  
**lululemon** **rag & bone** **Outdoor Voices** **ASTR** **LAB**  
NEW YORK THE LABEL LOS ANGELES BOX

**8500 MELROSE AVENUE**  
WEST HOLLYWOOD



## AT THE CENTER OF IT ALL

Melrose Avenue in West Hollywood, California, is a vibrant and eclectic neighborhood known for its trendy boutiques, unique art galleries, and lively street art. Stretching through the heart of West Hollywood, Melrose is a hub of fashion, culture, and creativity, attracting both locals and tourists.

The area is famous for its diverse mix of high-end designer stores, vintage shops, and quirky independent retailers, making it a shopping paradise for those seeking the latest trends or one-of-a-kind finds. Street art, particularly the colorful murals that adorn many buildings, adds to the area's dynamic and artistic atmosphere.

Melrose is also a hotspot for dining, offering a wide range of restaurants, cafes, and bars that cater to various tastes, from gourmet cuisine to casual bites. The area comes alive at night, with its bustling nightlife scene, featuring trendy bars, lounges, and clubs.

Overall, Melrose Avenue is a lively and stylish destination that embodies the creative and free-spirited energy of West Hollywood.





**840K**

TOTAL POPULATION



**\$122K**

AVG. HH INCOME



**\$1.1M**

MEDIAN HOME VALUE



**48K** @Melrose & Knoll  
**70K** @La Cienega & Melrose  
DAILY TRAFFIC



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# 8500

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