

For Sale

7365-7367 Melrose Avenue

LOS ANGELES, CA 90046

Multi-Tenant Retail Property

Ryan Gurman

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Lic. 01972081

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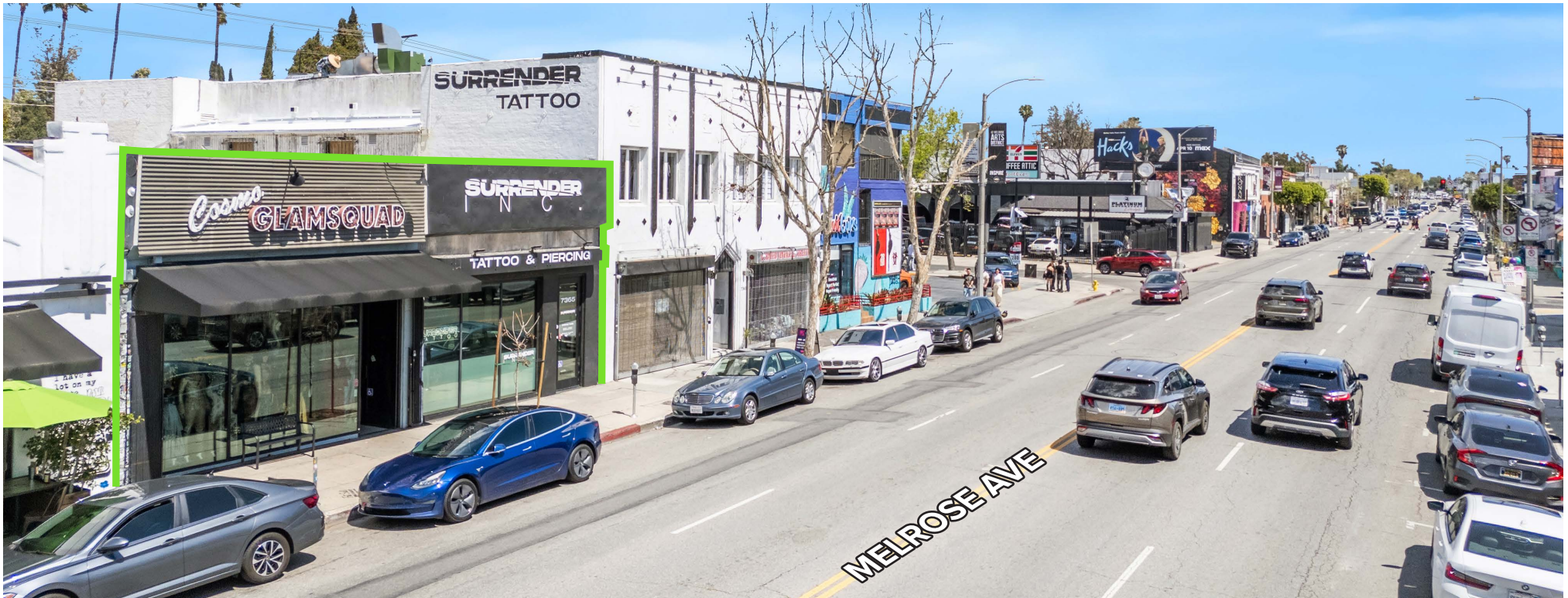
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CBRE

Investment Opportunity

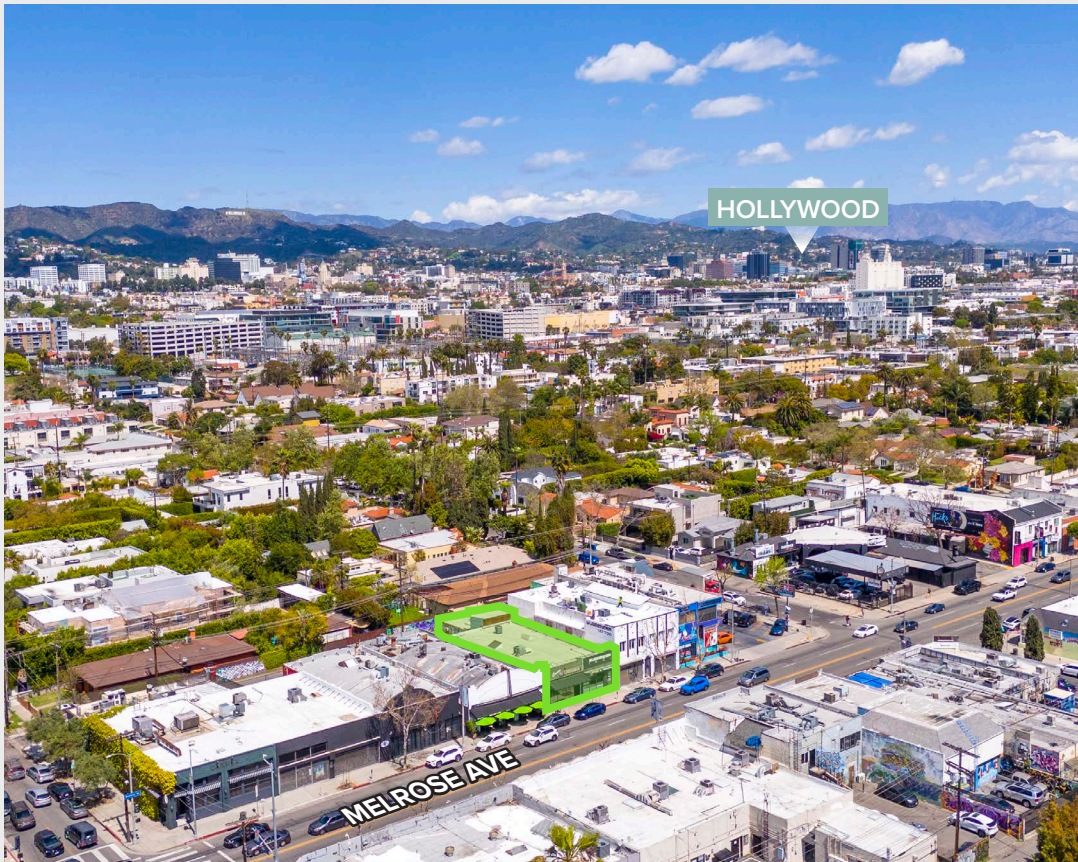




The Neighborhood

Melrose Avenue's highly trafficked streets are home to so many iconic businesses. This Two (2) Tenant retail store-front is an excellent opportunity to join the action on one of Los Angeles' most desirable streets. Nearby tenants include Pink's Hot Dogs, Osteria Mozza, Wasteland, Brooklyn Projects, Playground LA, and so much more!

Furthermore, the entrances and exits are ADA Compliant and the roof has undergone recent improvements and is still under warranty.





Highlights



Building

Unit 1: 1,450 SF + Additional Space
Unit 2: 1,450 SF
Total SF: 3,660 SF



Land

±4,400 SF



Sale Price

\$2,075,000



Current Rents

Unit 2: \$5,500.00/Mo.



Zoning

LAC4



APN

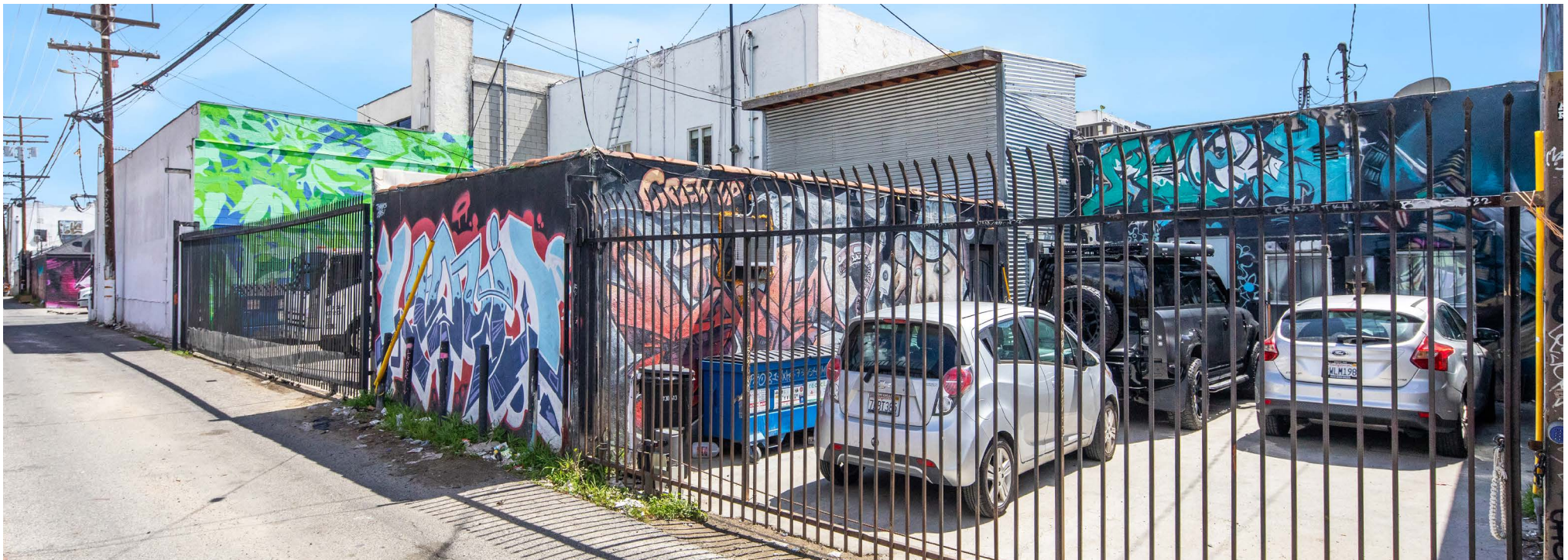
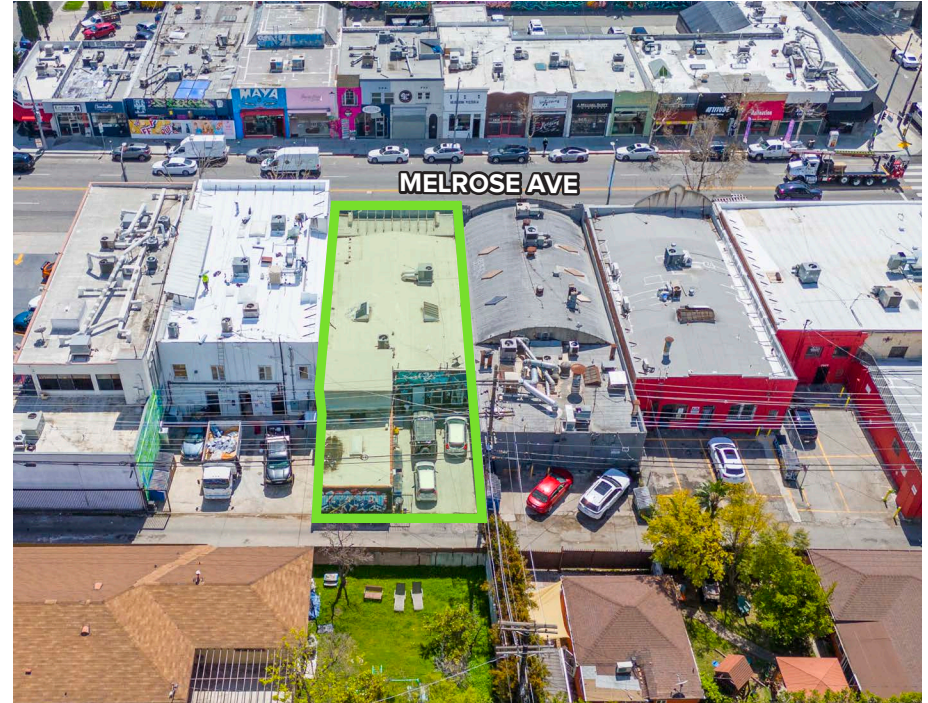
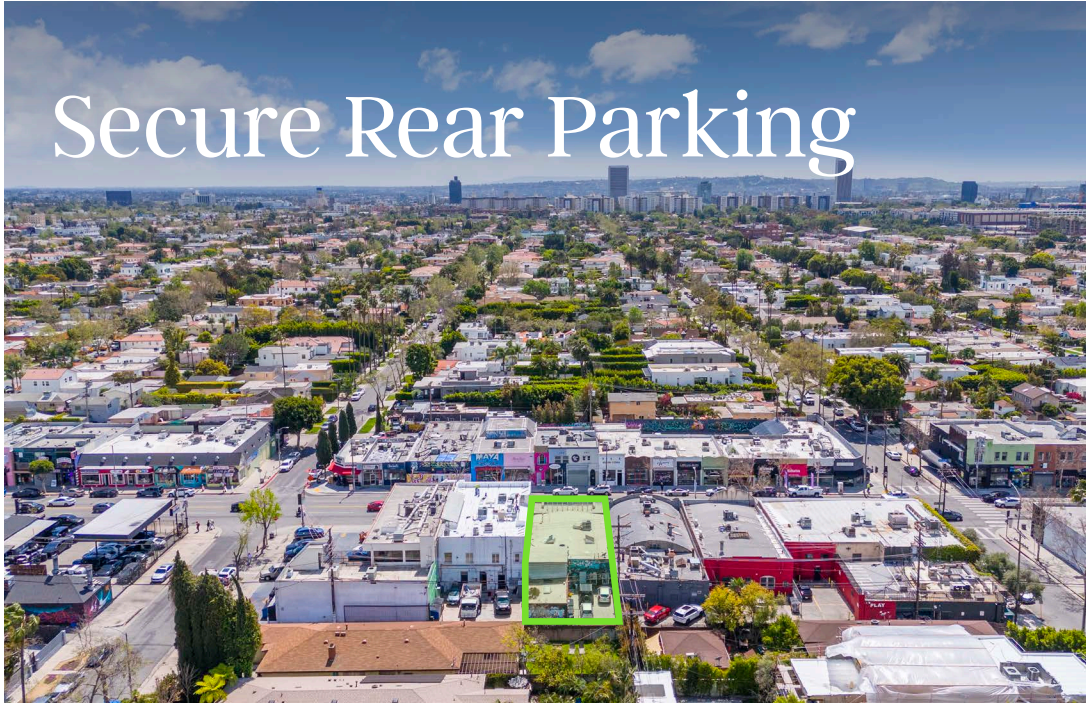
5526-009-003



Legal Address

7365 Melrose Avenue
Los Angeles, CA 90046

Secure Rear Parking



The Area

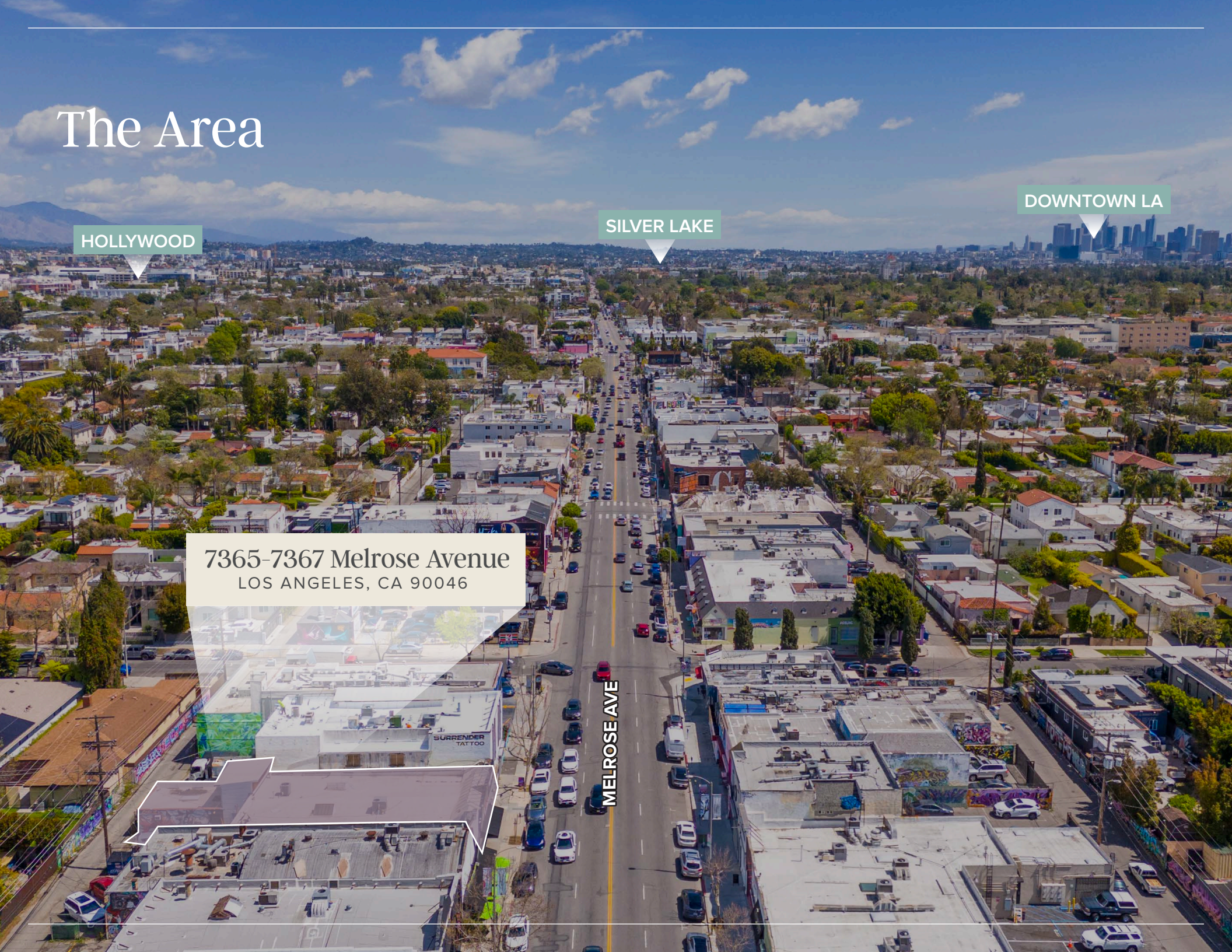
HOLLYWOOD

SILVER LAKE

DOWNTOWN LA

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MELROSE AVE



MIRACLE MILE

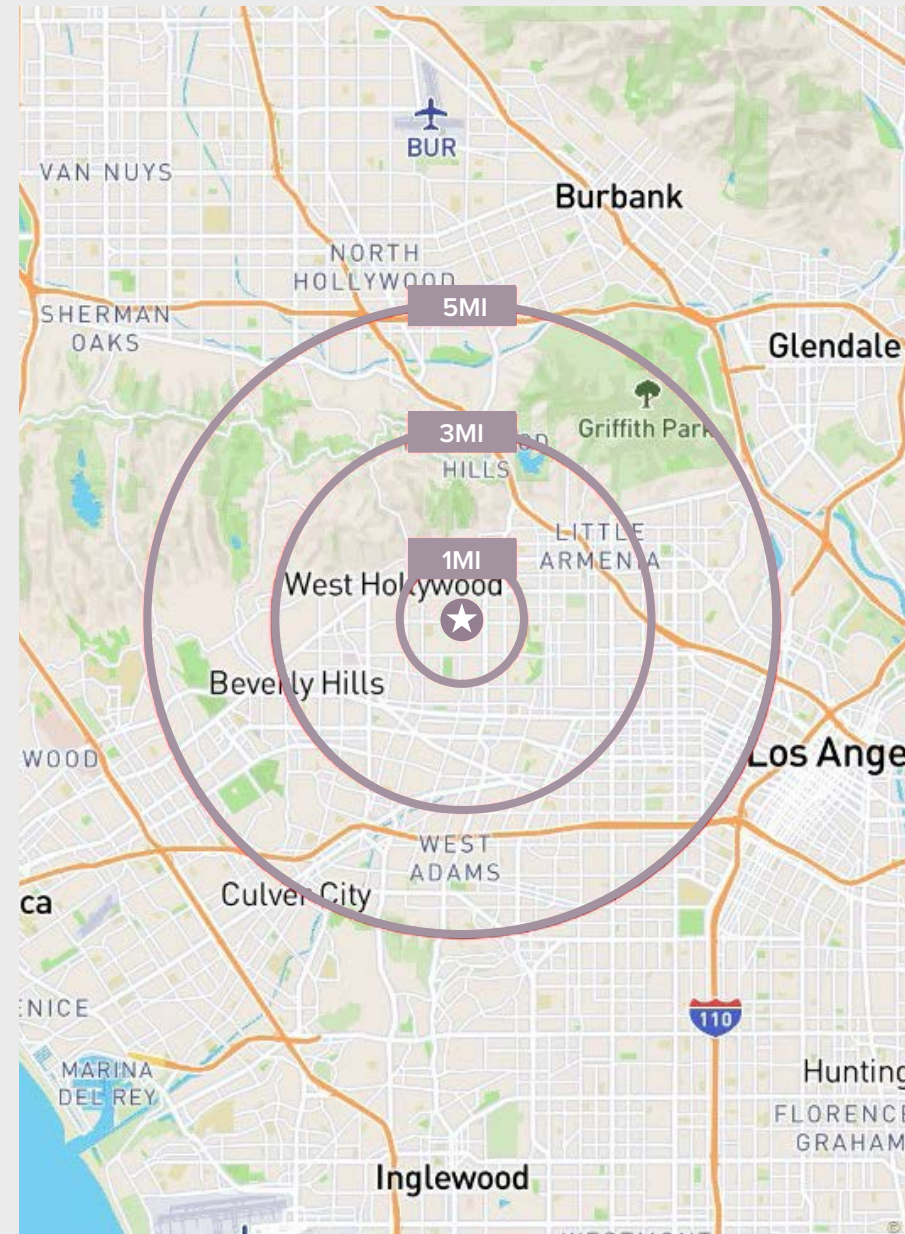
CENTURY CITY

7365-7367 Melrose Avenue
LOS ANGELES, CA 90046



Demographics

DEMOGRAPHIC BRIEF	1 MILE		3 MILES		5 MILES	
Population						
2024 Population - Current Year Estimate	43,684		374,779		919,585	
2029 Population - Five Year Projection	43,997		376,877		924,471	
2020 Population - Census	44,425		379,819		930,637	
2010 Population - Census	42,528		375,822		930,227	
2020-2024 Annual Population Growth Rate	-0.39%		-0.31%		-0.28%	
2024-2029 Annual Population Growth Rate	0.14%		0.11%		0.11%	
Households						
2024 Households - Current Year Estimate	24,291		190,505		418,474	
2029 Households - Five Year Projection	25,148		197,339		433,789	
2020 Households - Census	24,062		187,219		411,051	
2010 Households - Census	22,845		179,036		391,727	
2020-2024 Compound Annual Household Growth Rate	0.22%		0.41%		0.42%	
2024-2029 Annual Household Growth Rate	0.70%		0.71%		0.72%	
2024 Average Household Size	1.76		1.93		2.15	
Household Income						
2024 Average Household Income	\$139,395		\$130,510		\$123,223	
2029 Average Household Income	\$160,682		\$150,442		\$142,373	
2024 Median Household Income	\$89,531		\$82,580		\$77,052	
2029 Median Household Income	\$103,520		\$97,264		\$90,061	
2024 Per Capita Income	\$77,859		\$66,433		\$56,136	
2029 Per Capita Income	\$92,272		\$78,876		\$66,869	
Housing Units						
2024 Housing Units	26,858		209,864		458,395	
2024 Vacant Housing Units	2,567	9.6%	19,359	9.2%	39,921	8.7%
2024 Occupied Housing Units	24,291	90.4%	190,505	90.8%	418,474	91.3%
2024 Owner Occupied Housing Units	4,026	15.0%	39,237	18.7%	94,056	20.5%
2024 Renter Occupied Housing Units	20,265	75.5%	151,268	72.1%	324,418	70.8%
Education						
2024 Population 25 and Over	36,223		303,179		712,552	
HS and Associates Degrees	11,036	30.5%	99,863	32.9%	251,464	35.3%
Bachelor's Degree or Higher	23,851	65.8%	175,103	57.8%	355,160	49.8%
Place of Work						
2024 Businesses	3,797		30,800		62,991	
2024 Employees	27,161		234,575		509,770	



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