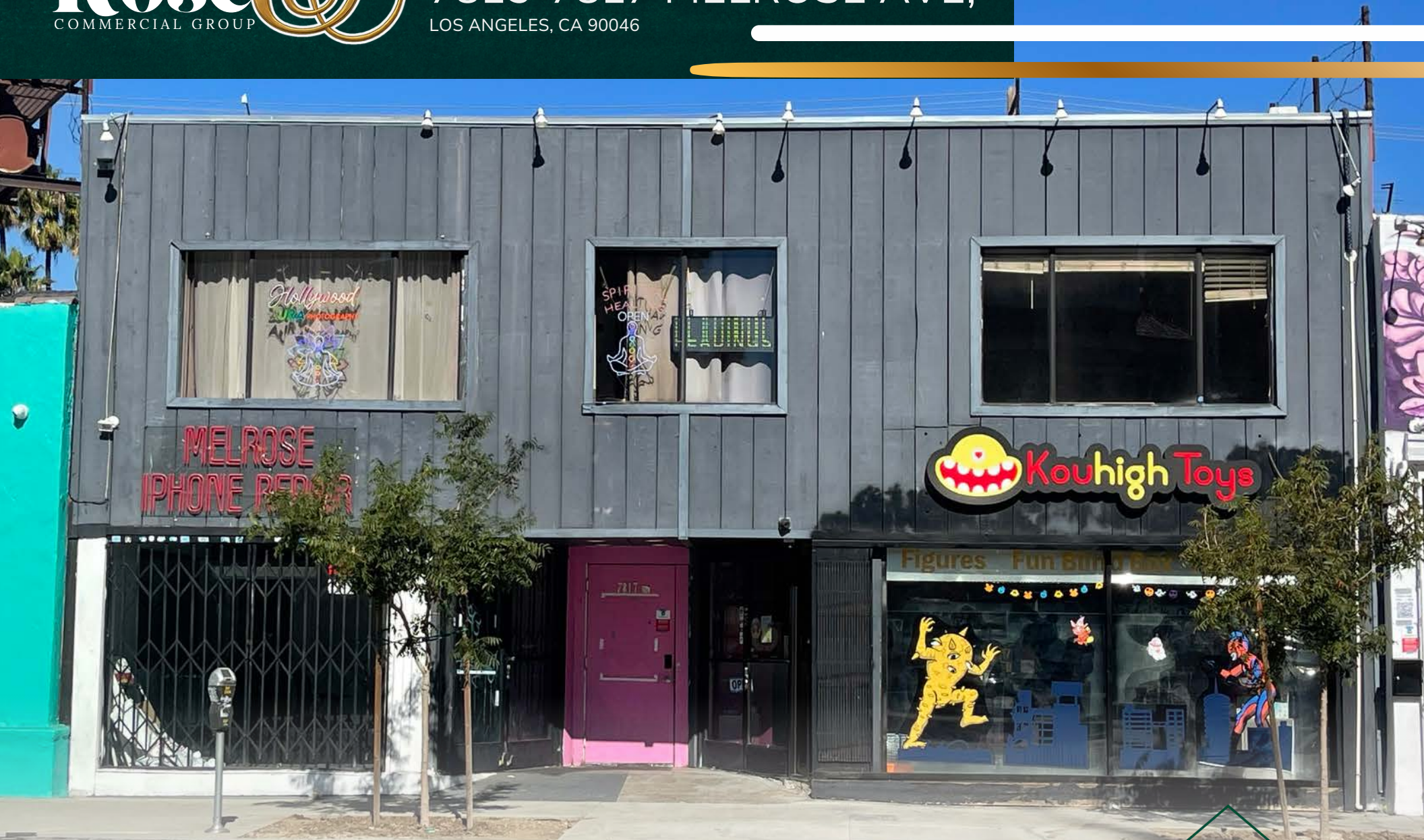
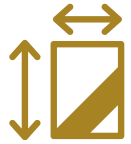




PROPERTY AERIAL MAP



PROPERTY OVERVIEW



SIZE & RATE

CURRENT AVAILABILITY: 3 SPACES | ±3,000 SF

Downstairs Retail Store Front = ±2,000 SF > **\$3.50 PSF (MG)**

Suite B-1 (Upstairs) = ±500 SF > **\$2.75 PSF (FG)**

Suite B-2 (Upstairs) = ±550 SF > **LEASED**

Suite B-3 (Upstairs) = ±500 SF > **\$2.75 PSF (FG)**



YEAR BUILT

1940



TERM

3-5 Years



ZONING

C2



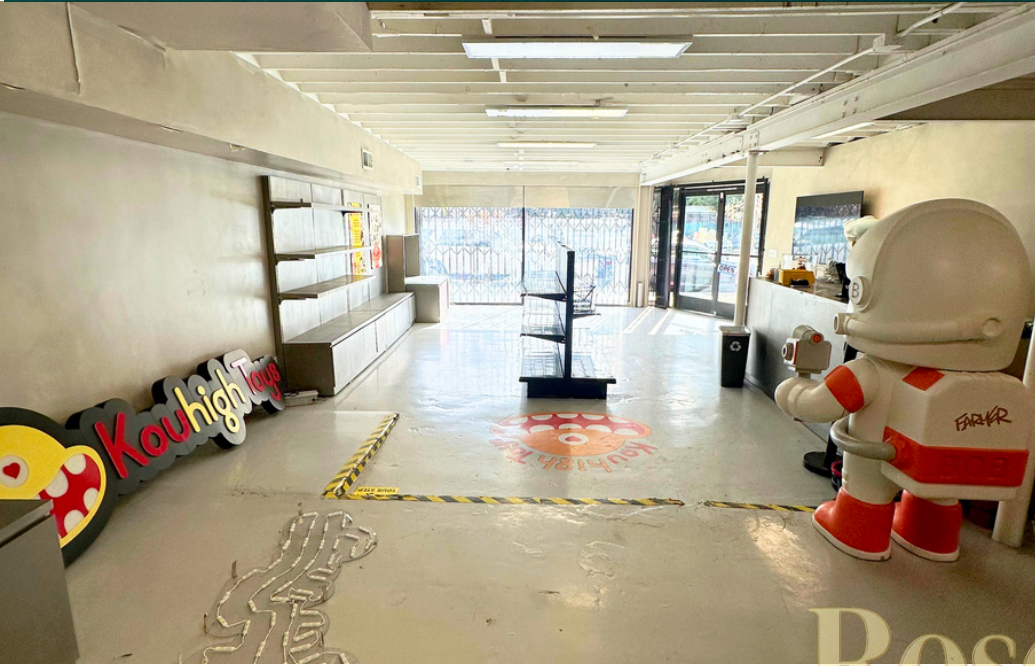
STORE FRONT RETAIL



- **Located in the Heart of the Fairfax District:** Discover a hidden gem at 7815 Melrose Avenue, a vibrant two-story property surrounded by some of Los Angeles' most iconic retail, lifestyle, and creative destinations.
- **Versatile & Customizable Spaces:** Shell-condition suites ready for tenant build-out, ideal for retail, wellness, fashion, or service-based concepts seeking a dynamic Melrose presence.
- **Exceptional Visibility & Foot Traffic:** Prime exposure along the bustling Melrose corridor, directly across from Fairfax High School, offering steady daily traffic and strong brand visibility.

STORE FRONT RETAIL

7817 Melrose Unit



Rose & Co.
COMMERCIAL GROUP

OFFICE

Unit B-1



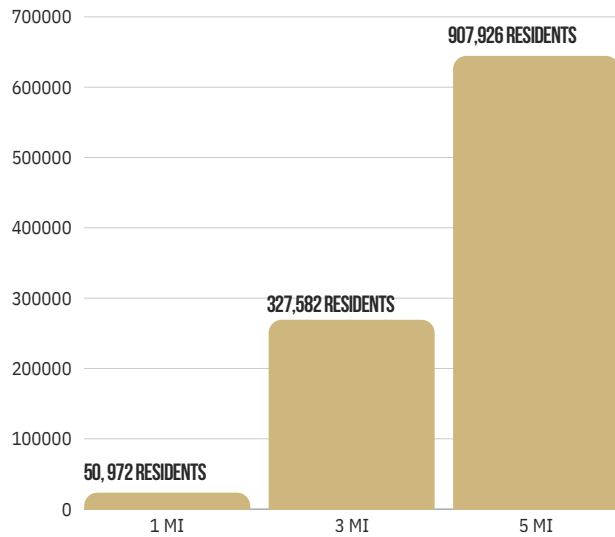
OFFICE

Unit B-3

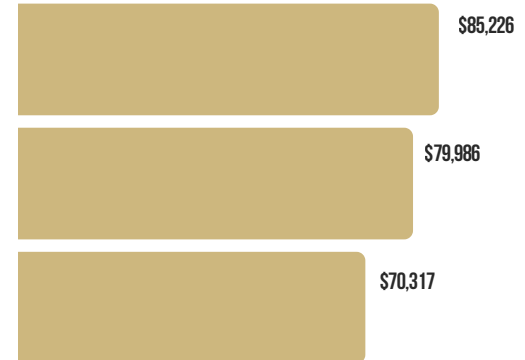


COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME

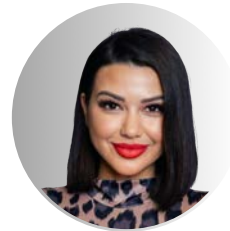


TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave N	N Fairfax Ave	29,802 vehicles/day	.06 miles
Fairfax Ave N	Melrose Ave N	31,914 vehicles/day	.09 miles
Genesee Ave	Waring Ave N	1,724 vehicles/day	.11 miles
Waring Ave N	Genesee Ave	1,775 vehicles/day	.12 miles
Fairfax Ave N	Clinton St - S	33,310 vehicles/day	.13 miles
Melrose Ave	Hayworth Ave - W	25,813 vehicles/day	.13 miles
Waring Ave N	Genesee Ave - W	1,930 vehicles/day	.15 miles
Genesee Ave	Clinton St - S	1,833 vehicles/day	.15 miles
Spaulding Ave N	Waring Ave N	2,429 vehicles/day	.16 miles
Genesee Ave	Waring Ave S	1,042 vehicles/day	.16 miles



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