

FOR LEASE

7625-7629 MELROSE AVE,

LOS ANGELES, CA 9004



real

 **RISE**
COMMERCIAL

PROPERTY AERIAL MAP



PAN
PACIFIC PARK

TRADER JOE'S The Cheesecake Factory ROSS DRESS FOR LESS
BARNES & NOBLE The Original Farmers Market THE GROVE SEPHORA EREWHON

CHASE JON & VINNY'S COEX Carter's

FHS

STARBUCKS COFFEE

URBAN OUTFITTERS



MELROSE AVE

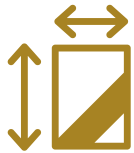
MELROSE AVE

PROPERTY OVERVIEW



TYPE

Retail



SIZE

1,147 SF



RATE

\$4.50 PSF
+ \$1.00 NNN



YEAR BUILT

1930



PARKING

2 Spaces

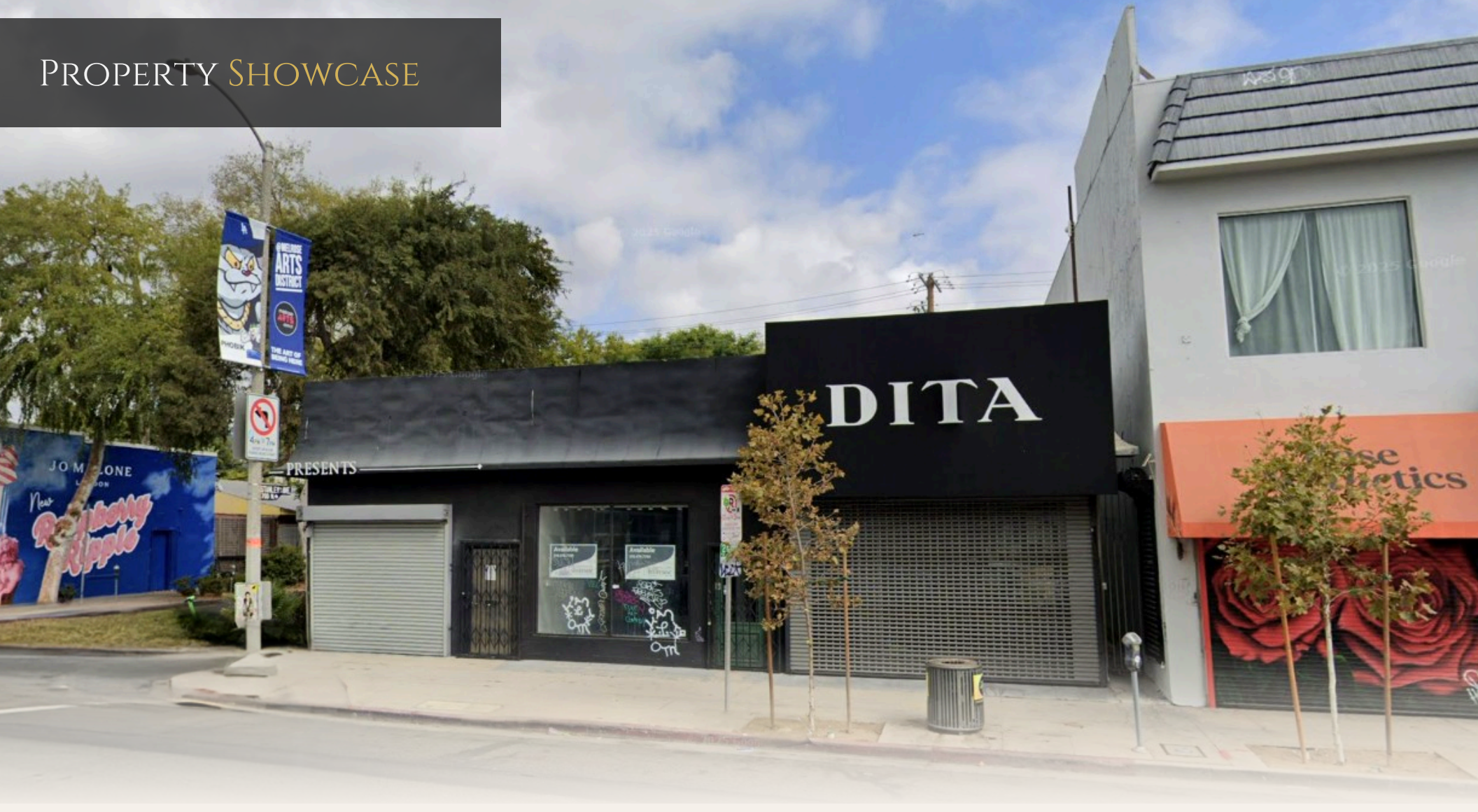


TERM

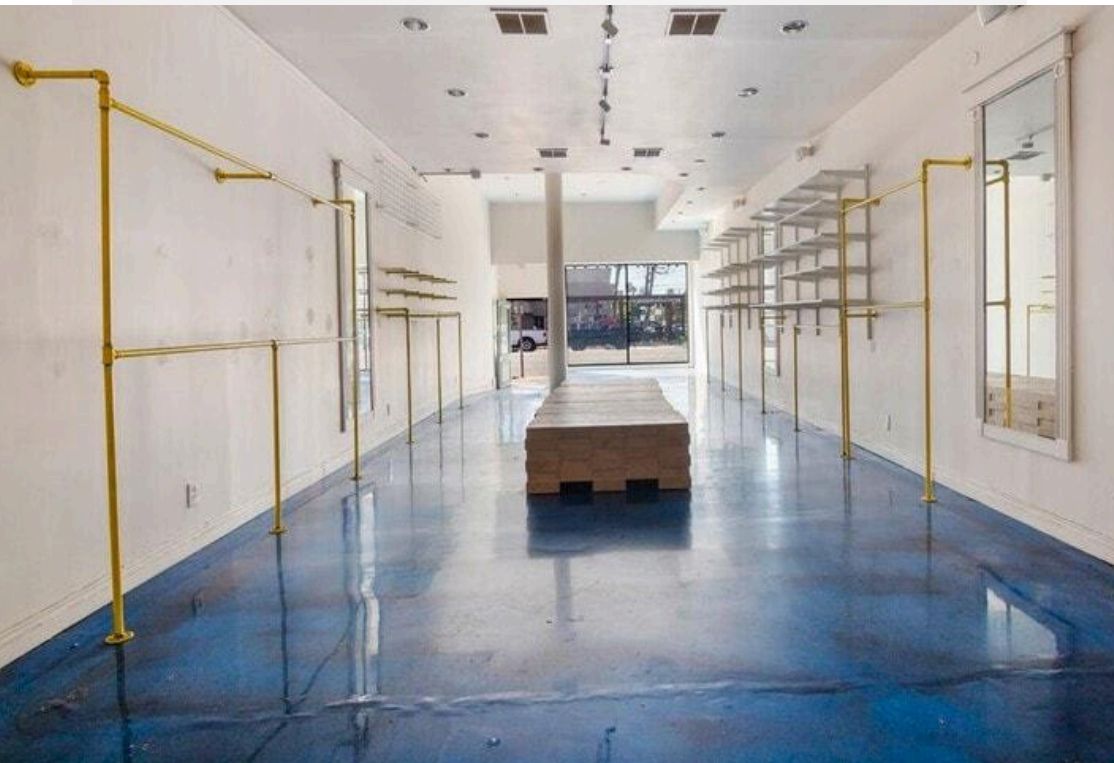
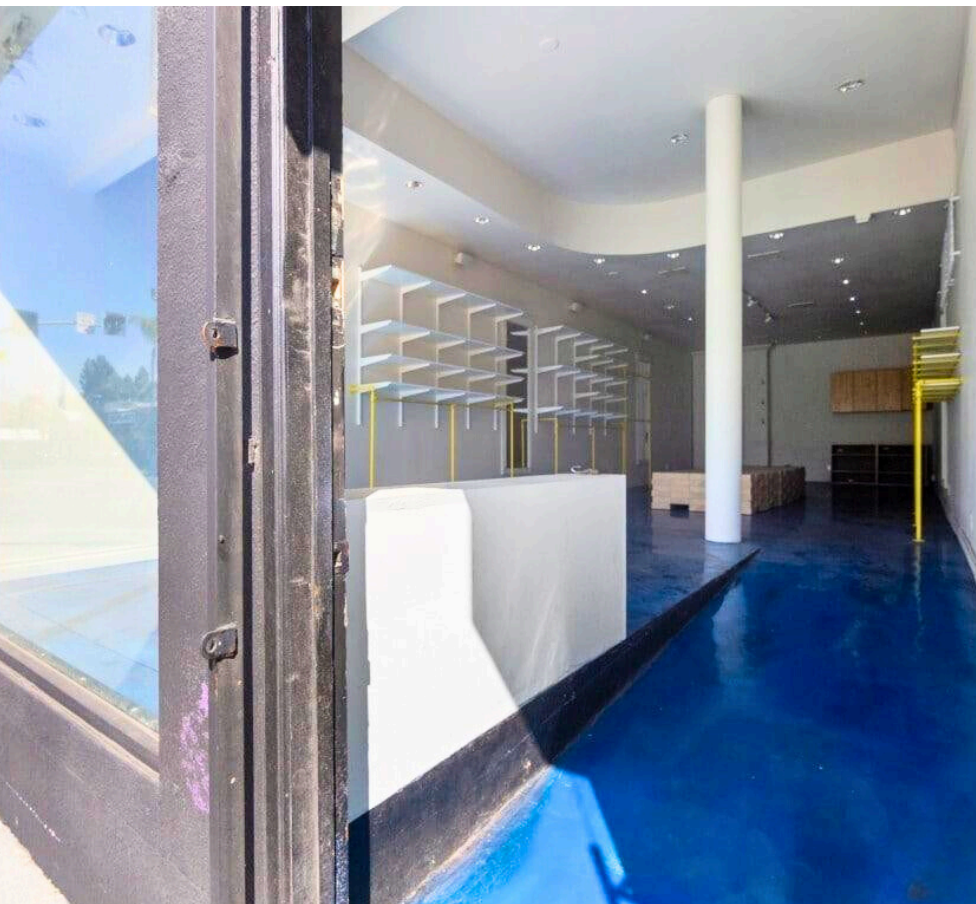
Negotiable



PROPERTY SHOWCASE



- ±1,147 SF retail/creative space on super prime Melrose Ave
- Strong street visibility with heavy foot and vehicle traffic
- Two (2) dedicated parking spaces
- Open floor plan with large storefront windows

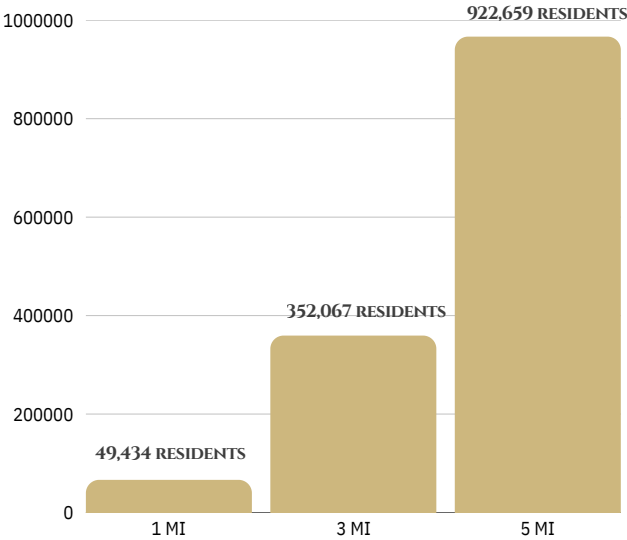


COMMUNITY PROFILE

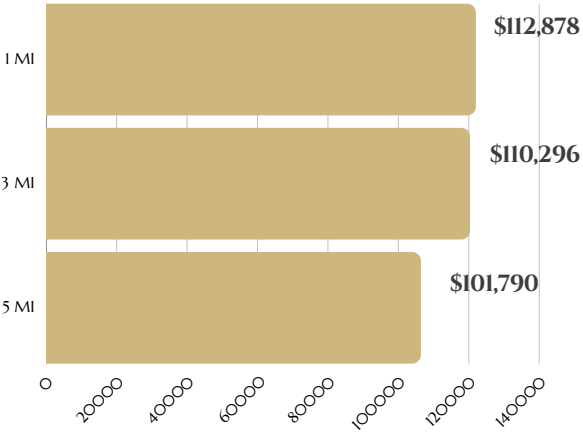
DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2029 TOTAL POPULATION	48,401	345,959	903,456
AVERAGE AGE	41.00	40.90	40.00
2024 TOTAL HOUSEHOLDS	28,142	175,612	406,213
MEDIAN HOUSEHOLD INCOME	\$84,937	\$77,471	\$69,817
MEDIAN HOME VALUE	\$1,082,075	\$1,090,981	\$1,073,638

POPULATION



AVERAGE HOUSEHOLD INCOME





real

Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762



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