

FOR LEASE



RETAIL/OFFICE



7815-7817 MELROSE AVE, LOS
ANGELES, CA 90046



Dr. Sandwich
MEDITERRANEAN EATS

THE GROVE
SEPHORA
NORDSTROM
The Cheesecake Factory
BARNES & NOBLE
ZARA
NIKE

Monsieur Marcel
GOURMET MARKET & BISTRO
STARBUCKS
The Original FARMERS MARKET
Du-par's

TELEVISION CITY

TRADER JOE'S
Mendocino Farms

VERVE
COFFEE ROASTERS

PETCO

100
Fairfax Senior High

Bank of America

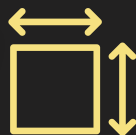
SUBJECT

MELROSE AVE





PROPERTY OVERVIEW



SIZE + RATE

Downstairs Retail Store Front= ± 500 SF > \$5.00 PSF (FG)

Suite B-1 (Upstairs) = ± 500 SF > \$4.00 PSF (FG)

Suite B-2 (Upstairs) = ± 550 SF > \$4.00 PSF (FG)

Suite B-3 (Upstairs) = ± 500 SF > \$4.00 PSF (FG)

Suite C (Upstairs) = ± 500 SF > \$4.00 PSF (FG)



YEAR BUILT

1940



TERM

3-5 Years



ZONING

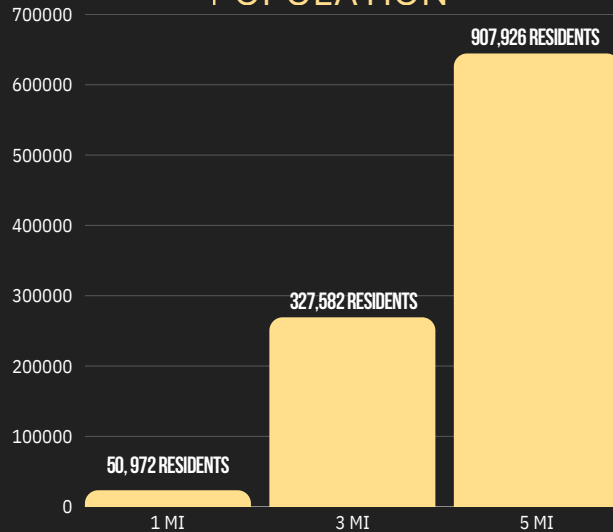
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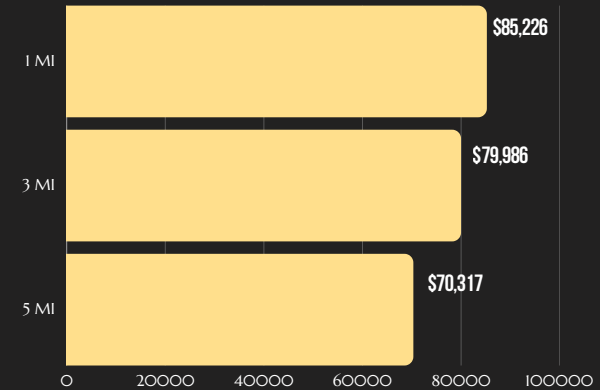
COMMUNITY PROFILE

7815-7817 MELROSE AVE, LOS ANGELES, CA 90046

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

STORE FRONT RETAIL

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- **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

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7817 Melrose Unit



OFFICE

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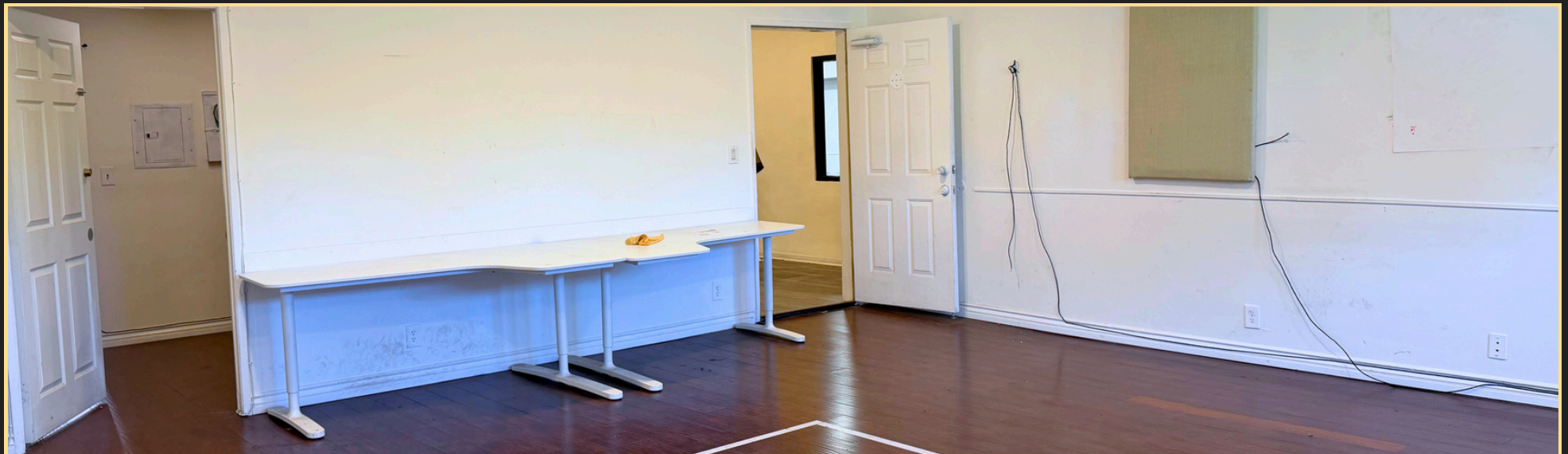
Unit B-1



OFFICE

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Unit B-2



OFFICE

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Unit B-3



OFFICE

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Unit C





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