

FOR LEASE

4864

*Melrose Avenue*  
HOLLYWOOD, CA 90029

*Contact us*

**NEAL GOLUB**

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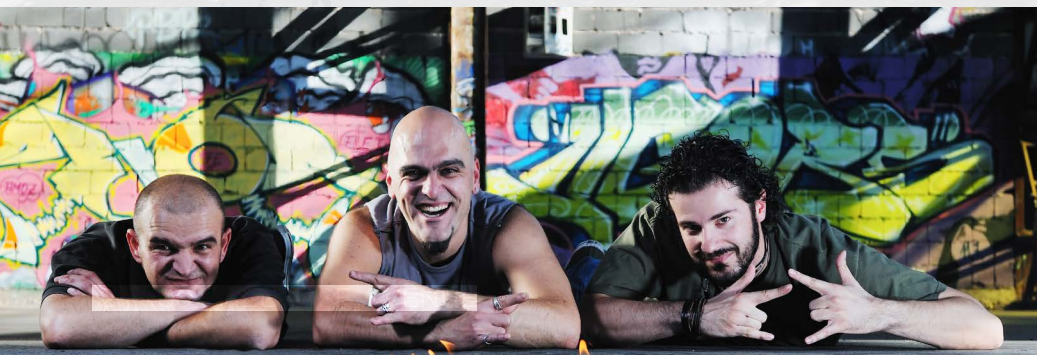
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**CBRE**





*Welcome to Melrose Hill!*





# Property Highlights

## SQUARE FEET:

### Two (2) Retail Spaces

Space 1:  $\pm 1,055$  SF

Space 2:  $\pm 1,125$  SF

Contiguous:  $\pm 2,180$  SF

## PRICE:

**\$3.50PSF/Mo. Plus NNN**

(NNN approximately  $\pm \$1.00$ PSF/Mo.)



Minutes from  
Paramount Studios  
& Raleigh Studios  
Hollywood



In the heart of  
Melrose Hill & East  
Hollywood



Walking distance  
to Larchmont  
Village



**51** Apartments  
 **$\pm 2,180$**  SF Retail  
Dedicated Parking  
Spaces



LA's hottest  
development  
community





# Demographic Brief

## 4864 MELROSE AVENUE

## 1 MILE

## 2 MILES

## 3 MILES

### POPULATION

2019 Population - Current Year Estimate	86,122	310,638	584,780
2024 Population - Five Year Projection	87,323	324,658	606,756
2019-2024 Annual Population Growth Rate	0.28%	0.89%	0.74%

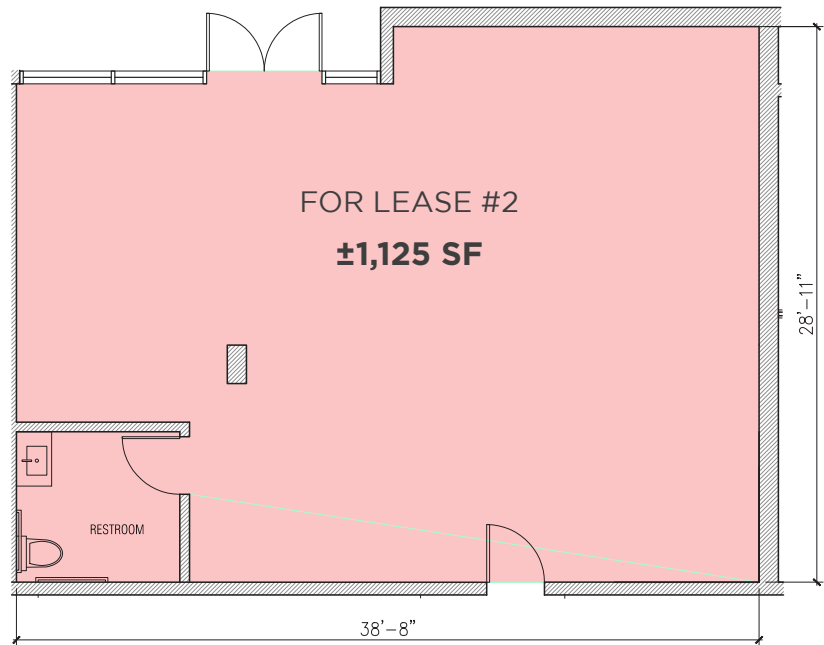
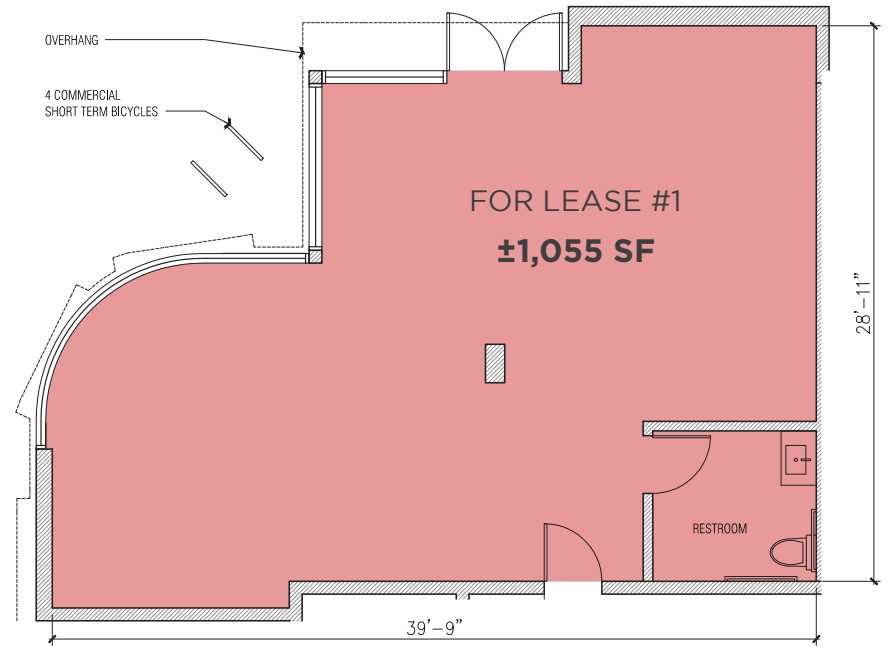
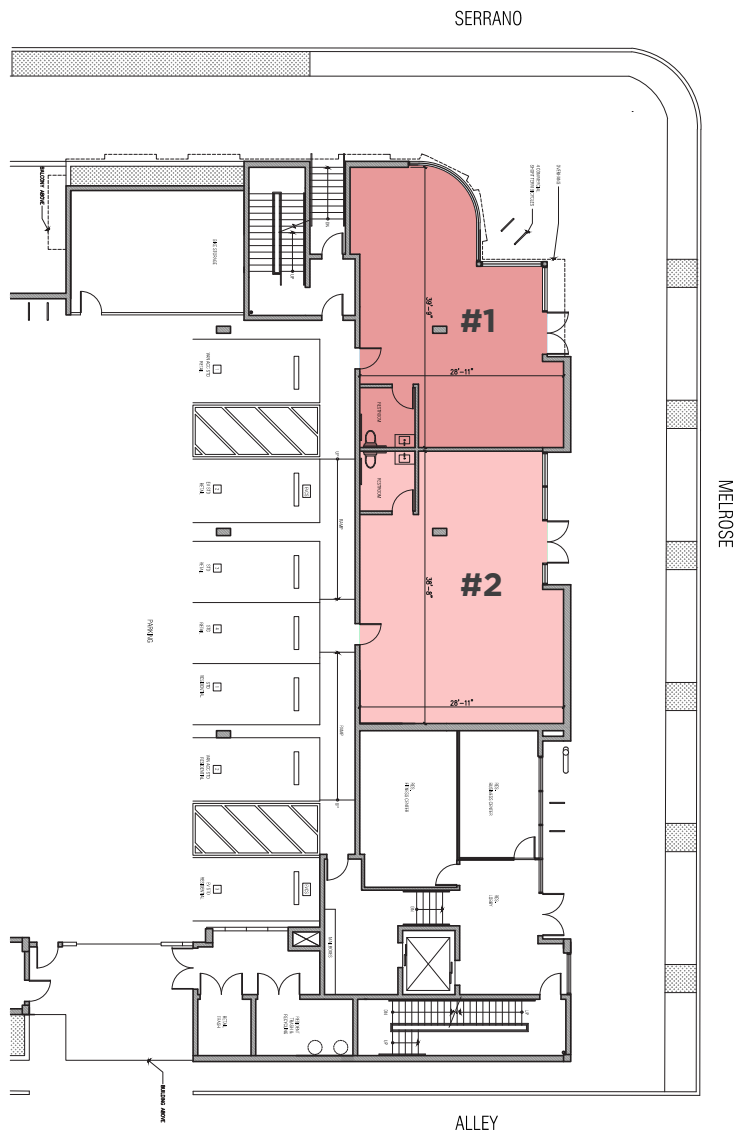
### HOUSEHOLDS

2019 Households - Current Year Estimate	30,065	126,793	238,669
2024 Households - Five Year Projection	30,395	132,494	247,413
2019-2024 Annual Household Growth Rate	0.22%	0.88%	0.72%
2019 Average Household Size	2.80	2.40	2.41

### HOUSEHOLD INCOME

2019 Average Household Income	\$59,676	\$67,599	\$74,671
2024 Average Household Income	\$71,295	\$80,765	\$88,878
2019 Median Household Income	\$39,886	\$43,296	\$46,360
2024 Median Household Income	\$47,089	\$51,741	\$54,751
2019 Per Capita Income	\$21,269	\$27,915	\$30,598
2024 Per Capita Income	\$25,248	\$33,284	\$36,351







CULVER CITY

CENTURY CITY

WEST HOLLYWOOD

HOLLYWOOD

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DTLA





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