

the Melrose *at Croft*

8422 MELROSE AVENUE



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

the Melrose

at Croft

405

West Hollywood

Sunset Strip

Rodeo Drive

The Grove

Pacific Palisades

Brentwood

Century City Mall

Larchmont Boulevard

Montana

Malibu

3rd Street Promenade

Abbot Kinney Boulevard

The Real Real

RETAIL FOR LEASE

Resale is what we do,
so you have to do it
to do it

The Pulse of Melrose



About the Property

The Details

LEASE RATE

Available upon Request

INTERSECTION

Melrose & Melrose Place

AVAILABLE

8422 Melrose | $\pm 2,111$ SF

FRONTAGE

21'-8" Along Melrose Ave
($\pm 29,479$ Cars Per Day on Melrose Ave)

PARKING

18 Surface Spaces

NEIGHBORHOOD

Melrose West Hollywood Fashion & Design District

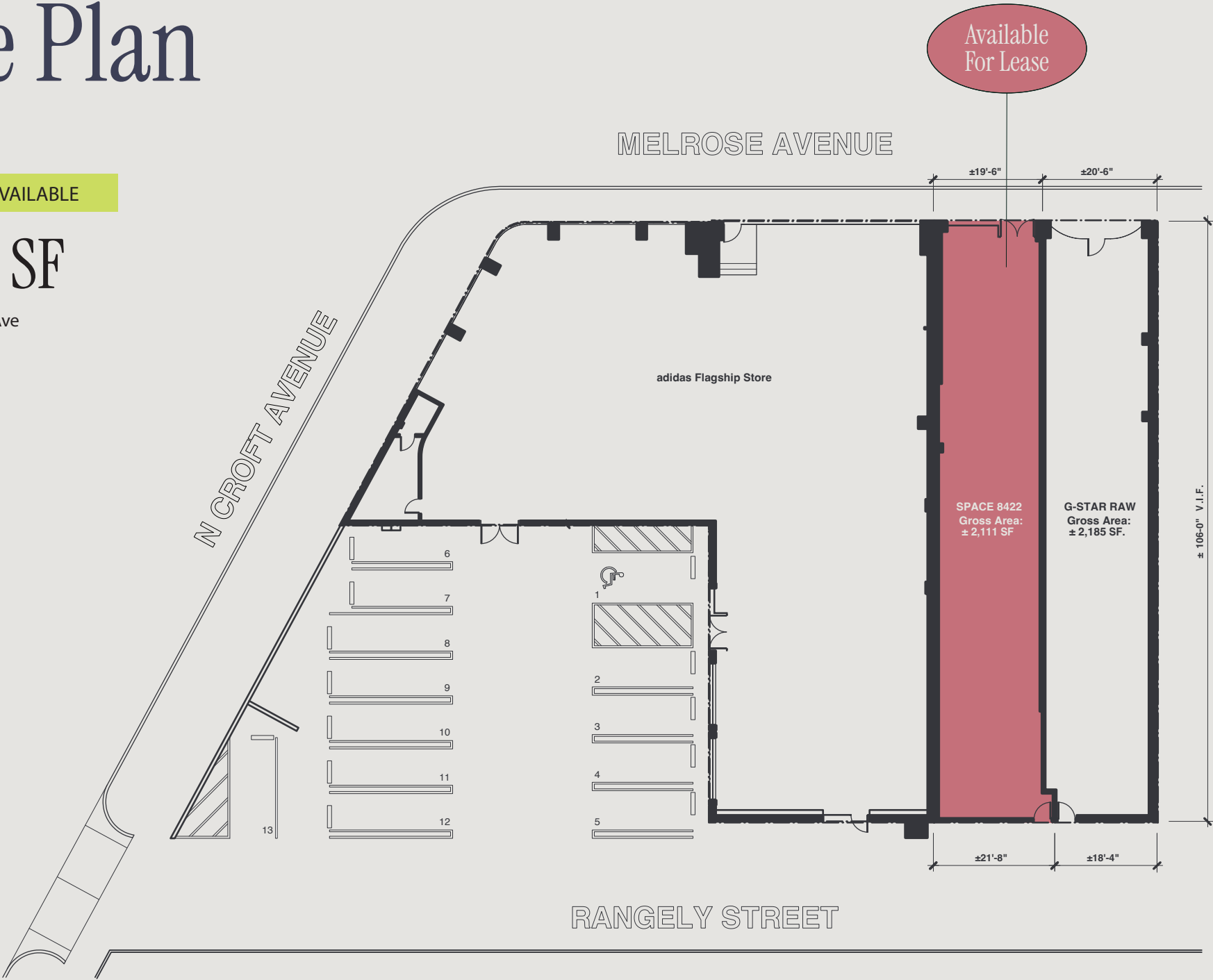


Site Plan

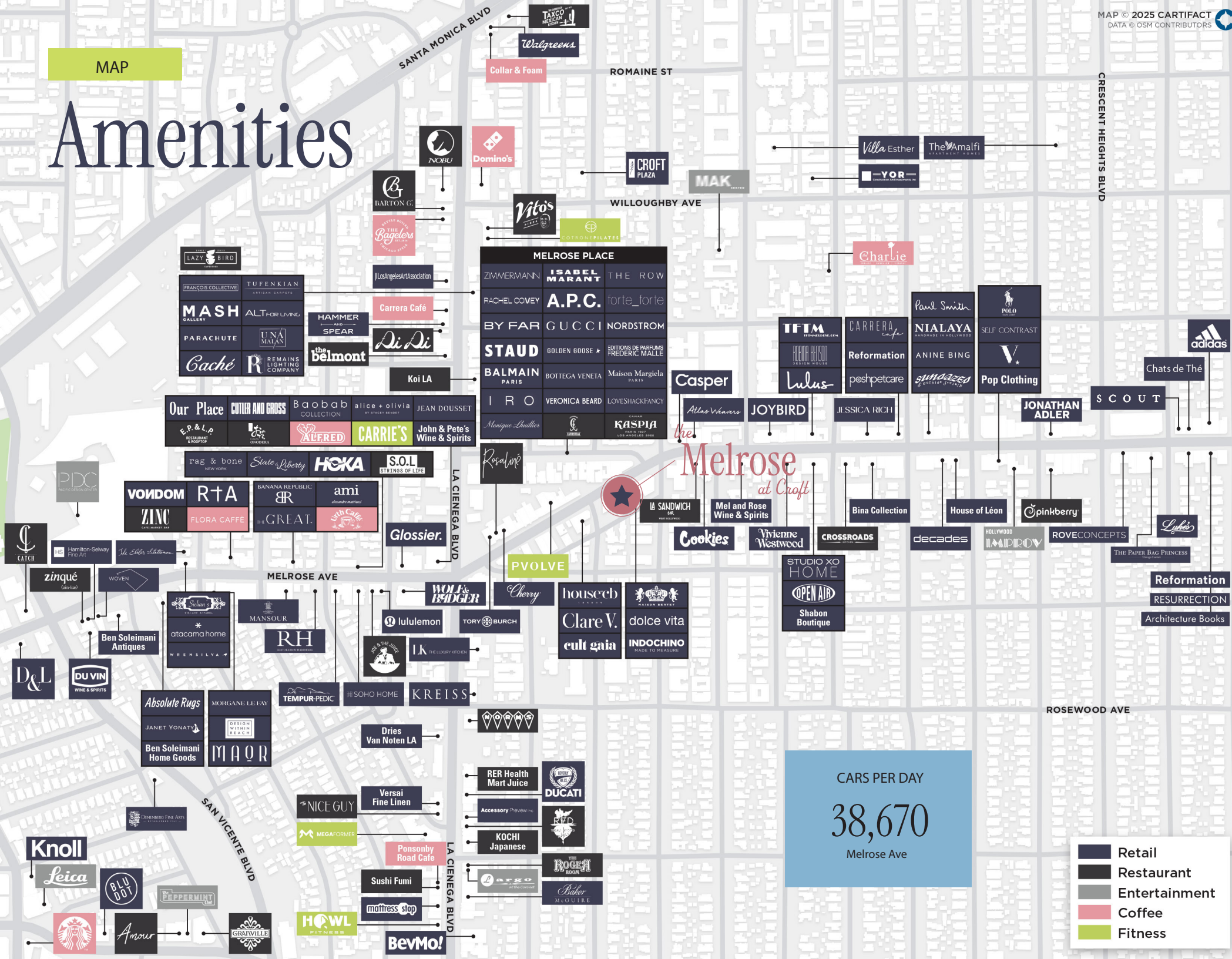
SPACES AVAILABLE

±2,111 SF

8422 Melrose Ave



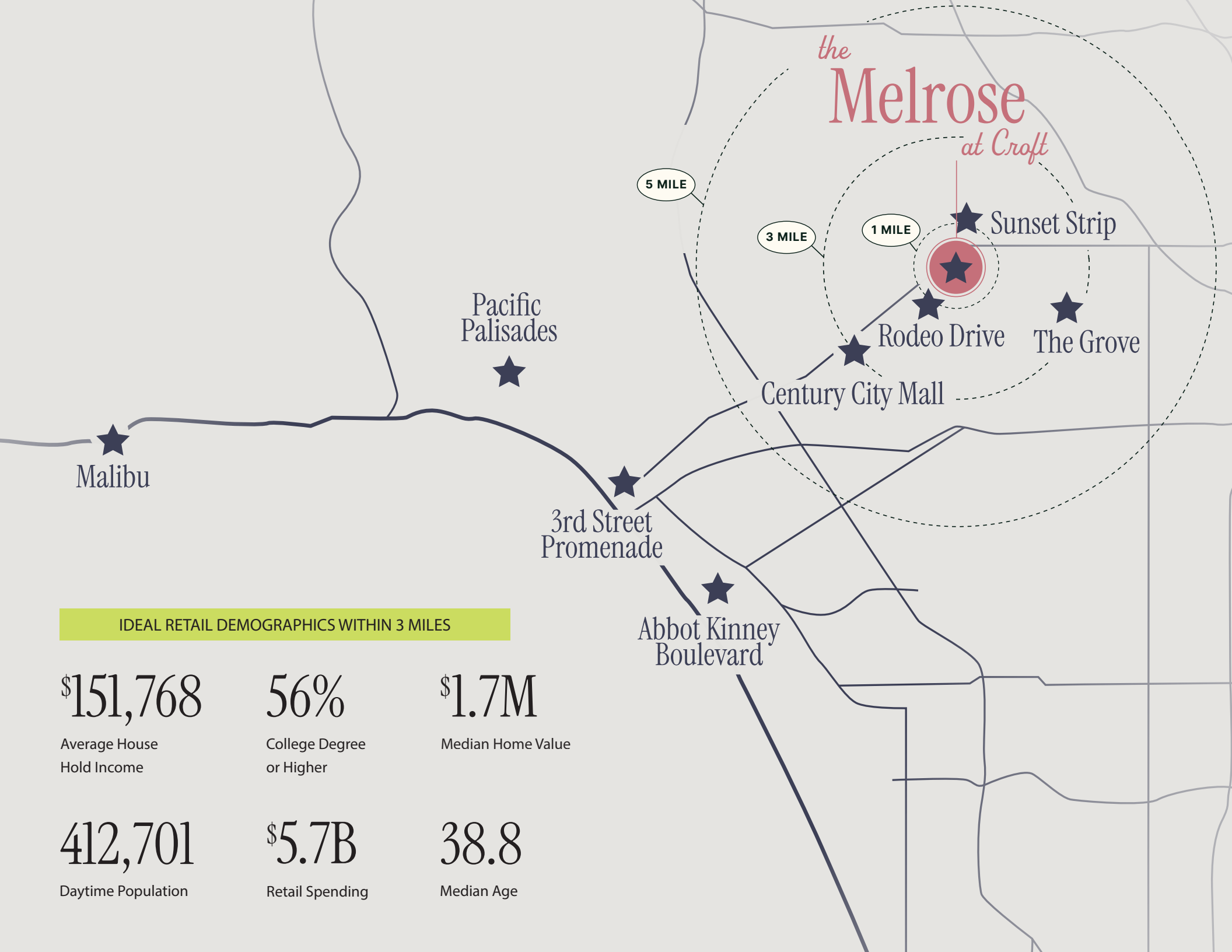
MAP





Melrose Avenue is a vibrant 1.5-mile stretch in Los Angeles, renowned for its eclectic mix of high-end boutiques, vintage shops, trendy restaurants, and street art. This fashion and pop culture hub boasts a walk score of 96, making it extremely pedestrian-friendly. Centrally located in between West Hollywood, Melrose Avenue is near popular neighborhoods like Beverly Grove and Fairfax District, and just a short drive from iconic attractions such as the Sunset Strip. With its unique blend of fashion, food, and entertainment, Melrose Avenue offers a quintessential West Hollywood Los Angeles experience for both locals and tourists.

the
Melrose
at Croft



the Melrose at Croft

5 MILE

3 MILE

1 MILE

Sunset Strip

Rodeo Drive

The Grove

Century City Mall

3rd Street Promenade

Abbot Kinney Boulevard

Malibu

Pacific Palisades

IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

\$151,768

Average House
Hold Income

56%

College Degree
or Higher

\$1.7M

Median Home Value

412,701

Daytime Population

\$5.7B

Retail Spending

38.8

Median Age

the Melrose *at Croft*

Get in Contact

Matthew Fainchtein
Managing Director
matthew.fainchtein@jll.com
+1 310 430 2548
CA LIC. #01503546

Devin Klein
Vice President
devin.klein@jll.com
+1 310 595 3641
CA LIC. #01471525

Ryan Hawley
Vice President
ryan.hawley@jll.com
+1 (310) 407-2160
CA LIC. #02146998



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.