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CAROLWOOD

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8007-8013  
Melrose Ave  
West Hollywood

C.  
COMMERCIAL

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MARA COMMERCIAL

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# FOR LEASE

## 8007-8013 MELROSE AVE

WEST HOLLYWOOD, CA 90069

\$5.50 PSF NNN Downstairs

\$3.00 PSF NNN Upstairs

### PROPERTY DESCRIPTION

8007 - 8013 Melrose Avenue, Los Angeles is now available for lease representing an excellent branding opportunity to lease as retail, showroom, gallery, office and/or other uses. These multi-functional spaces consist of approximately 1,220 - 9,100 sq ft and is partially occupied by Adidas. This Property was constructed in 2005 and offers tremendous construction and time-savings benefits from having to do expensive renovations and upgrades since the spaces are in ready to occupy condition.

The spaces features excellent signage, visibility, and all glass storefront showroom windows, open layout with clear span spaces with loads of natural light, very high ceilings, and a partial second floor/mezzanine area.

The space can be subdivided into 1,220 - 9,100 sf spaces perfect for a branding opportunity ideal for retail, showroom and/or gallery user experience. The Property also provides excellent parking both on the rooftop and ground level in the rear of the spaces, and also has rear loading doors.

### LOCATION

The Property is centrally located in the revitalizing section of Melrose Avenue and close to Crescent Heights Blvd, which recently welcomed several new tenants including Community Goods, Hapa Kristen+, and several other notable tenants soon to be opening.

Please contact Chris Mara to discuss or to arrange a tour at 310.927. 5865.



TOTAL BUILDING SIZE

± 9,100\* SF

TERM

Negotiable

8007-8013 MELROSE AVE

± 1,220 - 9,100 SF

USAGE

Retail/Showroom

8007

± 4,950 SF

8011

± 1,220 SF

8013

± 1,800 SF Upstairs

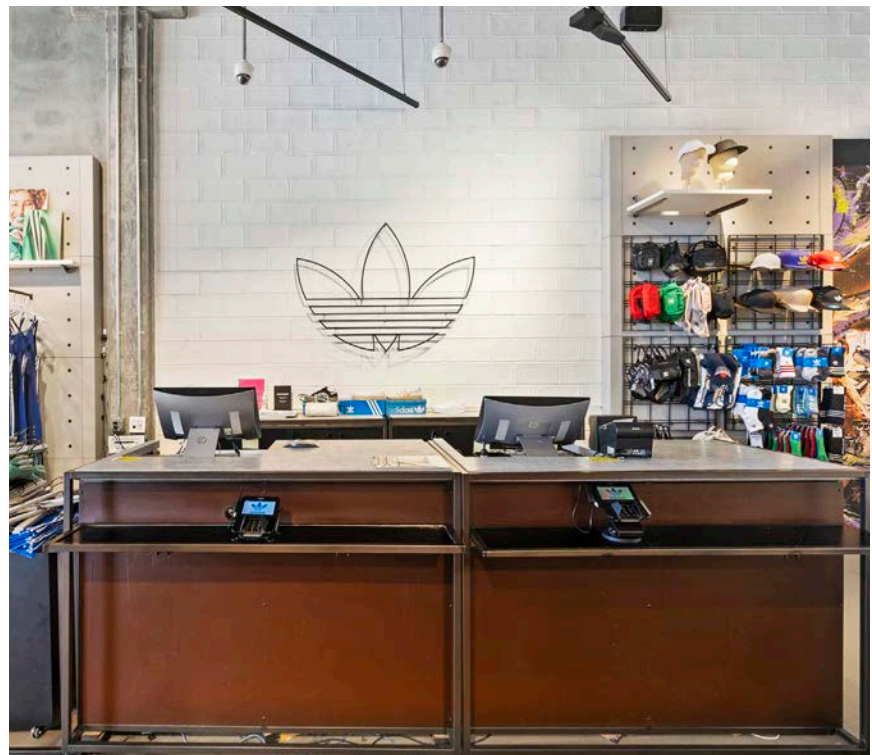
± 1,130 SF Downstairs









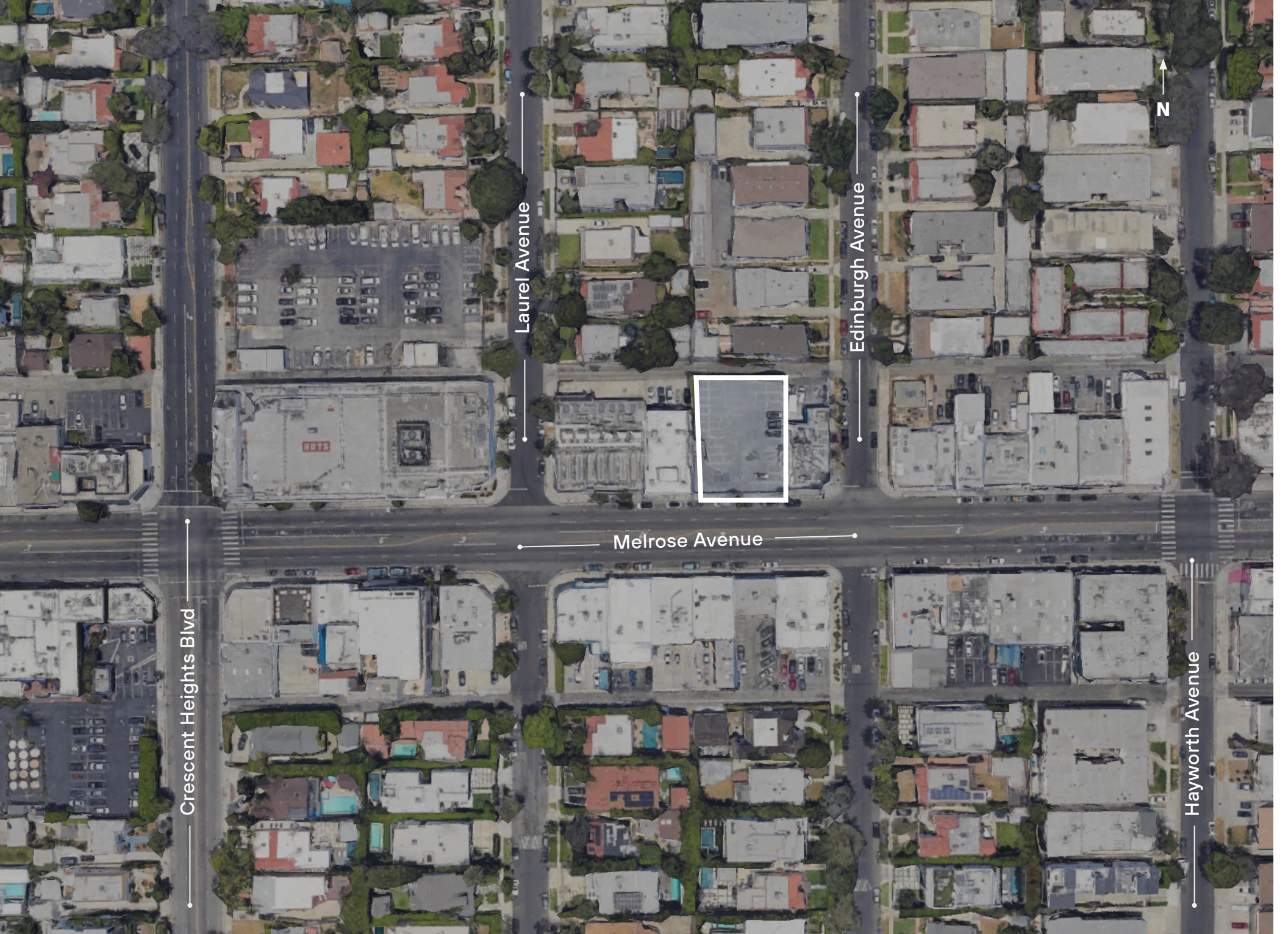
















Rodeo Drive

The Getty Pacific Design Center

N →

Gucci Salon

Bottega Veneta

Nobu

Oscar de la Renta

Alfred Coffee

The Row

Balmain

Vivienne Westwood

Staud

Crossroads

Joybird

Paul Smith

8007-8013 Melrose Avenue







Mulholland Dr

Mt Olympus

The Griddle Cafe

Sunset Blvd

Hollywood Blvd

Paul Smith

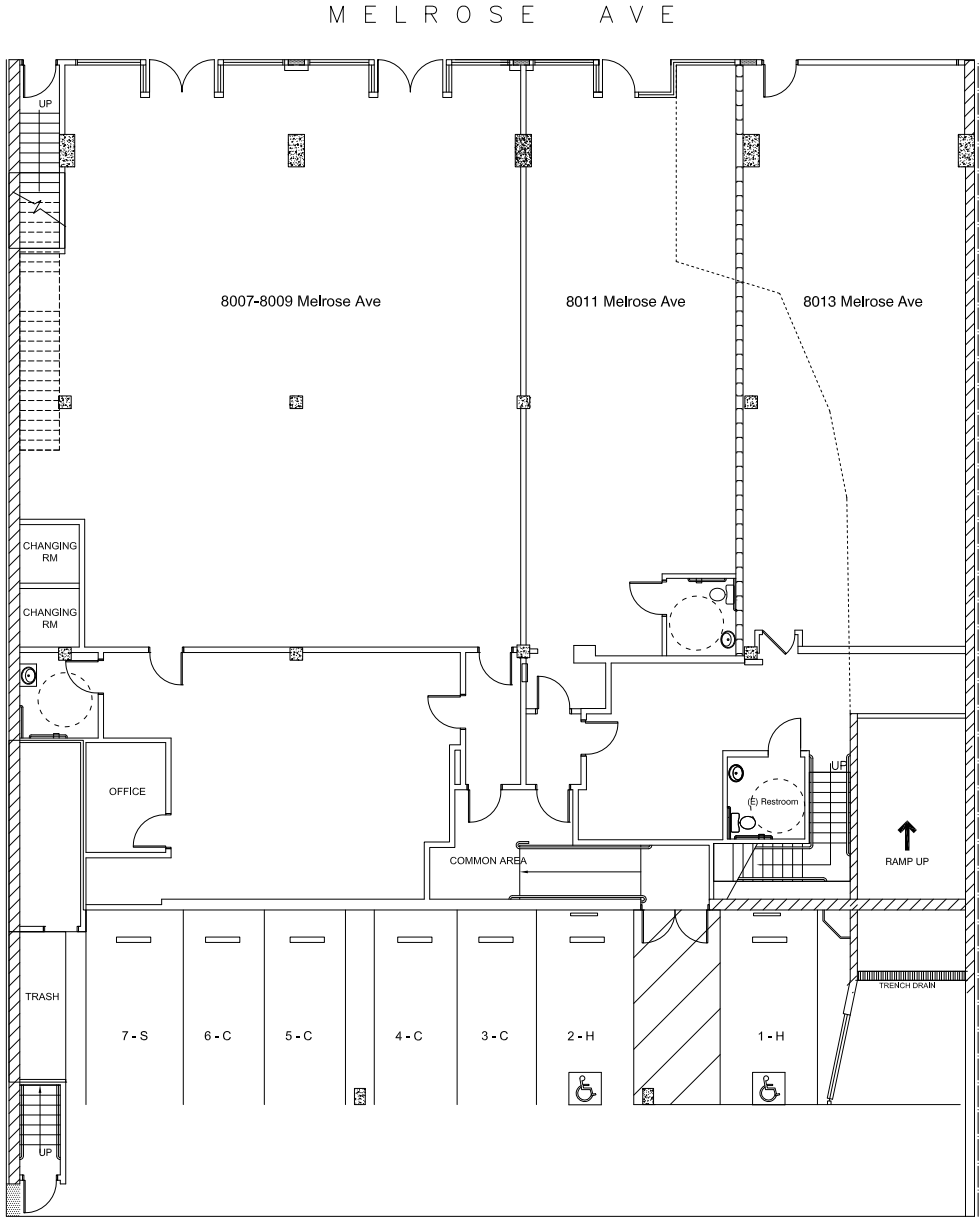
Hollywood Improv

Planet Salon

8007-8013 Melrose Avenue

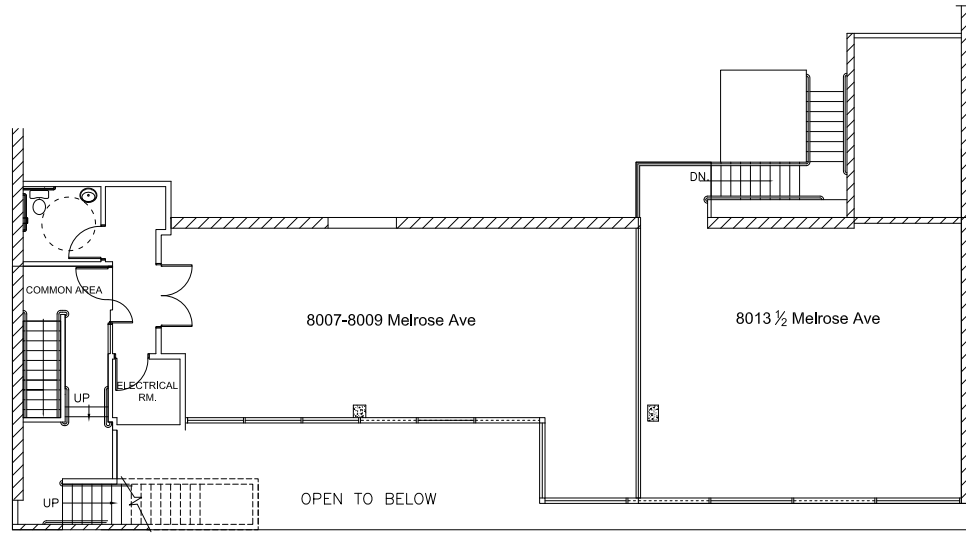
Community Goods

# PLANS



NORTH **FIRST FLOOR** ALLEY  
 N.T.S.

Note: Information deemed reliable but not warranted. Interested parties to verify all information.



A L L E Y

NORTH **SECOND FLOOR**  
 N.T.S.

Note: Information deemed reliable but not warranted. Interested parties to verify all information.

# Community

## Melrose Ave + Melrose Place

This West Hollywood location has a profound number of destination stores, galleries and eateries, a cultural center situated between Melrose Avenue, Robertson Boulevard and Beverly Boulevard, featuring 200+ visionary, high-caliber design, art, and fashion stores. Melrose Ave is centrally located within the LCDQ district & blocks from the Pacific Design Center, the L.A. apex of interior design making this venue ideal for both Interior or apparel concepts. La Cienega's fine restaurants, Melrose Place's iconic cafe's and strong coffee culture permeates the district and Weho's out-of-the-box pop-ups all can satisfy the most discerning of palettes. Many come for the shopping and stay for dinner. Below is just a handful of your neighbors.

GUCCI SALON 8409 Melrose Pl - Echoing the heritage of the House and of Hollywood, the new creative space is the first stand-alone Gucci Salon on Melrose Place in West Hollywood with an exclusive offering of exceptional pieces – a showcase of craft, personalization, and uniqueness. BALMAIN 8421 Melrose Pl - The West Coast flagship is a 2,400-square-foot, one-story boutique which carries the brand's men's, women's and kid's clothing collections | RH 8772 Beverly Blvd - Upscale, all modern sister store of Restoration Hardware boasts a 3 story showroom and restaurant selling, timeless furniture, textiles, tableware, lighting | COMMUNE 650 N Robertson Blvd - design studio founded 2004 with a reputation for holistic work across the fields of architecture, interior design, graphic design, product design, and brand management | ALFRED TEA ROOM 8509 Melrose Ave - Craveable coffee and light bites, this establishment has a number of nearby stores, with the Melrose Ally location being one of it's finest | RAG & BONE 8533 Melrose Ave - distinguished combination of British heritage with directional, modern design with New York aesthetic | CATCH LA 8715 Melrose Ave - Al fresco dining in Los Angeles is a one-stop shop for food and beverage experiences with 340 seat rooftop haven | CUTLER & GROSS 8505 Melrose Ave - British luxury eyewear brand Cutler and Gross combines the finest Italian craftsmanship with irrefutable style | DU VIN WINE 540 N San Vicente Blvd - The only wine shop in Southern California specializing in European wines | BOTTEGA VENETA 8445 Melrose Pl - Discretion, quality, and unsurpassed craftsmanship leather goods luxury since 1966 | GRACIAS MADRE 8905 Melrose Ave - Chef Chandra Gilbert features bold flavors, seasonally inspired by the kitchens of Mexico sourced from locally grown organic ingredients | MARTYN LAWRENCE BULLARD DESIGN 8550 Melrose Ave - Multi-award winning Los Angeles-based interior designer renowned for his broad range of styles and eclectic, yet sophisticated and inviting interiors | MOCA at the PDC 8687 Melrose Ave - MOCA is the only museum in Los Angeles devoted exclusively to contemporary art. this satellite location has a revolving array of exhibits | THE REAL REAL 8500 Melrose Ave - Premier brick and mortar location designer consignment store celebrity filled gym never disappoints | EP & LP 603 N La Cienega Blvd - Highly rated asian fusion restaurant and rooftop bar on Melrose Ave that has become a West Hollywood hotspot with beautiful 8431 Melrose Pl - Waterworks brings impeccable style and artisanal quality craftsmanship to bathrooms and kitchens around the world | CHLOÉ 8448 Melrose Pl - Parisian fashion house West Coast store | SWEET LADY JANE 8360 Melrose Ave - L.A.'s most famous confectioner



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1. Gucci Salon | 8409 Melrose Pl  
 Note: Also leased by Mara Commercial



2. Bottega Veneta | 8445 Melrose Pl  
 Italian Leather Showroom & Luxury Brand



3. La Maison Francaise | 8435 Melrose Pl  
 Note: Also leased by Mara Commercial



4. Vivienne Westwood  
 Eponymous clothing line of Britain's Queen of Punk.

# Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

# \$46M+

Visitors to L.A. County in 2022

# \$15B+

LAX Airport Expansion  
due for Completion 2028

# 6000+

Restaurants, Bars and Music Venues in  
L.A. County, Beverly Hills & Santa Monica

# \$287M+

Generated in L.A. Transient Occupancy Tax

# \$2.21T

Domestic Outbound California Trade

# #12

Ranking: Best places to live in the World

# 230K+

Estimated non-farm jobs added in  
2023 in L.A County

# #1

Largest Customs District in the U.S.

# 25

Number of Michelin Star Restaurants  
In LA County and Santa Monica

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