

# FOR LEASE



## FLAGSHIP RESTAURANT OR RETAIL DEVELOPMENT

8151 Melrose Avenue  
Los Angeles, CA 90046

Daniel Leisner  
Lic: 01938978  
[daniel@cbi-commercial.com](mailto:daniel@cbi-commercial.com)  
(424) 421-1670

# PROPERTY INFORMATION



Former "Red O" Restaurant Exterior



Former "Red O" Restaurant Interior

## PROPERTY SUMMARY

Address: 8151 & 8155 Melrose Avenue Los Angeles, CA 90046

Building Size: 6,904 SF (per LA County Assessor)  
with City Approvals: 9,000 SF (estimated)  
Lot Size: 9,412 SF (per LA County Assessor)

Assessor's Parcel No.: 5528-006-050

Zoning: LA C4-1XL  
Year Built/ Renovated: 1928/2009  
Parking: 6 spaces on-site (as-built)

## PROPERTY HIGHLIGHTS

- Prime Corner Location with Fantastic Visibility
- Restaurant or Retail Use
- Flagship Location
- Near La Cienega Design Quarter of West Hollywood

## PROPERTY CONDITION

Partially demoed, needs development. Previous tenant created plans for approximately 9,000 SF restaurant with feedback from City, but did not complete project. Located in AB 2097 zone - no parking required.

## LEASE OFFERING

Asking Rent: \$5/ SF + NNN (estimated \$9,500/mo)



# PROPOSED FLOOR PLAN - APPROX. 9,000 SF RESTAURANT

2. NEWTONIAN

## GENERAL NOTES

1. REFER TO ELEVATION FOR WALL FINISHING TYPES.
2. REFER TO A111 FOR FLOOR FINISHES, A113 FOR WALL FINISHES, A121 FOR CEILING FINISHES AND INTERIOR ELEVATIONS FOR FINISH INFORMATION.
3. REFER A101 AND A102 FOR MATERIAL AND FINISH SCHEDULE.
4. REFER TO SCHEDULE D FOR CONCRETE INFORMATION.
5. REFER TO SCHEDULE E FOR PLUMBING INFORMATION.
6. REFER SHEET A112 FOR FURNISHING PLAN.
7. REFER KITCHEN AND BATH DRAWINGS FOR EQUIPMENT.
8. REFER TO A201, A202, A203 AND A204 FOR WALL, SECTION AND EXIT WALL INFO.
9. REFER TO A301 TO FACE OF WALLS FOR EXTERIOR WALL FINISHING.
10. REFER TO DOCUMENT A302 FOR DIRECTIONS OF CONSTRUCTION MANNER.
11. INSTALL SHEET B301 AND B302 INSTALLED BY ER. ENGINEER.

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**LEGEND**

<input type="checkbox"/>	2x6 WOOD FRAMED WALL
<input checked="" type="checkbox"/>	8" CMU WALL
<input type="checkbox"/>	METAL FRAMED PARTITION
<input type="checkbox"/>	WALL TYPE - RASTER 02/03/04

LOTS 10 - 13  
BLOCK G  
TRACT NO. 5763  
MB 62/17  
OCCUPANCY/USE:  
MERCANTILE

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**KEY NOTES**

RETROFITS

- 1 FIREPLACE - MONITOR PRECISE SEE THROUGH DIRECT VENT GAS FIREPLACE - INSIDE CONVENTIONAL DEPTH 8" - INSIDE 16" DEEP X 16" HIGH - INSIDE 16" DEEP X 12" HIGH - INSIDE 16" DEEP X 11" HIGH
- 2 FIREPLACE - MONITOR PRECISE - SINGLE SIDE - DIRECT VENT GAS FIREPLACE - INSIDE CONVENTIONAL DEPTH 8" - INSIDE 16" DEEP X 16" HIGH - INSIDE 16" DEEP X 12" HIGH - INSIDE 16" DEEP X 11" HIGH
- 3 FIREPLACE - MONITOR PRECISE SEE THROUGH DIRECT VENT GAS FIREPLACE - INSIDE CONVENTIONAL DEPTH 8" - INSIDE 16" DEEP X 16" HIGH - INSIDE 16" DEEP X 12" HIGH - INSIDE 16" DEEP X 11" HIGH
- 4 ROOF LADDER / HATCH - SEE DETAIL 03/04/01
- 5 METAL BAZZER AT ULTRALITE KITCHEN DOOR
- 6 REMOTE FOR CO2 CARBON DIOXIDE CONCENTRATION INSTALLATION
- 7 CUT COLD METAL, PLATE, STEEL - 1/8" THICK SHELL PLATE - POWDER COAT FINISH - RETAIN EXISTING ELEMENTS - PROVIDE SHOP DRAWINGS FOR REPAIRS, ASSEMBLY, SHARING PATENTS AND PROPOSE ATTACHMENT TO EXISTING ELEMENTS
- 8 TUBE STEEL COLD FORMED TO SUPPORT METAL PAN, SYSTEM - WIDER STRUCTURAL SHAMROCKS - PRIME AND PAINT ALL EXPOSED TO WASH PAN SYSTEM

## FLOOR PLAN

## FLOOR PLAN

RSI GROUP  
 RSI

199 AIRPORT LOOP DR. SUITE 100  
COSTA MESA, CA 92626  
714.955.9400  
[www.mi-group.com](http://www.mi-group.com)

**E RECORD**  
**DESCRIPTION**

**MISSION RECORD**

10 of 10

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**END UP SHELL WITH FINISHOUT**

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LOS ANGELES  
CALIFORNIA

1 MELROSE AVENUE  
ANGELES, CA 90046

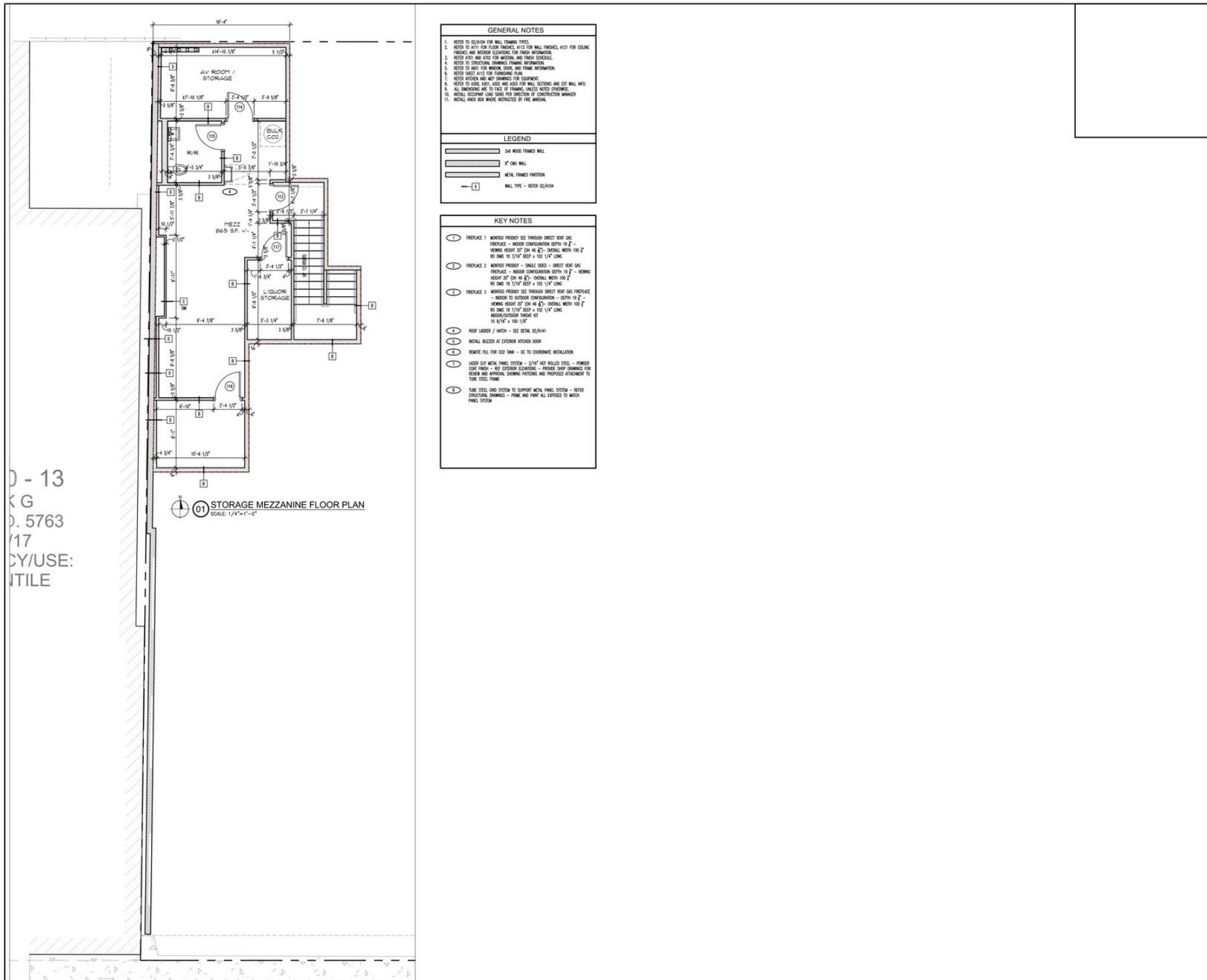
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1254

## DOB PLAN

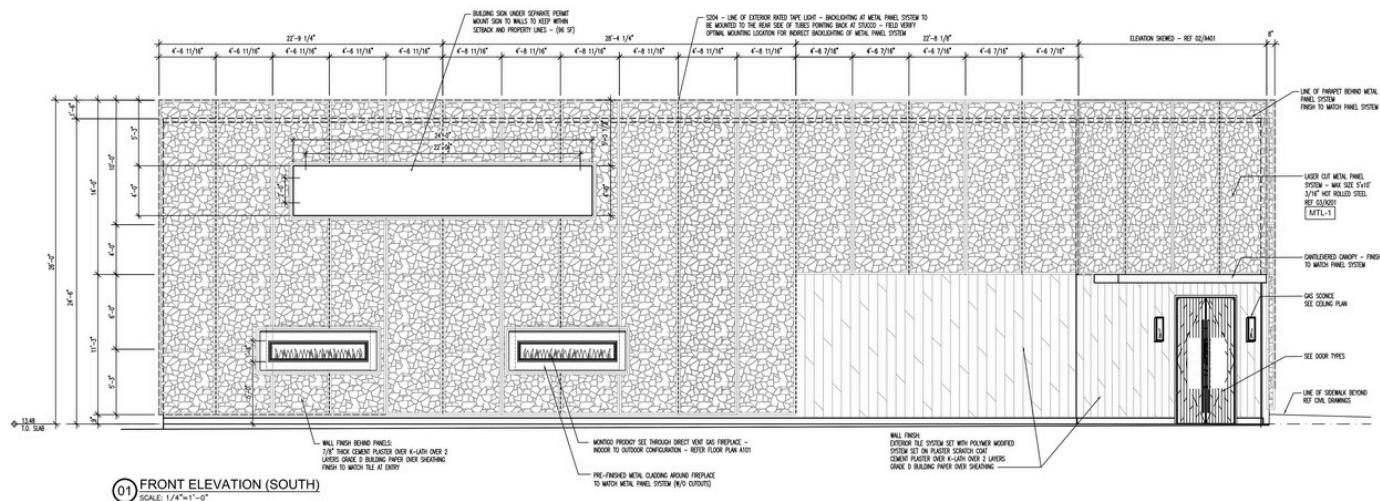
NET NUMBER

101

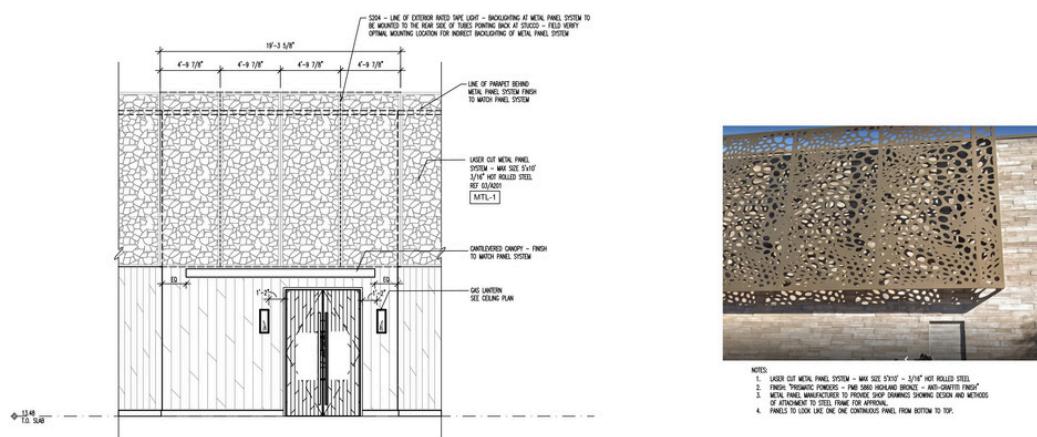
# PROPOSED MEZZANINE - APPROX. 9,000 SF RESTAURANT



## PROPOSED EXTERIOR - APPROX. 9,000 SF RESTAURANT



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03 REFERENCE PHOTO OF METAL PANEL SYSTEM MTL-S  
SCALE: NTS



NOTES:

1. LASER CUT METAL PANEL SYSTEM - MAX SIZE 5'X10' - 3/16" HOT ROLLED STEEL
2. FINISH: TROPONIC POWDERS - PMB 5860 HIGHLAND BRONZE - ANTI-CRATER FINISH
3. METAL PANEL MANUFACTURER TO PROVIDE SHOP DRAWINGS SHOWING DESIGN AND METHODS OF ATTACHMENT TO STEEL FRAME FOR APPROVAL.



**LOS ANGELES**  
**CALIFORNIA**

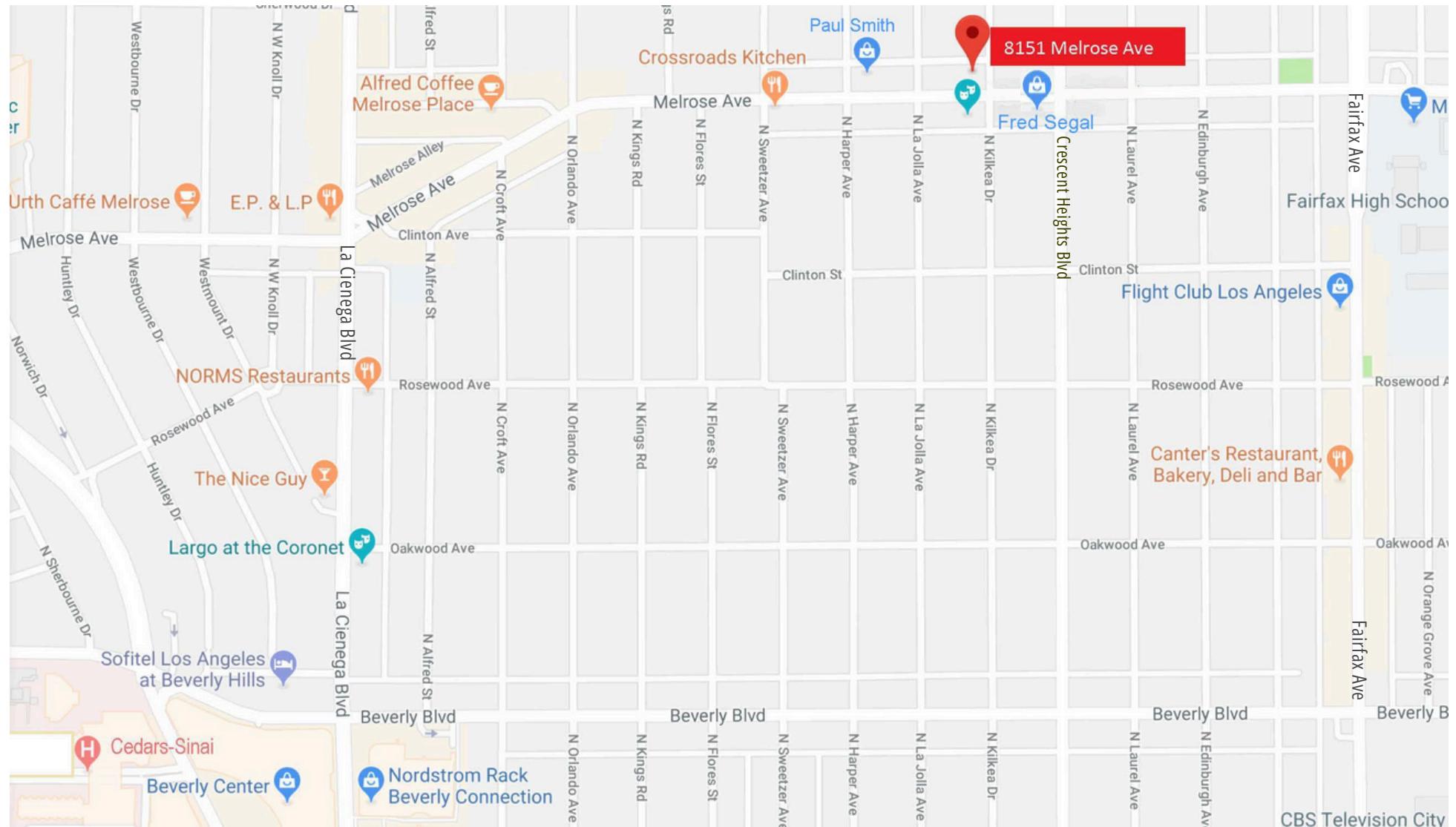
8151 MELROSE AVENUE  
LOS ANGELES, CA 90046

**PROJECT NUMBER**  
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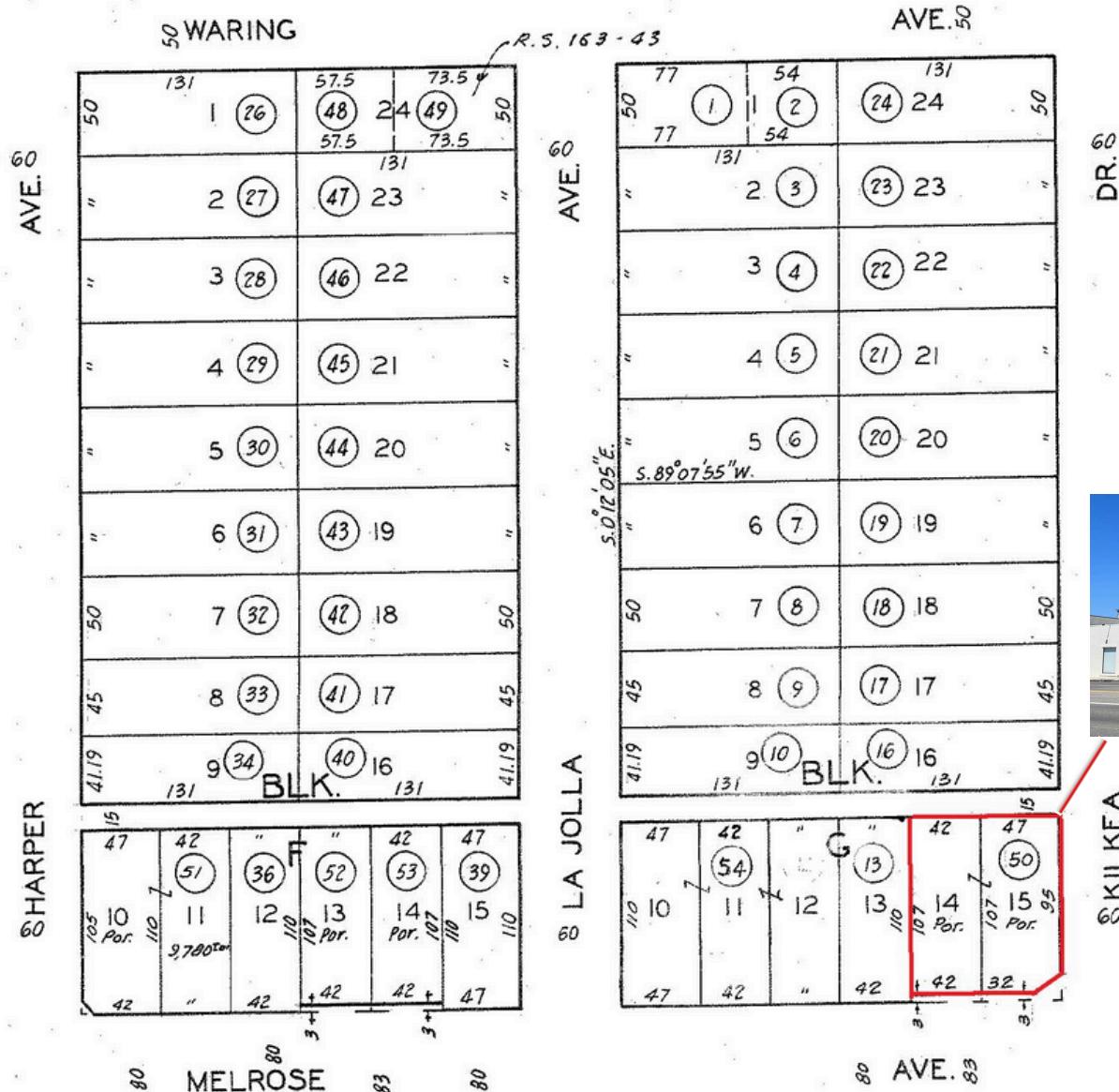
## EXTERIOR ELEVATIONS

**SHEET NUMBER**

# PROPERTY LOCATION



# PARCEL MAP



8151 Melrose Avenue

6 KII KEA

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COMMERCIAL  
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11766 Wilshire Blvd #1120, Los Angeles, CA 90025

Daniel Leisner

Lic: 01938978

[daniel@cbi-commercial.com](mailto:daniel@cbi-commercial.com)

(424) 421-1670