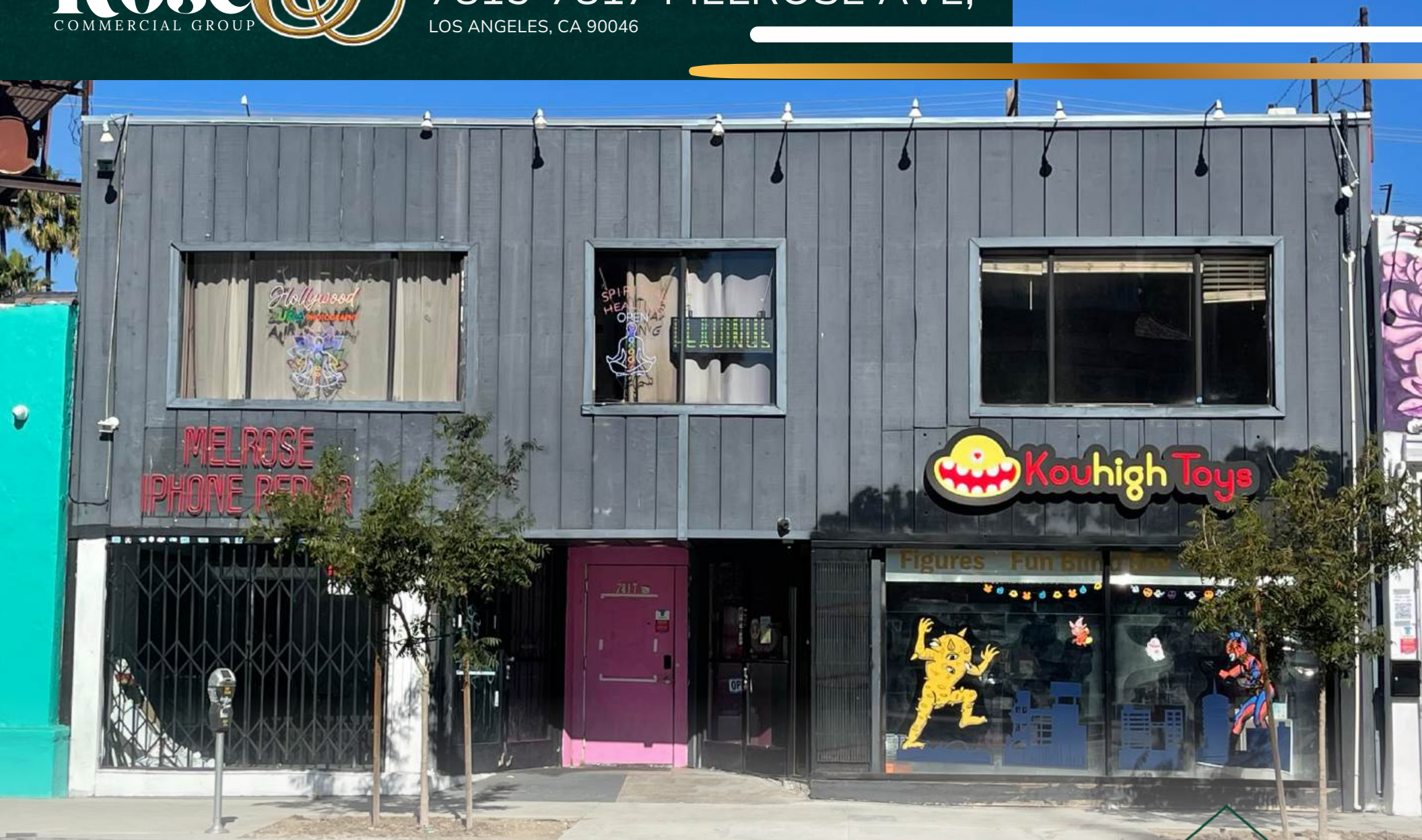






# PROPERTY AERIAL MAP



Dr. Sandwich  
MEDITERRANEAN EATS

NORDSTROM  
ZARA  
The Cheesecake Factory  
SEPHORA  
BARNES & NOBLE

Monsieur Marcel  
COURTNEY MARKET & BISTRO  
STARBUCKS  
The Original FARMERS MARKET  
DuPar's

TELEVISION CITY

TRADER JOE'S  
Mendocino Farms

VERVE  
COFFEE ROASTERS

PETCO

100  
Fairfax Senior High

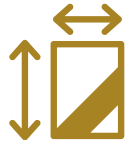
SUBJECT

Bank of America

MELROSE AVE



# PROPERTY OVERVIEW



## SIZE & RATE

Downstairs Retail Store Front =  $\pm 2,000$  SF > **\$3.50 PSF (MG)**

Suite B-1 (Upstairs) =  $\pm 500$  SF > **\$2.75 PSF (FG)**

Suite B-2 (Upstairs) =  $\pm 550$  SF > **\$2.75 PSF (FG)**

Suite B-3 (Upstairs) =  $\pm 500$  SF > **\$2.75 PSF (FG)**



## YEAR BUILT

1940



## TERM

3-5 Years



## ZONING

C2





# STORE FRONT RETAIL



- **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

## 7817 Melrose Unit





# OFFICE

## Unit B-1



# OFFICE

## Unit B-2





# OFFICE

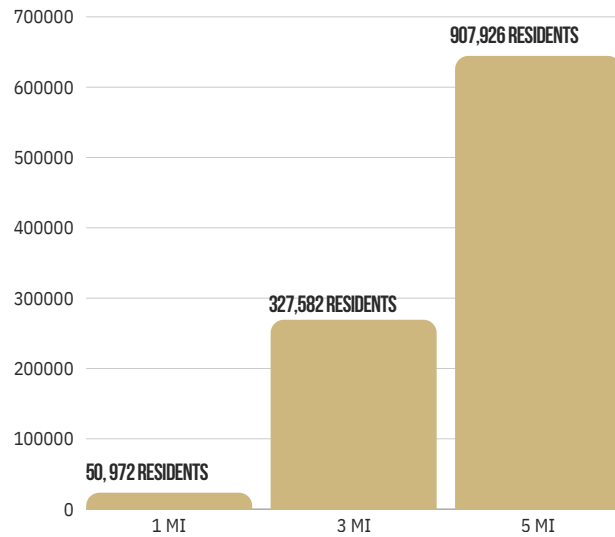
## Unit B-3



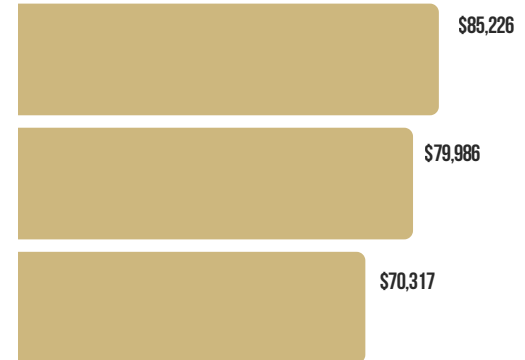


# COMMUNITY PROFILE

## 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             |





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