



**FOR LEASE**   
PRESENTED BY  
**Arie Rose**  
**424.421.4241**



# PROPERTY AERIAL MAP



tendergreens  
CVS FRESH BROTHERS.

TRADER JOE'S  
Pollo Loco ups

BARTON G. THE RESTAURANT  
Vito's PIZZA  
NOBU LOS ANGELES  
Domino's Pizza

SHAKE SHACK  
7 ELEVEN  
WALKER BROS. CUSHI  
WEHO BISTRO  
CVS

adidas SOCIAL TOURIST®



MELROSE AVE

MELROSE AVE

# PROPERTY OVERVIEW



**TYPE**  
Office/Retail



**SIZE**  
±900 SF



**RATE**  
\$3.00 MG



**YEAR BUILT**  
1925



**TERM**  
Negotiable



**ZONING**  
LAC4



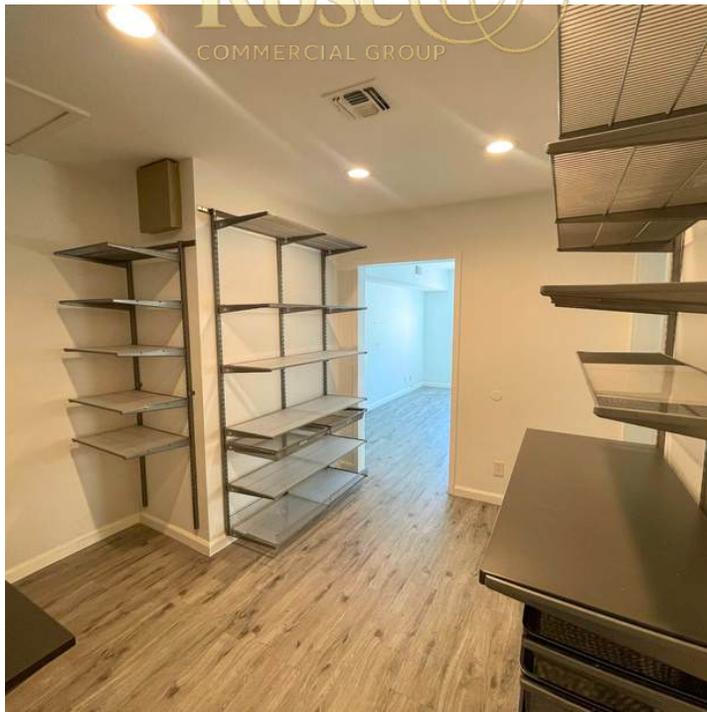


- **Unbeatable Melrose Location** – Located in the heart of West Hollywood on iconic Melrose Avenue, surrounded by top-tier restaurants, design studios, trendsetting boutiques, and nonstop creative energy.
- **±900 SF with Flexible Layout** – Versatile floor plan that can be demised into two self-contained suites—perfect for multi-tenant use or owner-user flexibility
- **Move-In Ready** – Clean, functional interior with built-in shelving and natural light, ready for immediate occupancy
- **Tailored for Creatives** – Ideal for a boutique agency, startup, content studio, or self-production business looking to plug into LA's cultural core

# PROPERTY PHOTOS

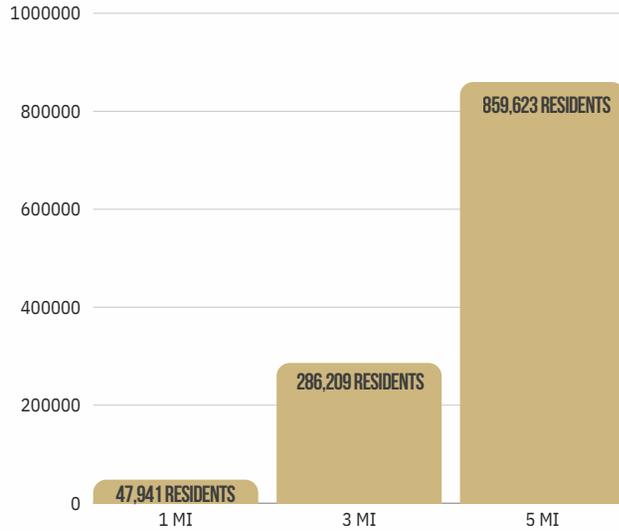


Rose & Co.  
COMMERCIAL GROUP



# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave	N Orlando Ave	29,992 vehicles/day	.10 miles
Clinton Street	N Orlando Ave	986 vehicles/day	.11 miles
North Kings Road	W Clinton St	1,217 vehicles/day	.15 miles
Melrose Pl	N Alfred St	3,287 vehicles/day	.17 miles
Melrose Pl	N Alfred St	3,255 vehicles/day	.17 miles
North Orlando Avenue	Beverly Blvd	4,553 vehicles/day	.17 miles
N Orlando Ave	Beverly Blvd	4,449 vehicles/day	.17 miles
North Croft Avenue	Oakwood Ave	2,006 vehicles/day	.21 miles
N Croft Ave	Oakwood Ave	1,951 vehicles/day	.21 miles
Melrose Ave	N la Cienega Blvd	32,338 vehicles/day	.22 miles



POWERED BY



## Specializing in Commercial Sales & Leases throughout Southern California



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