

# FOR SALE

## 7318 MELROSE AVENUE

LOS ANGELES, CA 90046

# MULTI-TENANT HIGH STREET RETAIL PROPERTY

## VALUE-ADD INVESTOR OPPORTUNITY OR OWNER USER!



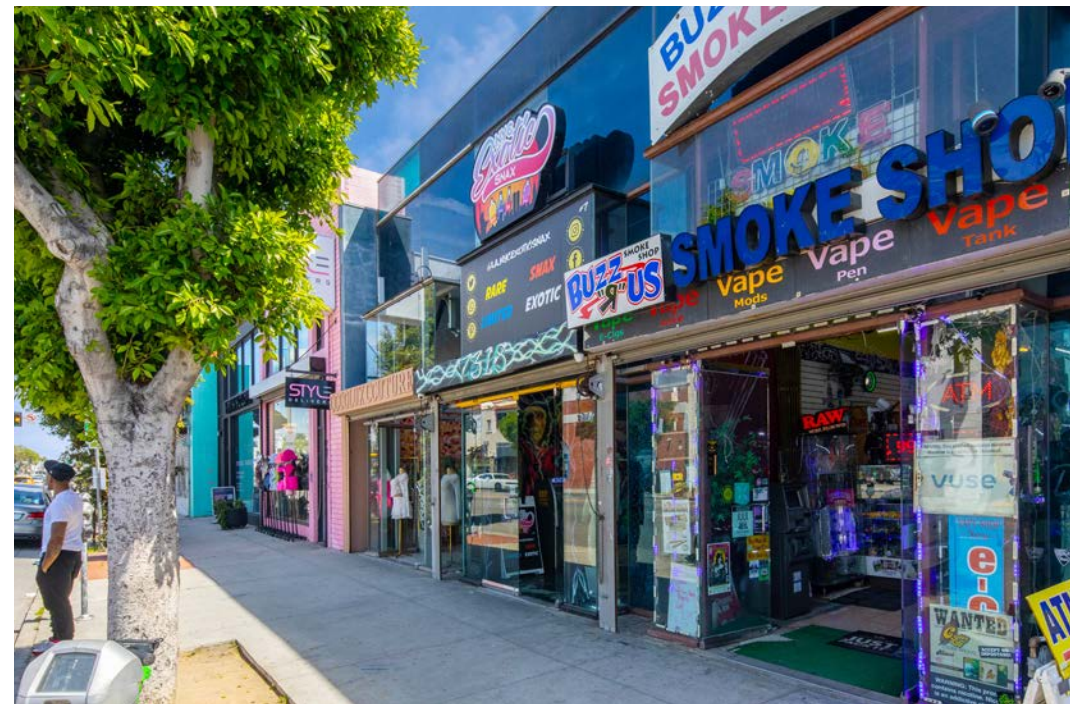
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**CBRE**



# TREMENDOUS VISIBILITY ON MELROSE





# PREMIER VALUE-ADD RETAIL OPPORTUNITY

Melrose Avenue's highly trafficked streets are home to so many iconic businesses. This Three (3) Tenant retail store-front is an excellent opportunity to join the action on one of Los Angeles' most desirable streets. Nearby tenants include Pink's Hot Dogs, Osteria Mozza, Wasteland, Brooklyn Projects, Playground LA, and so much more!





# HIGHLIGHTS



**THE PROPERTY SIZE:** ±3,520 SF

**BUILDING SF:** ±4,280 SF LAND

**SALE PRICE:** \$2,795,000

**ZONING:** LAC4\*

\*Buyer to confirm zoning and particular uses allowable by the City at the Site.



**Existing tenants all on short term leases, which can potentially be extended.**



**Tremendous tall storefront visibility for each of the 3 retail storefronts plus approximately ±4 Parking Spaces on-site in rear.**



**Fabulous walking street that includes retailers and restaurants such as: Pink's Hot Dogs, Bludsoe's BBQ, Melrose Trading Post, Happy Ice, Ronan, Brooklyn Projects, Playground LA, and much more!**



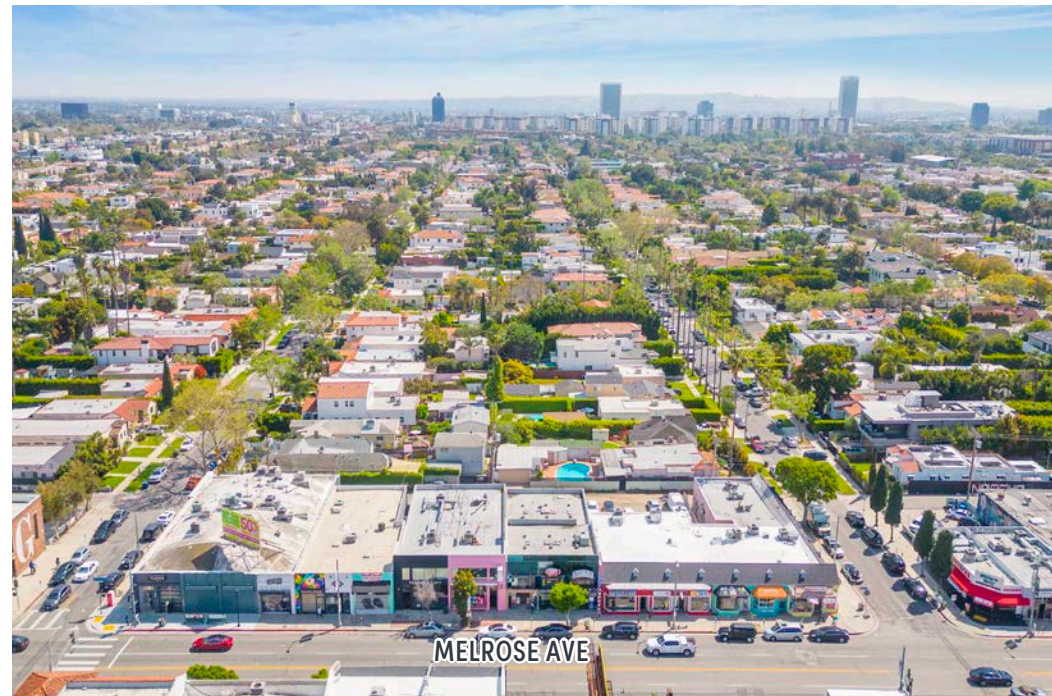
**PROPERTY GROSS INCOME PER ANNUM:**

**\$138,145.95**

**Current**

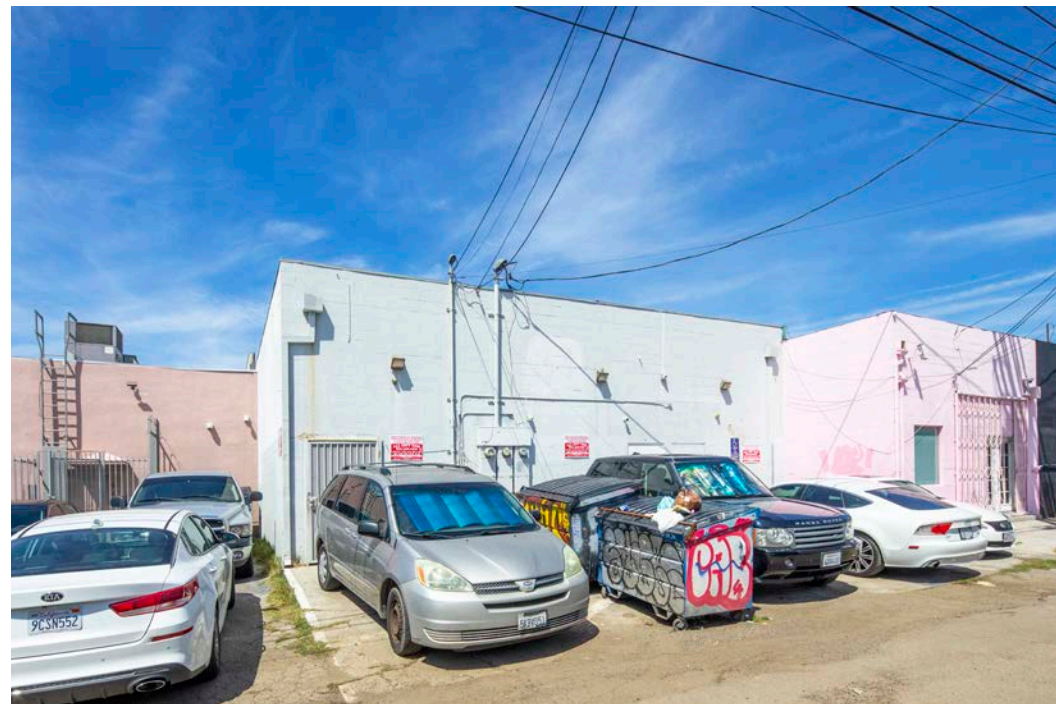
**\$204,000.00**

**Market**



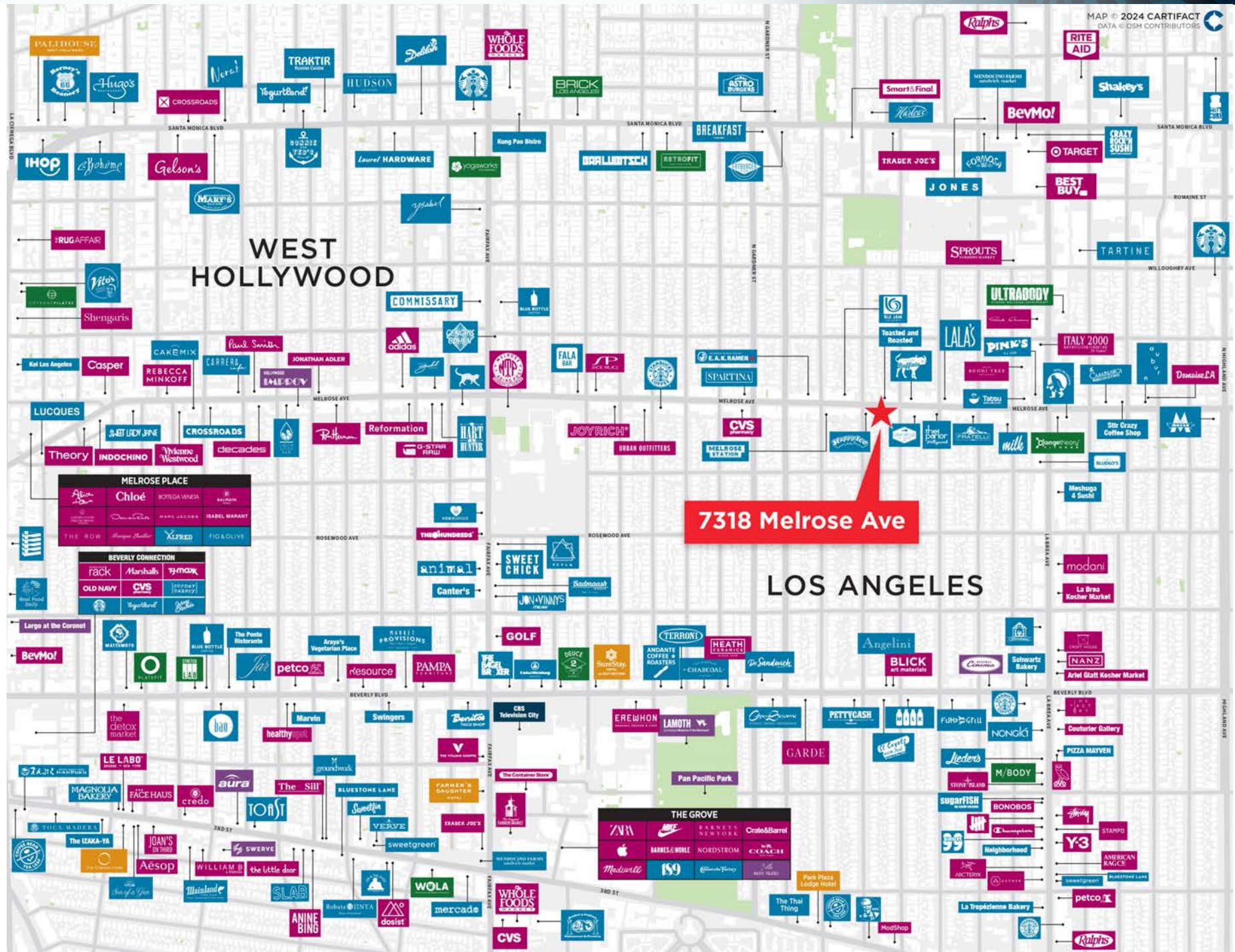


# REAR PARKING (±4 PARKING SPACES)

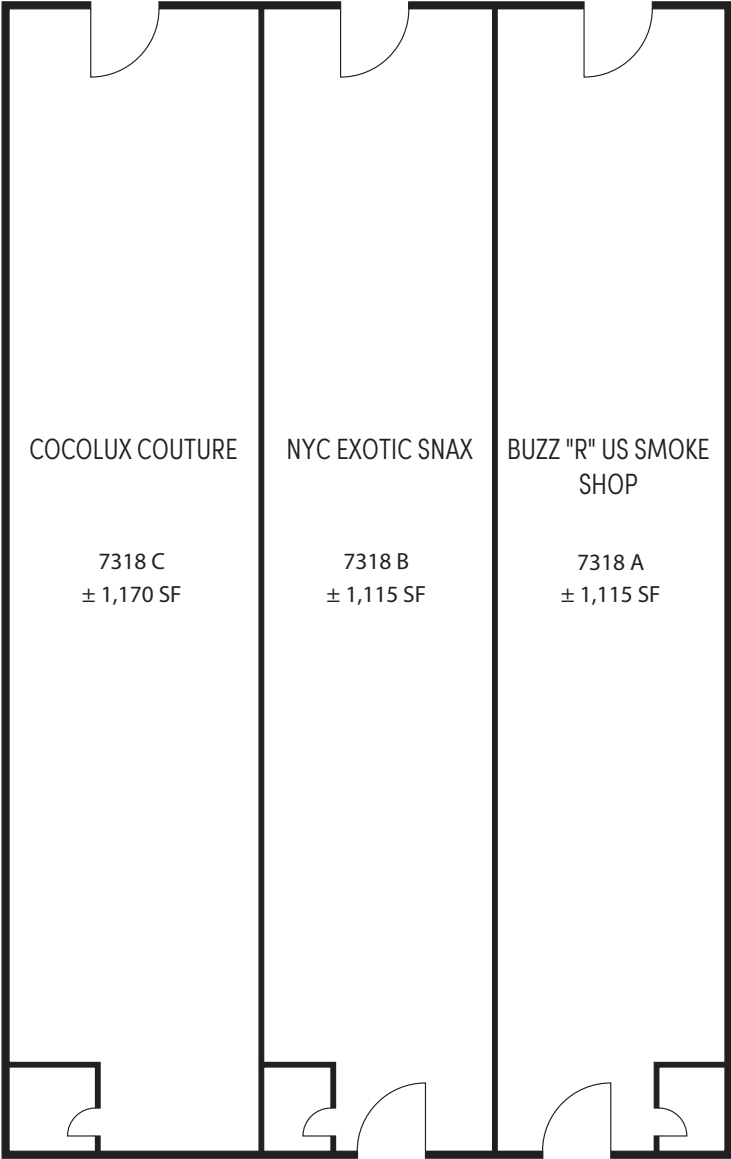




# MELROSE AVENUE TENANTS



# FLOOR PLAN



7318 MELROSE AVE - FLOOR PLAN

\*Floor plan is for basic informational and layout purposes only, it is without measurements and not to scale. Broker/Seller makes no representations on its accuracy. Buyer to verify.

# PARCEL MAP





BEVERLY HILLS

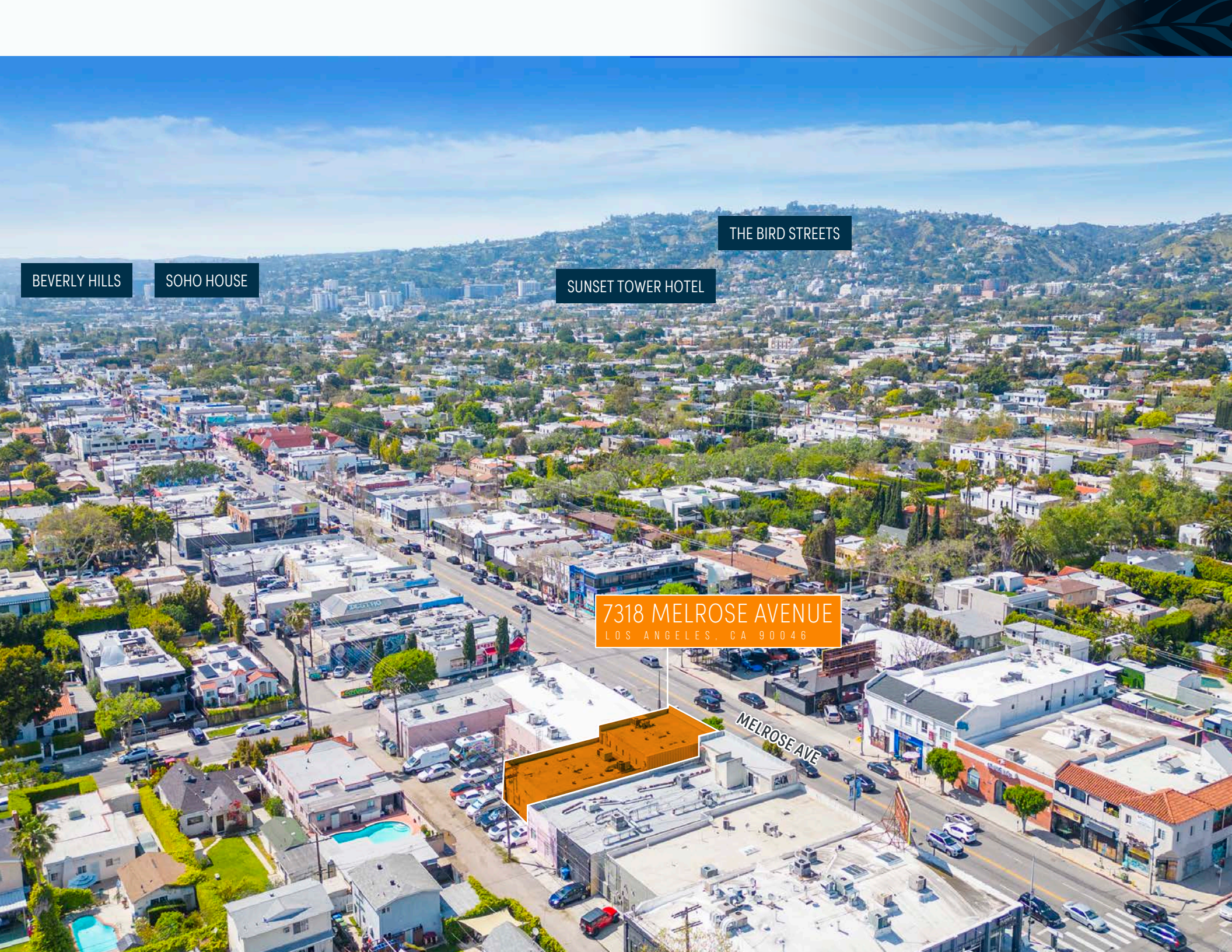
SOHO HOUSE

THE BIRD STREETS

SUNSET TOWER HOTEL

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MELROSE AVE





CENTURY CITY

CEDARS SINAI HOSPITAL  
THE BEVERLY CENTER

BEVERLY HILLS

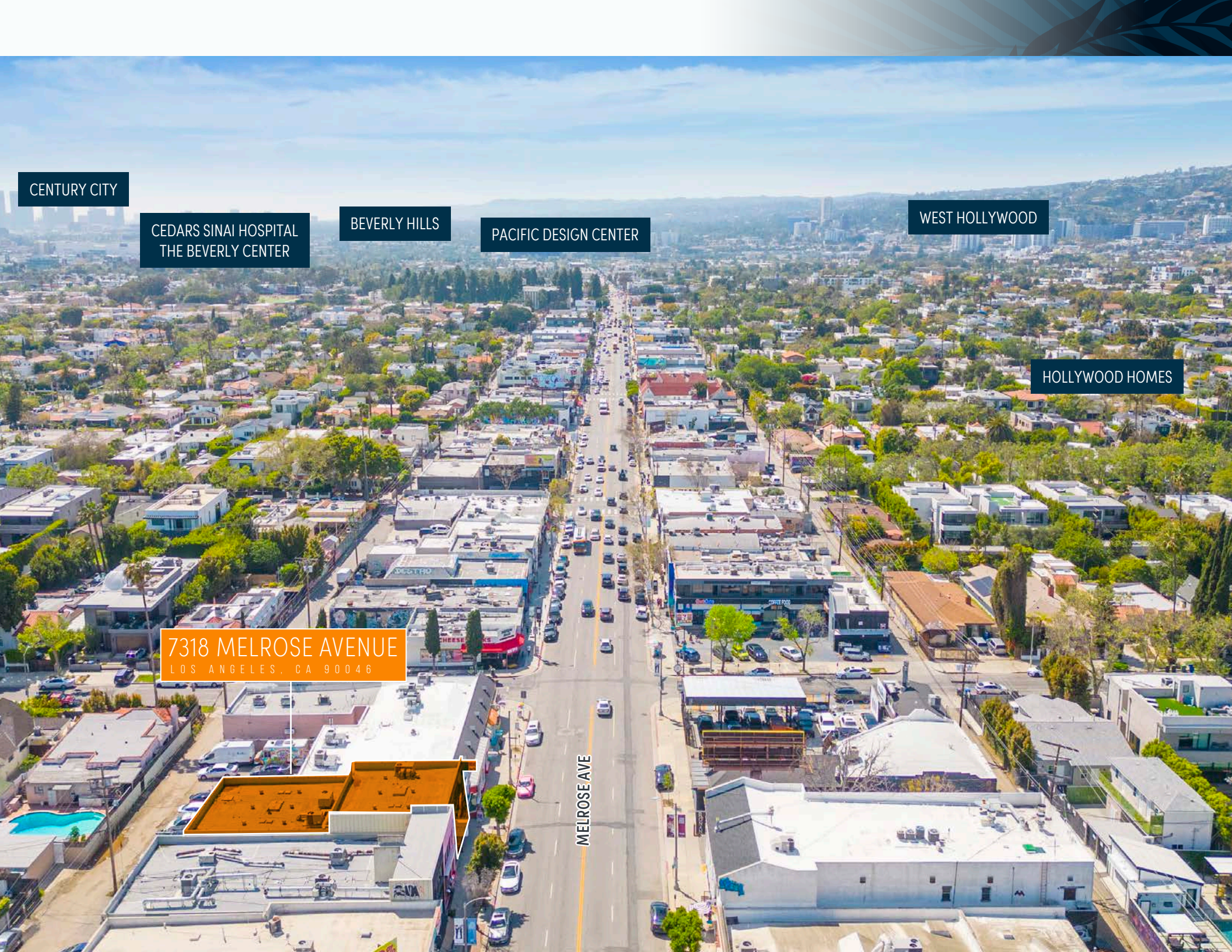
PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HOLLYWOOD HOMES

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MELROSE AVE





# DEMOGRAPHICS

DEMOGRAPHIC BRIEF		1 MILE		3 MILES		5 MILES	
POPULATION							
2023 Population - Current Year Estimate	43,365		393,529		943,775		
2028 Population - Five Year Projection	44,488		400,287		963,850		
2020 Population - Census	43,191		390,922		937,780		
2010 Population - Census	41,214		387,091		938,400		
2020-2023 Annual Population Growth Rate	0.12%		0.20%		0.20%		
2023-2028 Annual Population Growth Rate	0.51%		0.34%		0.42%		
HOUSEHOLDS							
2023 Households - Current Year Estimate	23,434		194,848		418,088		
2028 Households - Five Year Projection	24,314		200,166		430,870		
2010 Households - Census	21,957		183,211		393,657		
2020 Households - Census	23,194		191,967		412,914		
2020-2023 Compound Annual Household Growth Rate	0.32%		0.46%		0.38%		
2023-2028 Annual Household Growth Rate	0.74%		0.54%		0.60%		
2023 Average Household Size	1.81		1.98		2.21		
HOUSEHOLD INCOME							
2023 Households	23,434		194,848		418,085		
Under \$15,000	2,926 12.5%		23,812 12.2%		53,900 12.9%		
\$15,000-\$24,999	1,308 5.6%		13,011 6.7%		31,394 7.5%		
\$25,000-\$34,999	1,289 5.5%		12,636 6.5%		30,155 7.2%		
\$35,000-\$49,999	1,772 7.6%		16,661 8.6%		39,934 9.6%		
\$50,000-\$74,999	2,903 12.4%		28,784 14.8%		61,524 14.7%		
\$75,000-\$99,999	3,037 13.0%		22,678 11.6%		47,864 11.5%		
\$100,000-\$149,999	3,819 16.3%		29,738 15.3%		60,092 14.4%		
\$150,000-\$199,999	2,080 8.9%		16,169 8.3%		33,443 8.0%		
\$200,000 and Over	4,301 18.4%		31,359 16.1%		59,779 14.3%		
2023 Average Household Income	\$134,598		\$125,094		\$117,736		
2028 Average Household Income	\$158,053		\$146,352		\$136,793		
2023 Median Household Income	\$85,805		\$77,172		\$70,755		
2028 Median Household Income	\$103,165		\$92,577		\$84,452		
2023 Per Capita Income	\$72,952		\$61,959		\$52,262		
2028 Per Capita Income	\$86,626		\$73,181		\$61,260		
HOUSING UNITS							
2017-2021 Housing Units	24,993		210,906		448,862		
1 Unit -Detached	4,289 17.2%		37,027 17.6%		94,544 21.1%		
1 Unit -Attached	656 2.6%		6,137 2.9%		16,095 3.6%		
2 Units	1,746 7.0%		9,744 4.6%		18,712 4.2%		
3-4 Units	2,633 10.5%		14,635 6.9%		36,949 8.2%		
5-9 Units	5,734 22.9%		30,358 14.4%		57,059 12.7%		
10-19 Units	3,474 13.9%		32,959 15.6%		63,881 14.2%		
20-49 Units	3,083 12.3%		40,728 19.3%		86,786 19.3%		
50 and Over	3,335 13.3%		38,665 18.3%		73,598 16.4%		
Mobile Home	43 0.2%		586 0.3%		1,126 0.3%		
Other Units	0 0.0%		67 0.0%		114 0.0%		
EDUCATION							
2023 Population 25 and Over	35,279		305,850		694,159		
Less than 9th Grade	562 1.6%		17,646 5.8%		68,046 9.8%		
9-12th Grade - No Diploma	736 2.1%		11,914 3.9%		39,197 5.6%		
High School Diploma	3,691 10.5%		41,299 13.5%		104,225 15.0%		
GED or Alternative Credential	486 1.4%		4,324 1.4%		10,706 1.5%		
Some College - No Degree	4,186 11.9%		40,964 13.4%		93,849 13.5%		
Associate's Degree	2,313 6.6%		17,464 5.7%		39,569 5.7%		
Bachelor's Degree	16,305 46.2%		116,963 38.2%		226,724 32.7%		
Graduate or Professional Degree	7,000 19.8%		55,276 18.1%		111,843 16.1%		
PLACE OF WORK							
2023 Businesses	4,055		35,416		69,746		
2023 Employees	28,246		249,834		543,858		

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