



8606 MELROSE AVENUE

Carine Mamann

Vice Chairman

lic. 01734150

carine.mamann@cushwake.com

T. 310 595 2235

Kazuko Morgan

Executive Vice Chairman

lic. 01070005

kazuko.morgan@cushwake.com

T. 310 595 2235

Jay Luchs

Vice Chairman

lic. 01260345

jay.luchs@nmrk.com

T. 310 407 6585



NEWMARK

PROPERTY DETAILS



USE

Retail



SIZE

8606 MELROSE AVENUE

Ground Floor: ± 3,110 SF

Second Floor: ± 960 SF

Total: ± 4,070 SF

TOTAL: ± 15,070 SF



RENT

Available upon Request



NEWMARK

CUSHMAN & WAKEFIELD

HIGHLIGHTS



Located on the busy corner of Melrose Avenue and Westbourne Drive



40 on-site parking spaces with valet or 25 parking spaces without valet



Surrounded by high-end retail and restaurants



Open layout and high ceilings



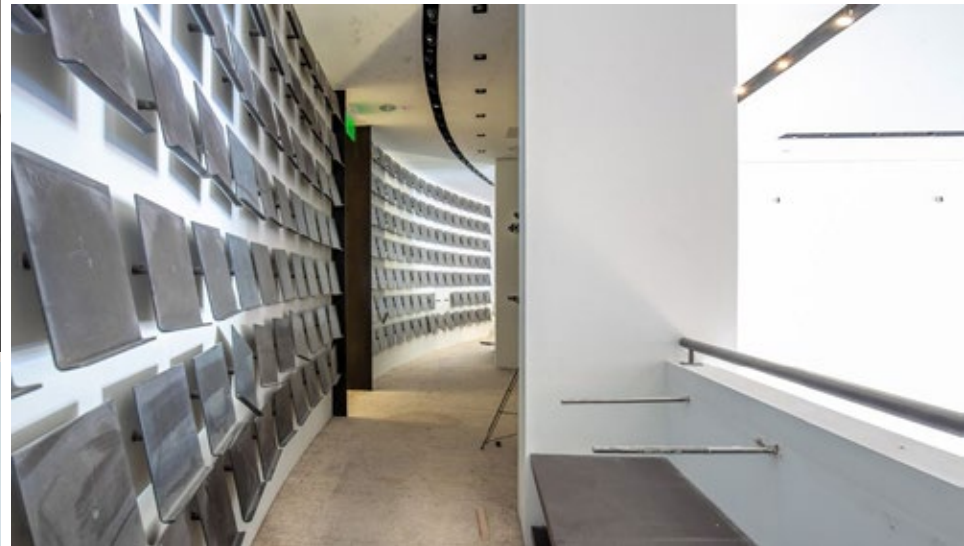
Large windows throughout provide ample natural lighting



NEWMARK

 CUSHMAN & WAKEFIELD

INTERIOR PHOTOS



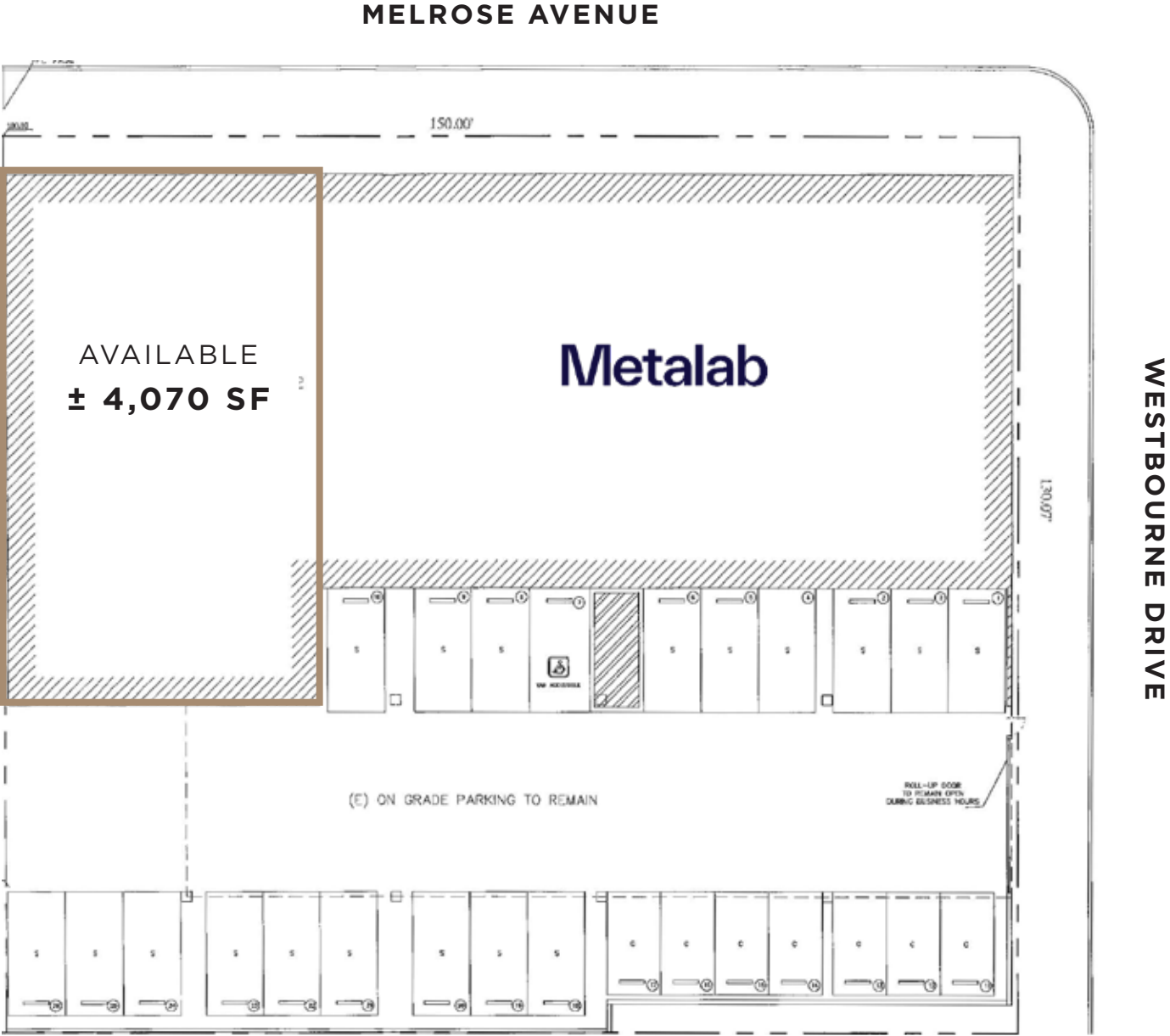
NEWMARK

CUSHMAN & WAKEFIELD

SITE PLAN

8606 MELROSE AVENUE

Ground: ± 3,110 SF
Second: ± 960 SF
Total: ± 4,070 SF



DEMOGRAPHICS



POPULATION

44,069
1 MILE

262,504
3 MILE

812,602
5 MILE



DAYTIME POPULATION

77,899
1 MILE

396,522
3 MILE

1,048,296
5 MILE



MEDIAN AGE

43
1 MILE

40
3 MILE

38
5 MILE



AVERAGE HOUSEHOLD INCOME

\$158,713
1 MILE

\$155,601
3 MILE

\$131,999
5 MILE



NEWMARK





Glossier.

Tag & bone

HOKA

State of Mind

D&B Threads



The RealReal

W&P

lululemon

RH
RESTORATION HAUTE COUTURE
flagship

MANSOUR

Metalab

8606
MELROSE
AVENUE

DESIGN
WITHIN
REACH

RtA

DESIGN WITHIN REACH

NEWMARK



CUSHMAN &
WAKEFIELD



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Carine Mamann

Vic Chairman

lic. 01734150

carine.mamann@cushwake.com

T. 310 595 2235

Kazuko Morgan

Executive Vice Chairman

lic. 01070005

kazuko.morgan@cushwake.com

T. 310 595 2235

Jay Luchs

Vice Chairman

lic. 01260345

jay.luchs@nmrk.com

T. 310 407 6585



NEWMARK