

FOR LEASE



RETAIL



**4330 MELROSE AVE,
LOS ANGELES, CA 90029**



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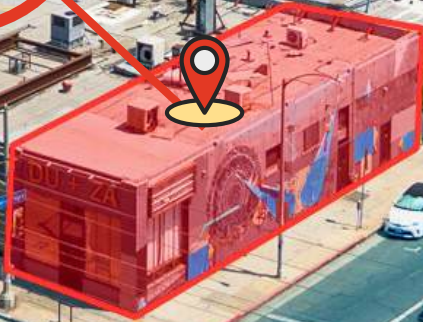
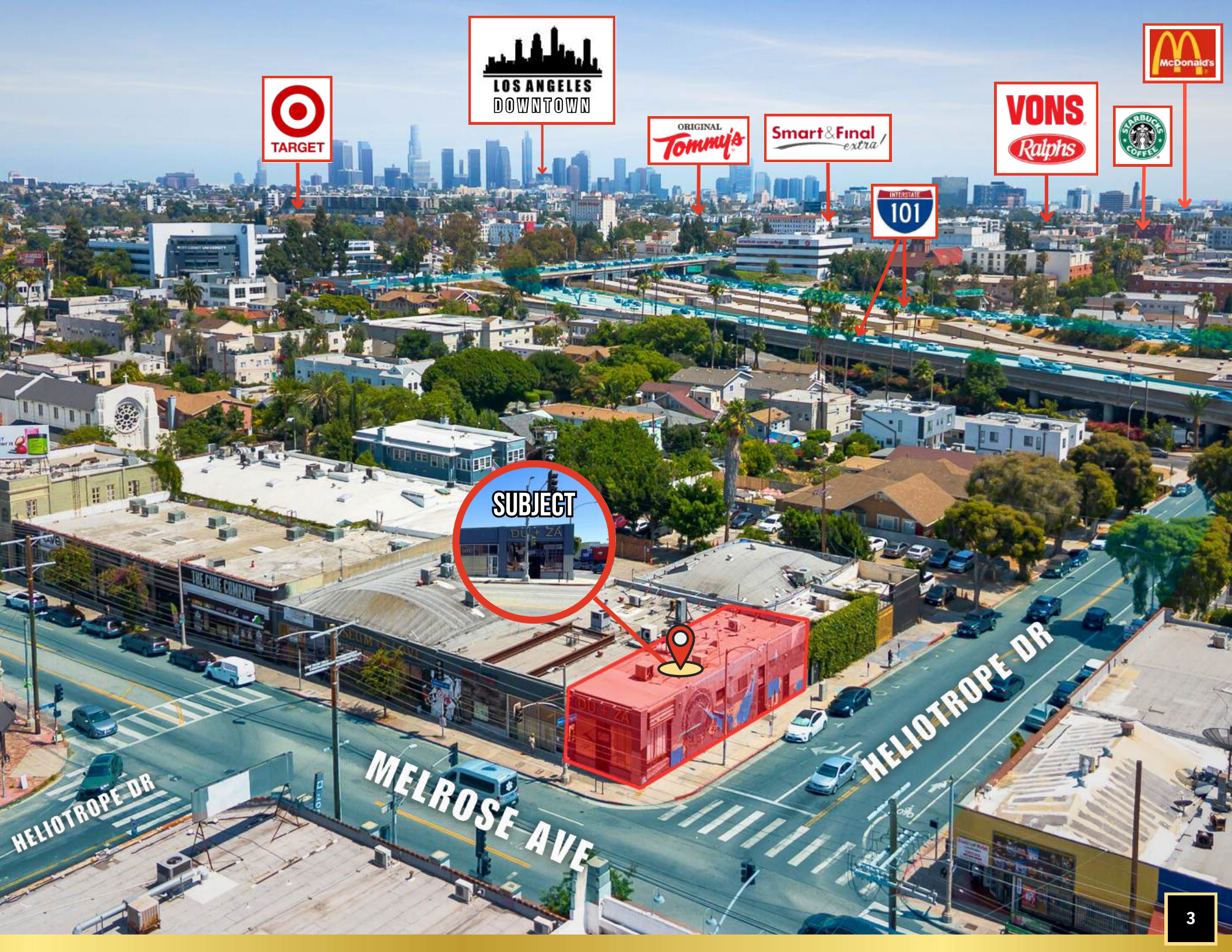
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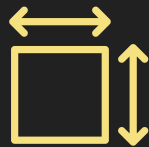
MELROSE AVE

HELIOTROPE DR



PROPERTY OVERVIEW

4330 MELROSE AVE,
LOS ANGELES, CA 90029



SIZE
1,200 SF



RATE
\$3.75 MG



TERM
Negotiable



YEAR BUILT
1908



ZONING
LAC2

PROPERTY SHOWCASE

4330 Melrose Ave, East Hollywood, CA 90029



- Prime Melrose Avenue frontage in Los Angeles, delivering constant exposure to both drivers and pedestrians.
- Turnkey setup featuring built-in kitchen amenities (Hood and sink), ready for food service, catering, or quick-launch concepts.
- Proximity to Los Angeles City College ensures consistent foot traffic from students, locals, and daily commuters.
- Opportunity to anchor your business in a thriving, fast-growing neighborhood with strong consumer demand.

PROPERTY PHOTOS

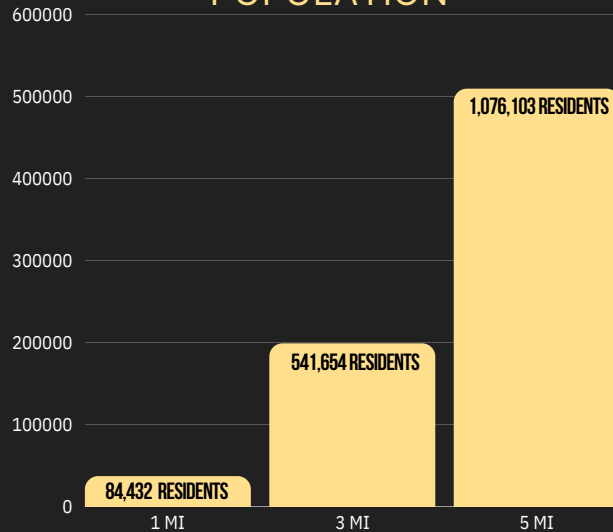
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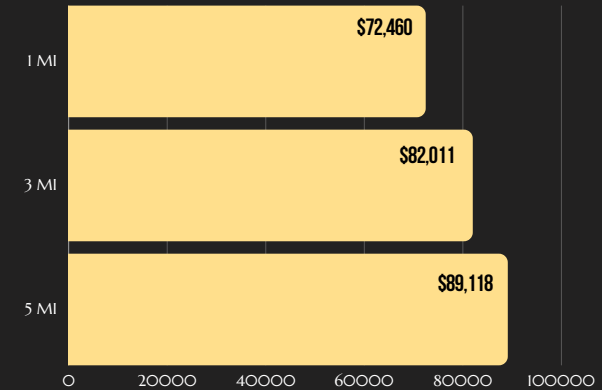
COMMUNITY PROFILE

4330 Melrose Ave, East Hollywood, CA 90029

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Clinton St	N Heliotrope Dr	2,754 vehicles/day	.09 miles
Clinton St	N Heliotrope Dr	2,728 vehicles/day	.09 miles
Melrose Ave	N New Hampshire Ave	20,308 vehicles/day	.10 miles
Melrose Ave	N New Hampshire Ave	20,224 vehicles/day	.10 miles
101		212,252 vehicles/day	.12 miles
Clinton St	N New Hampshire Ave	2,772 vehicles/day	.14 miles
Clinton St	N New Hampshire Ave	2,799 vehicles/day	.14 miles
101		239,375 vehicles/day	.14 miles
Melrose Ave	N Alexandria Ave	16,292 vehicles/day	.15 miles
Melrose Ave	N Alexandria Ave	16,220 vehicles/day	.15 miles



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