

**DEMBO** REALTY

retail properties

MELROSE RETAIL CORNER

FOR SALE



**PRICE UPON REQUEST**  
**APPROXIMATELY 12,320 SF**  
**LOT SIZE: APPROXIMATELY 18,500 SF**  
**PROPERTY SPANS OVER HALF A CITY BLOCK ON**  
**WORLD FAMOUS MELROSE AVENUE**  
**BILLBOARD SIGNAGE**  
**PROPERTY CONSISTS OF 4 PARCELS**  
**OVER \$900K/ANNUM IN PROFORMA NET INCOME**  
**PRIME CORNER**



12,320 SF



RETAIL USE



LOT IN REAR

**7708-7726 MELROSE AVE**  
**LOS ANGELES, CA 90046**

**PHILIP KLAPARDA**

PHILIP@DEMBOREALTY.COM

310.278.4747 X12

LIC: #01347517

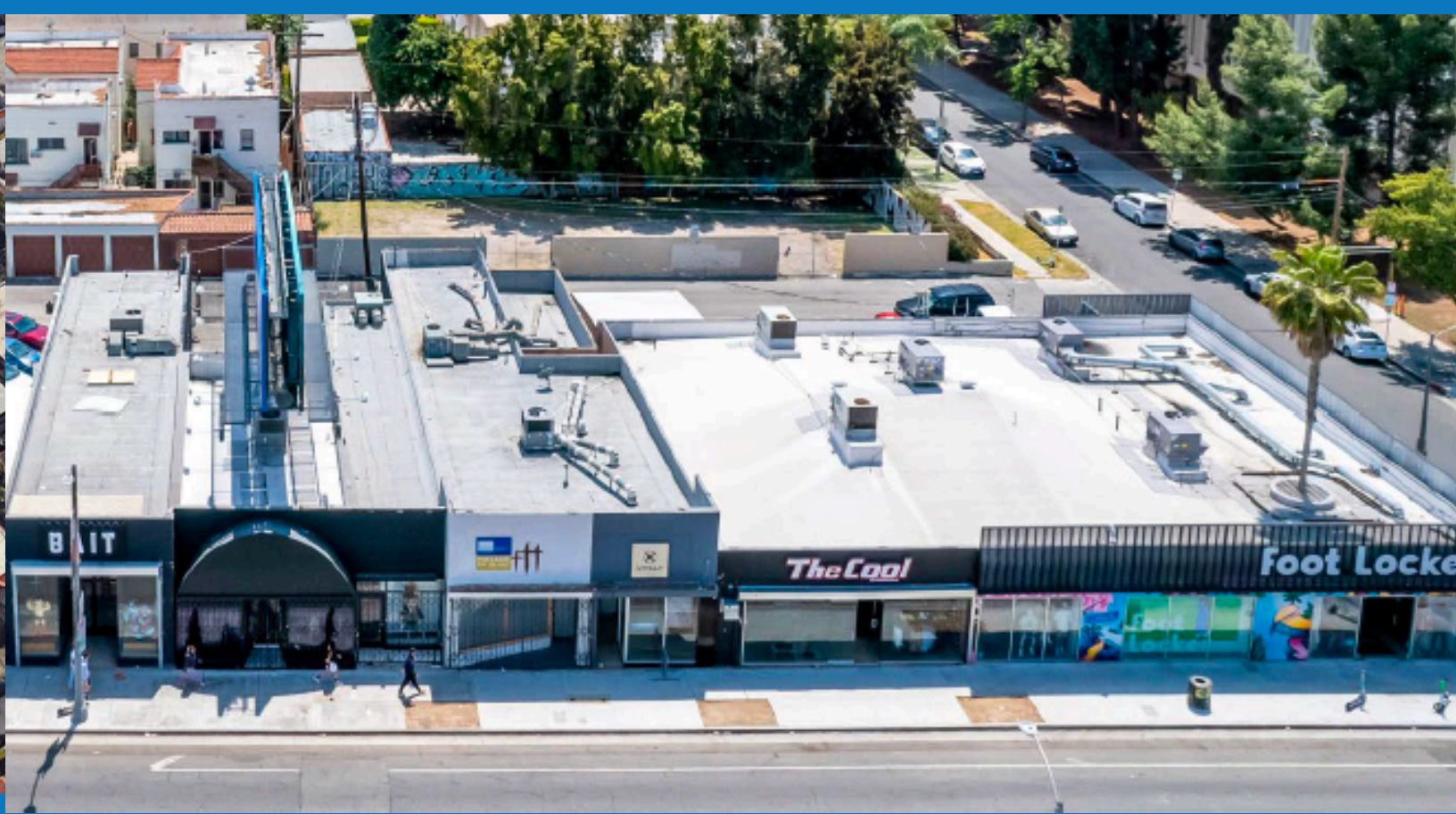
9595 WILSHIRE BLVD. STE 208  
BEVERLY HILLS, CA 90212

[DEMBOREALTY.COM](http://DEMBOREALTY.COM)

\*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.







ADDRESS	TENANT	RENTABLE SF
7708 Melrose Avenue	Bait	±1,710 RSF
7710 Melrose Avenue	Bait	±900 RSF
7712 Melrose Avenue	Bait	±700 RSF
7714 Melrose Avenue	Vacant	±1,850 RSF
7716 Melrose Avenue	Vitaly	±700 RSF
7718-7720 Melrose Avenue	Vacant	±2,410 RSF
7722-7726 Melrose Avenue	Foot Locker	±4,050 RSF
Billboard		N/A
<b>TOTAL</b>		<b>±12,320 RSF</b>

## 7708-7726 MELROSE AVE LOS ANGELES, CA 90046

KARI JAFFE

KARI@DEMBOREALTY.COM

310.497.4291

LIC: #01956933

9595 WILSHIRE BLVD. STE 208

BEVERLY HILLS, CA 90212

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