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ASSET GROUP



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**FOR LEASE**  
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# PRIME MELROSE DISTRICT RETAIL FOR LEASE

7574 MELROSE AVENUE, LOS ANGELES, CA 90046

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## AVAILABLE SIZE

±1,349 SF

**AVAILABLE**  
IMMEDIATELY

## LEASE RATE

\$3.50 PSF/MO + NNN  
(NNN = ±\$1.00 PSF/MONTH)



**CLICK HERE FOR  
PROPERTY VIDEO**

- ONE OF THE BEST PARKED BUILDINGS ON MELROSE
- RECENTLY RENOVATED SPACES
- EXCELLENT VISIBILITY ON HEAVILY-TRAFFICKED MELROSE AVENUE
- LOCATED IN THE MELROSE DISTRICT - DEAD CENTER BETWEEN LA BREA AND FAIRFAX
- RENOVATED STOREFRONT WITH GREAT FRONTAGE
- CENTRAL LOCATION BORDERING WEST HOLLYWOOD, FAIRFAX, & BEVERLY GROVE
- PERFECT FOR ANY TRENDY RETAIL OR SERVICE USE



PACIFIC DESIGN CENTER

SUNSET STRIP

WEST HOLLYWOOD

SUBJECT PROPERTY





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