

# RETAIL • SHOWROOM • CREATIVE OFFICE • FOR LEASE



8378-8383

MELROSE  
AVENUE

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# PROPERTY DETAILS



## USE

Ground Retail,  
Creative Office / Showroom



## RENT

Available upon Request



## SIZE

± 2,000 - 15,244 RSF



## PARKING

Building Exclusive  
Parking Lot with 36 Spots

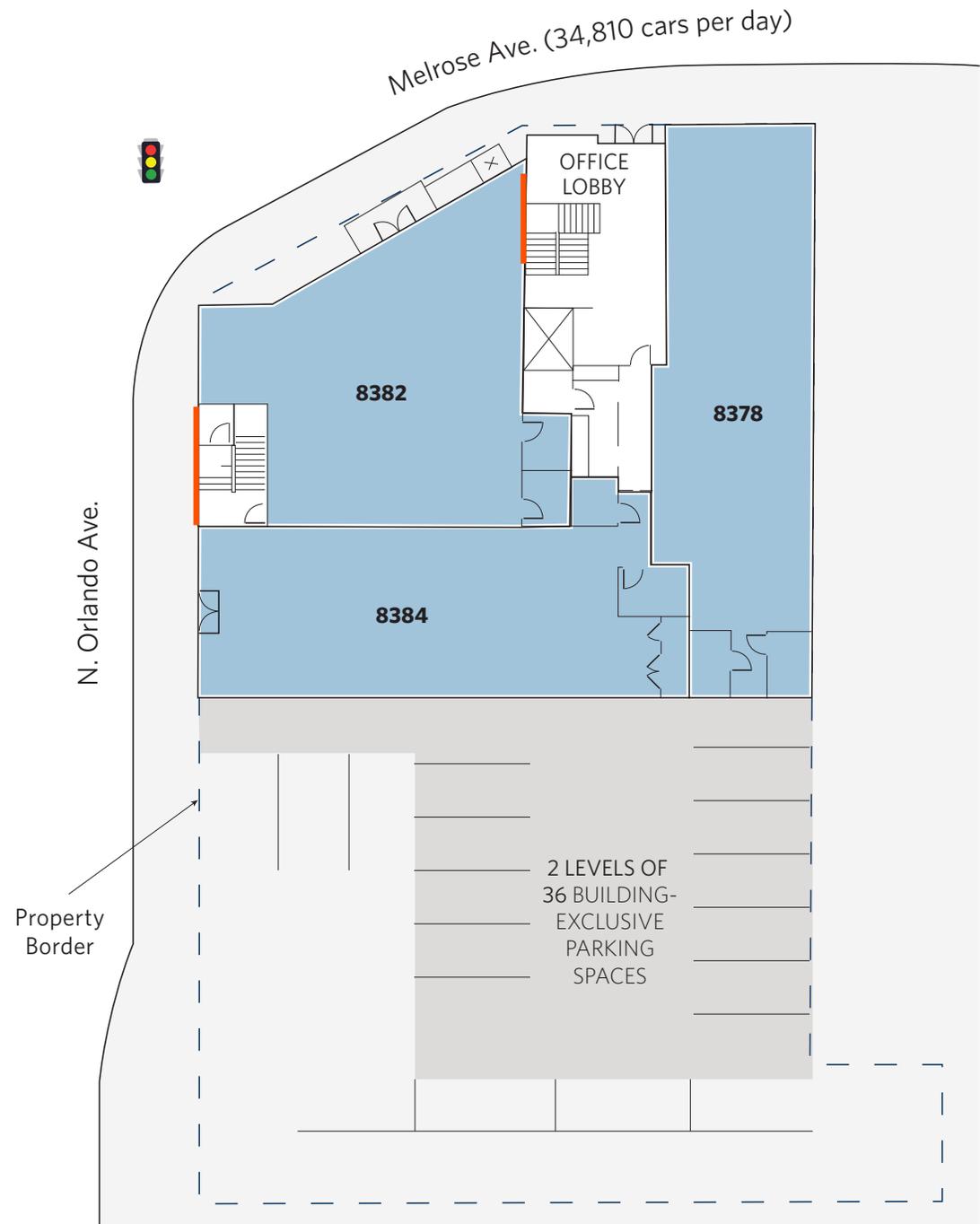


# HIGHLIGHTS

Located in the heart of the Melrose Avenue traffic flow through West Hollywood.

Highly coveted location surrounded by many well known retailers such as: Mejuri, Away, Cult Gaia, House of CB, Khaite, Indochino, and Adidas.

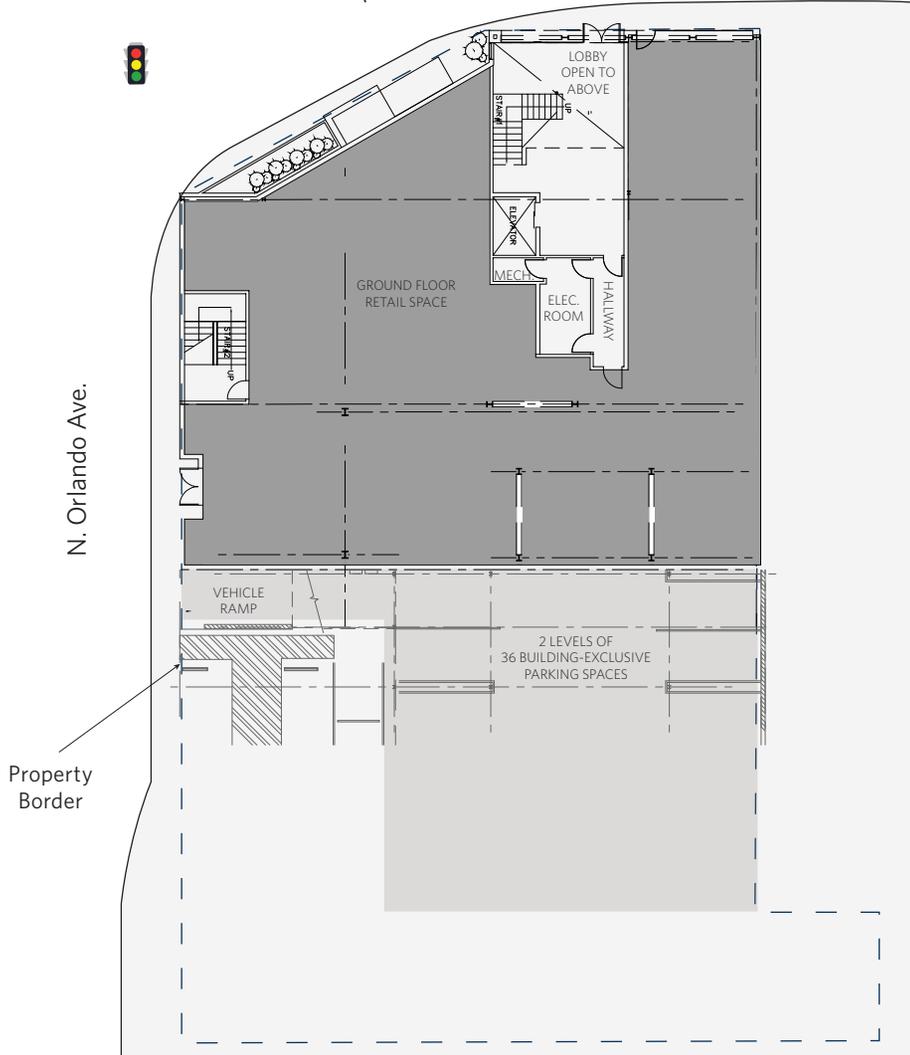
Suite 8378	± 2,000 RSF
Suite 8382	± 2,062 RSF
Suite 8384	± 2,073 RSF
2nd Floor	± 5,400 RSF
3rd Floor	± 7,422 RSF
Penthouse	± 2,422 RSF
<b>Total Square Feet</b>	<b>± 21,379 RSF</b>



# PREMISES

FIRST FLOOR

Melrose Ave. (34,810 cars per day)

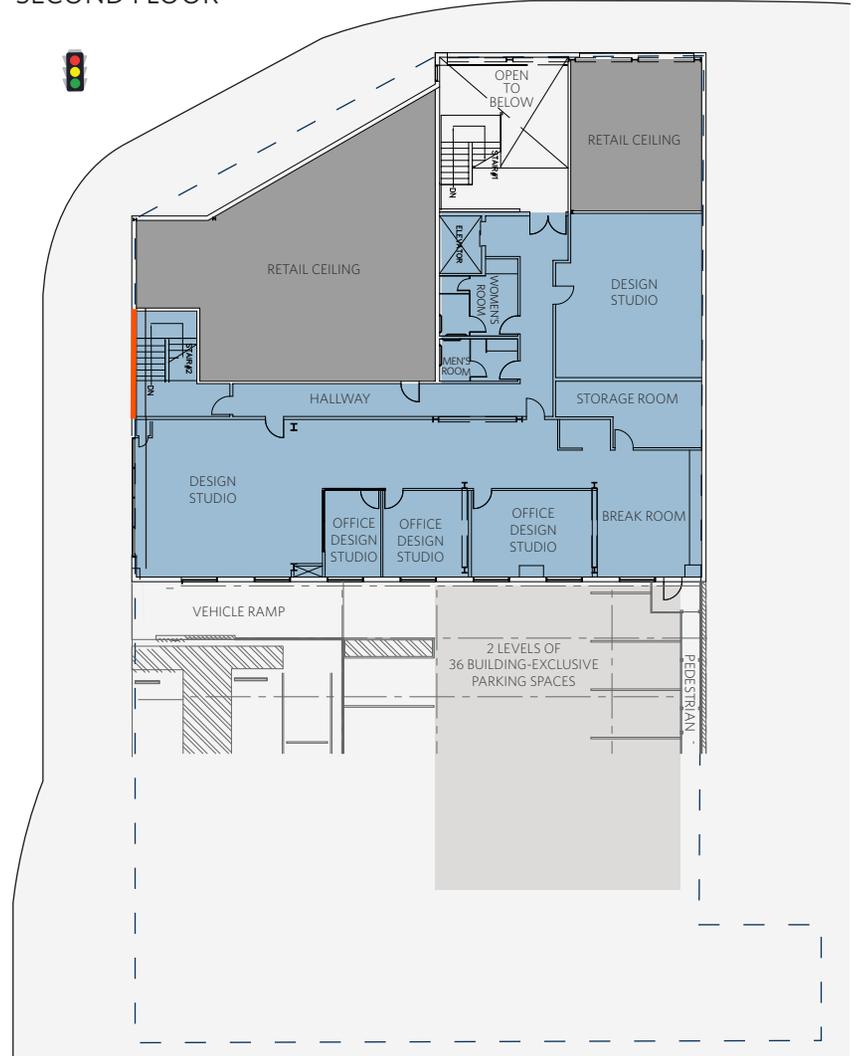


8380 SECOND FLOOR



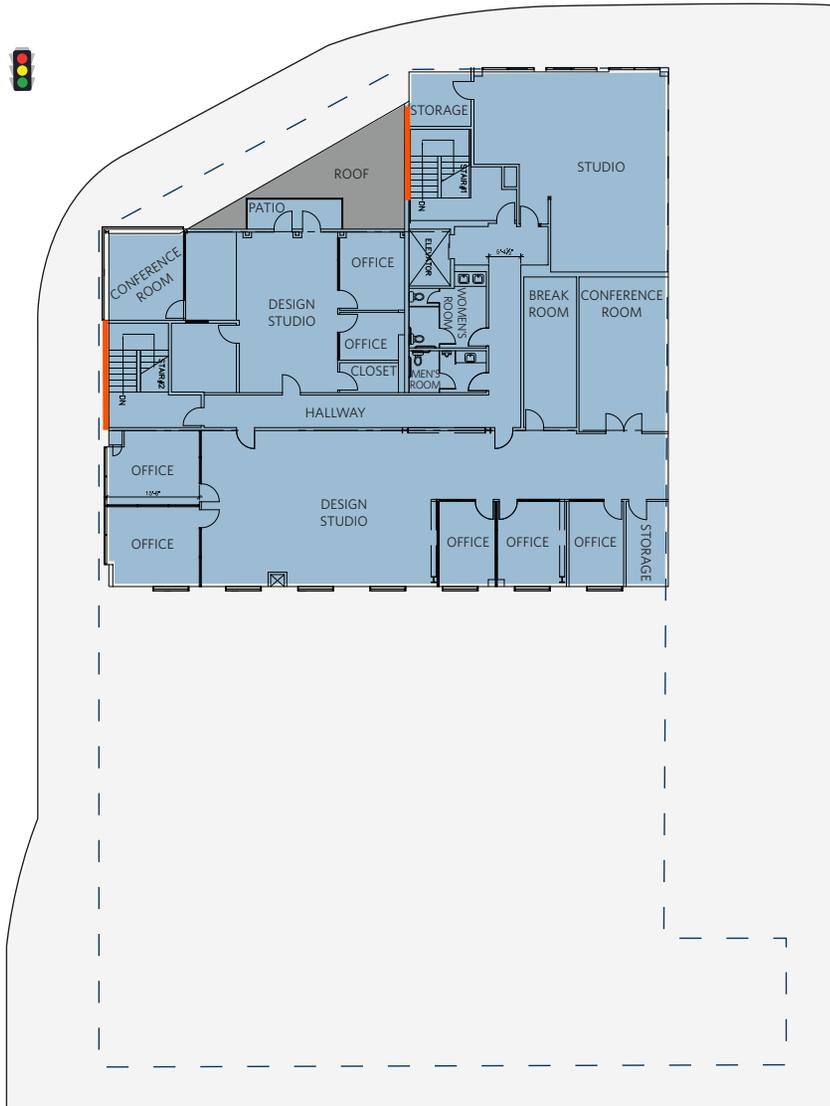
± 15,404 SF

overhead billboard



# PREMISES

8380  
THIRD FLOOR



8380  
PENTHOUSE



±15,404 SF

overhead billboard

# DEMOGRAPHICS



## POPULATION

47,993	278,171	856,661
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>



## MEDIAN AGE

41.3	39.7	37.7
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>



## HOUSING UNITS

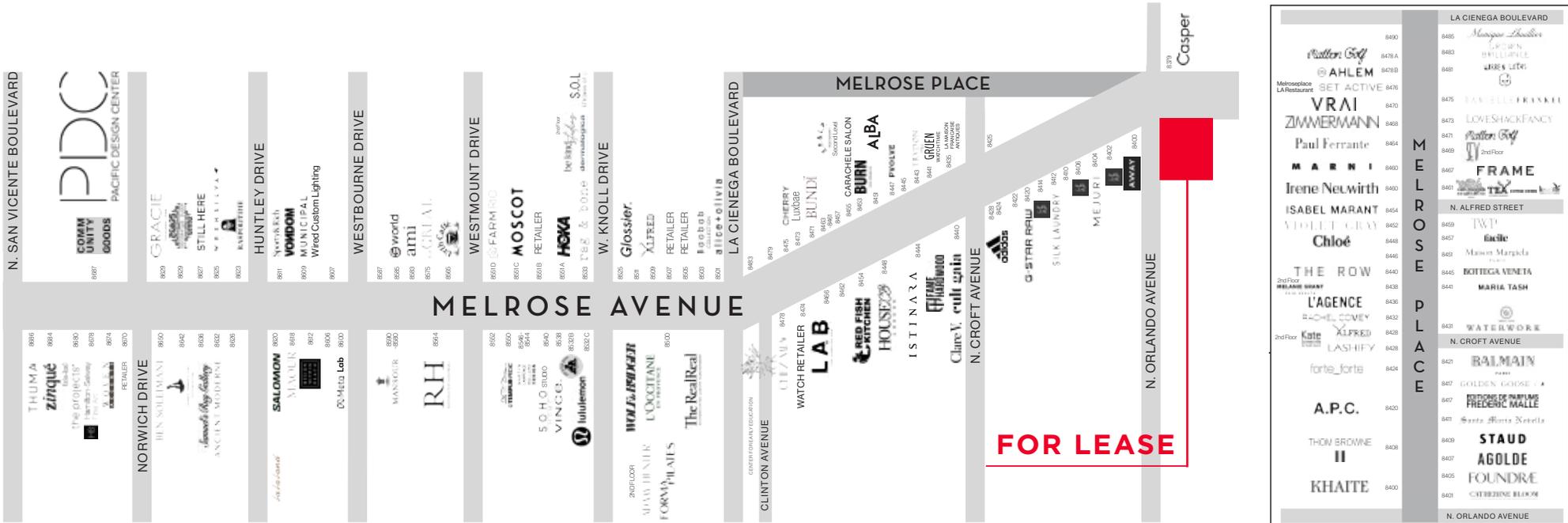
32,860	158,950	412,870
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>



## AVERAGE HOUSEHOLD INCOME

\$134,721	\$144,209	\$123,476
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>





# NEIGHBORING TENANTS





PDC  
PROFESSIONAL DESIGN CENTER

LAFCO

The RealReal

HOUSE

cult gain

adidas

INDOCHINO

AWAY

MEJURI

G-STAR RAW

SKIN LAUNDRY

KHAITE

forte\_forte

A.P.C.

THOM BROWNE

THE ROW

RACHEL COVY

ALFRED

ISABEL MARANT

VIOLET GRAY

MARNI

Paul Ferraro

ZIMMERMANN

VRAI

Maison Margiela

BOTTEGA VENETA

MARIA TASH

WATERWORK

BALMAIN

GOLDEN GOOSE

EDITIONS DE PARFUMS  
FREDERIC MALLE

STAUD

FOUNDRE

Casper

MELROSE AVENUE

MELROSE PLACE

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