

# FOR SALE

## 7318 MELROSE AVENUE

LOS ANGELES, CA 90046

# MULTI-TENANT HIGH STREET RETAIL PROPERTY

## VALUE-ADD INVESTOR OPPORTUNITY OR OWNER USER!



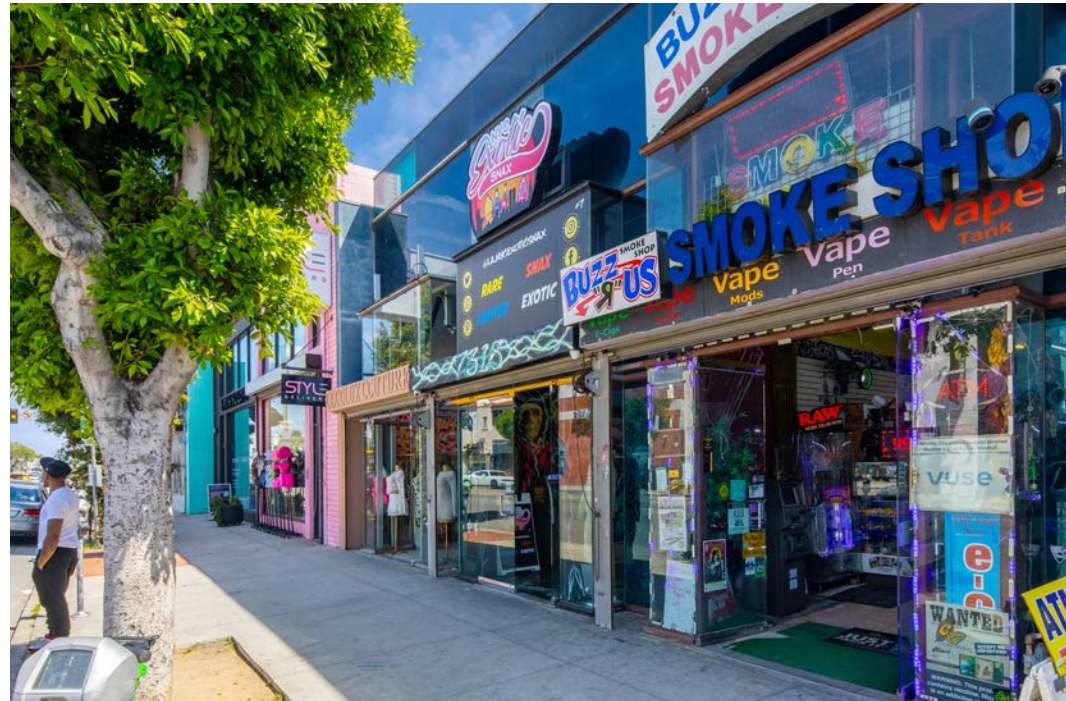
**NEAL GOLUB** Lic. 01023733  
Vice President +1 310 550 2667  
neal.golub@cbre.com

**RYAN GURMAN** Lic. 01972081  
Vice President +1 310 650 7545  
ryan.gurman@cbre.com

**CBRE**



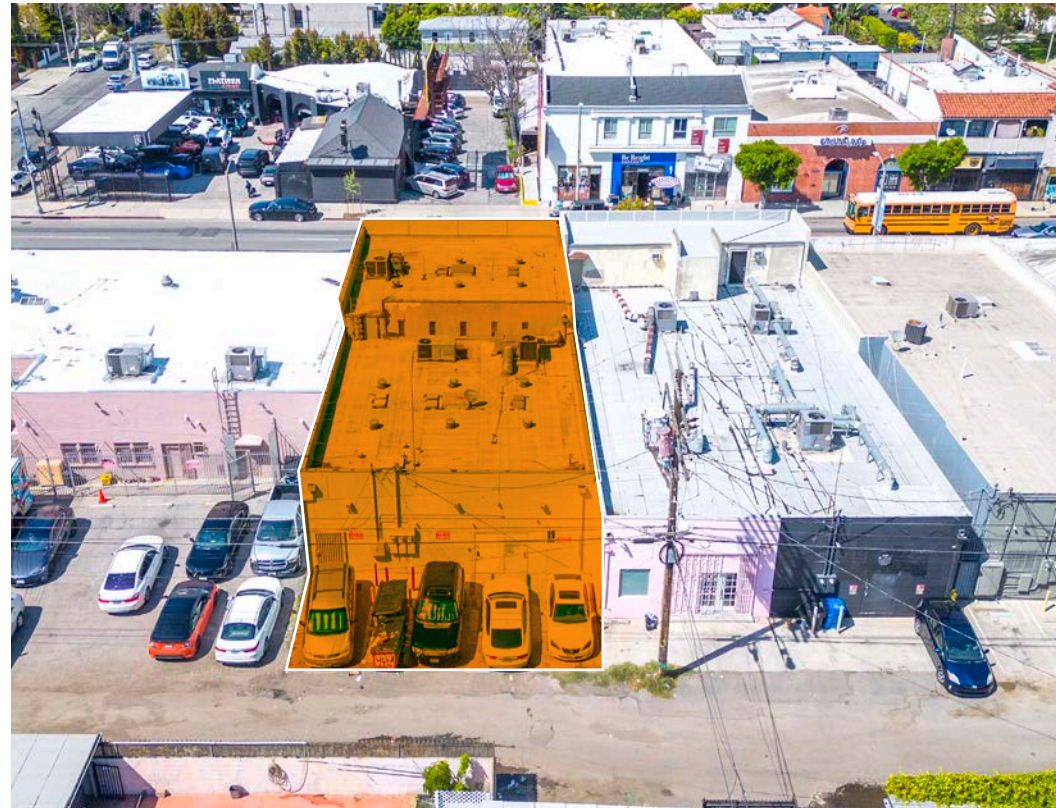
# TREMENDOUS VISIBILITY ON MELROSE





# PREMIER VALUE-ADD RETAIL OPPORTUNITY

Melrose Avenue's highly trafficked streets are home to so many iconic businesses. This Three (3) Tenant retail store-front is an excellent opportunity to join the action on one of Los Angeles' most desirable streets. Nearby tenants include Pink's Hot Dogs, Osteria Mozza, Wasteland, Brooklyn Projects, Playground LA, and so much more!





# HIGHLIGHTS



**THE PROPERTY SIZE:** ±3,520 SF

**BUILDING SF:** ±4,280 SF LAND

**SALE PRICE:** \$2,795,000

**ZONING:** LAC4\*

\*Buyer to confirm zoning and particular uses allowable by the City at the Site.



Existing tenants all on short term leases, which can potentially be extended.



Tremendous tall storefront visibility for each of the 3 retail storefronts plus approximately ±4 Parking Spaces on-site in rear.



Fabulous walking street that includes retailers and restaurants such as: Pink's Hot Dogs, Bludsoe's BBQ, Melrose Trading Post, Happy Ice, Ronan, Brooklyn Projects, Playground LA, and much more!

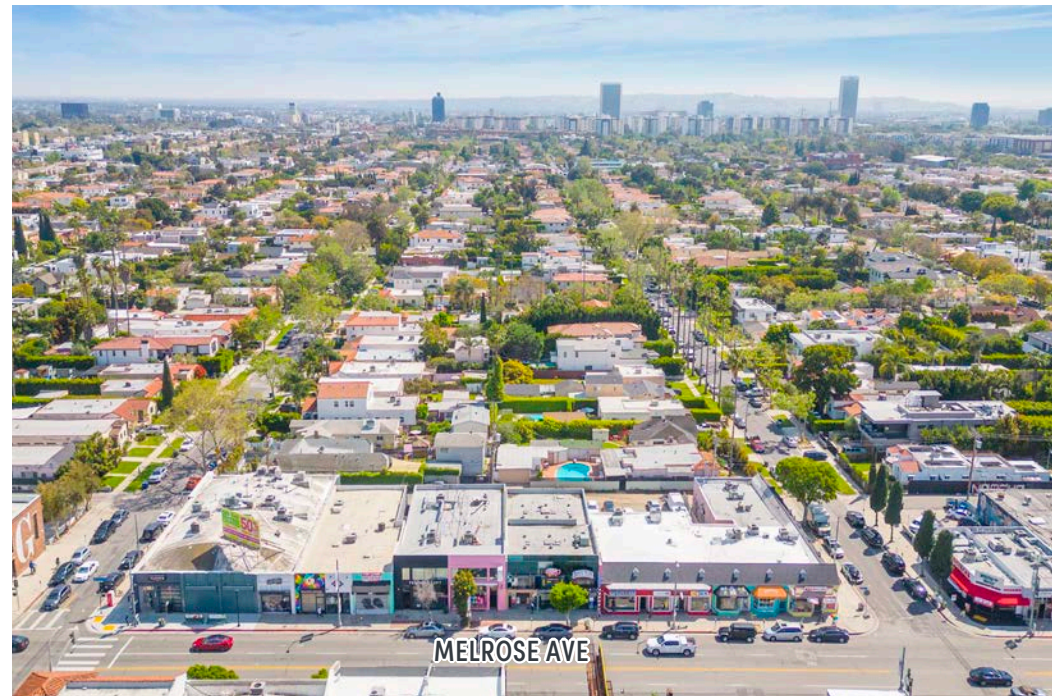


**PROPERTY GROSS INCOME PER ANNUM:**

**\$138,145.95**      **\$204,000.00**

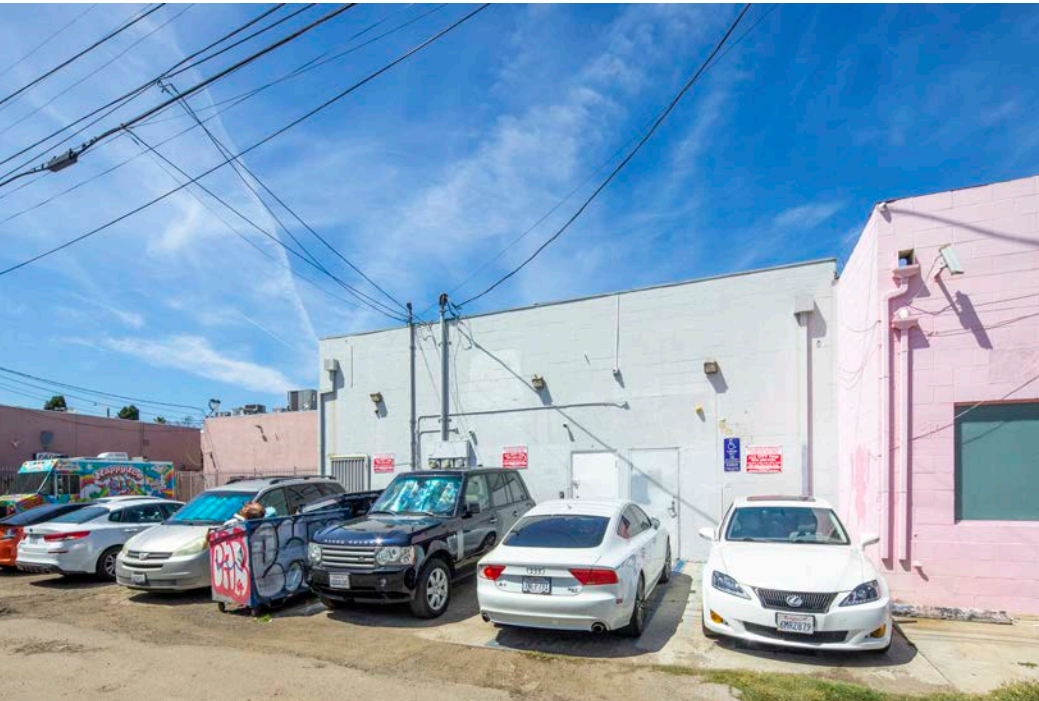
Current

Market



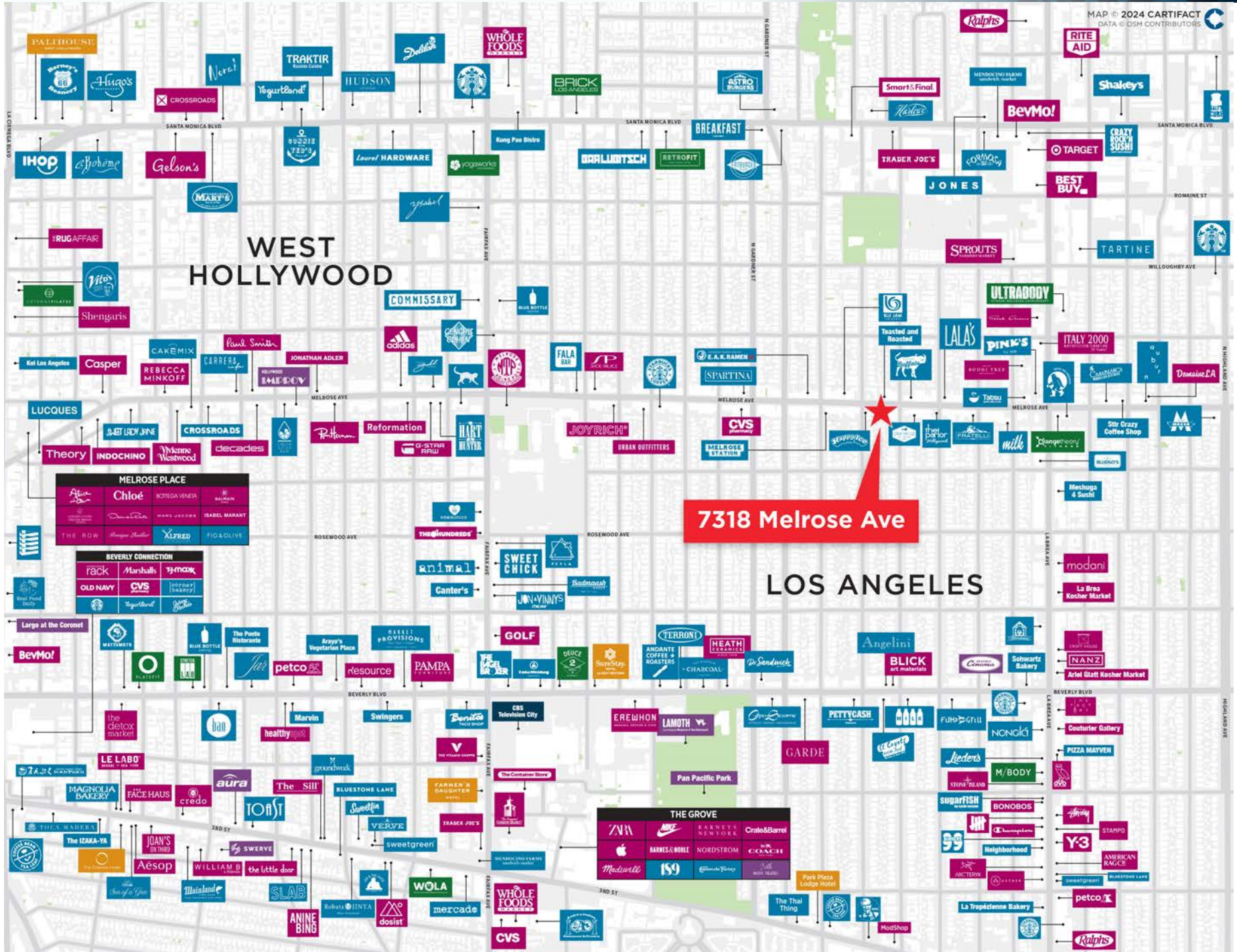


# REAR PARKING (±4 PARKING SPACES)

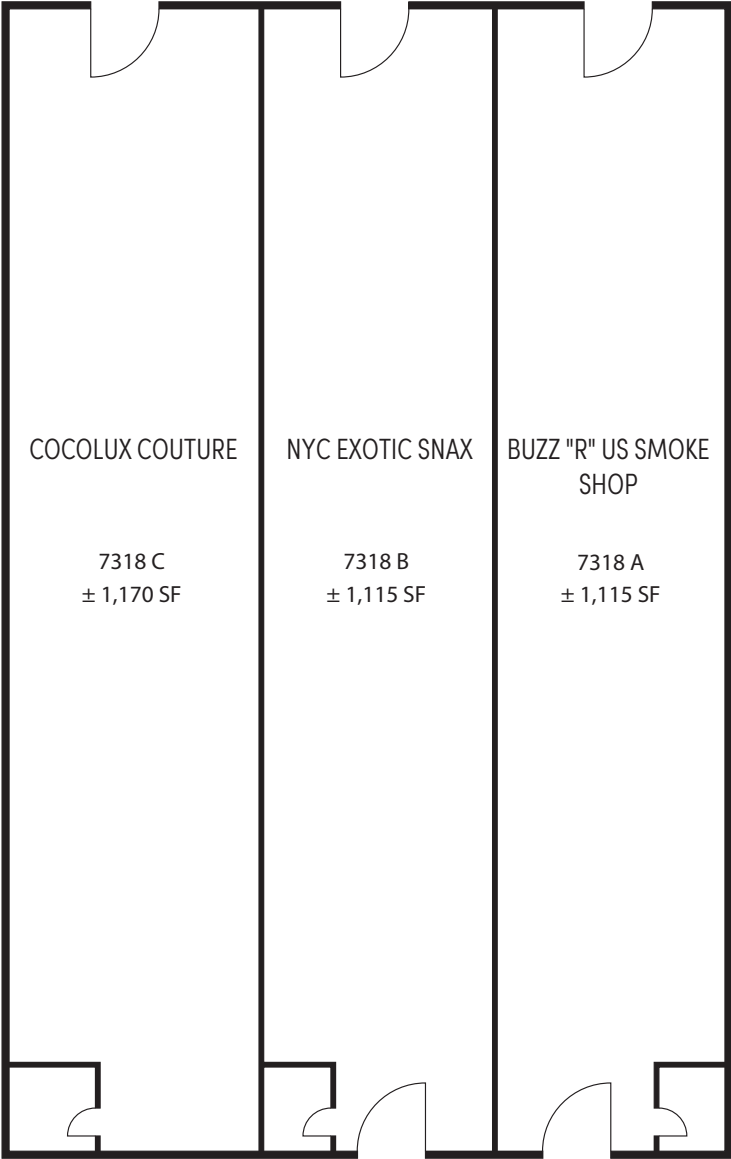




# MELROSE AVENUE TENANTS



# FLOOR PLAN



7318 MELROSE AVE - FLOOR PLAN

\*Floor plan is for basic informational and layout purposes only, it is without measurements and not to scale. Broker/Seller makes no representations on its accuracy. Buyer to verify.

# PARCEL MAP

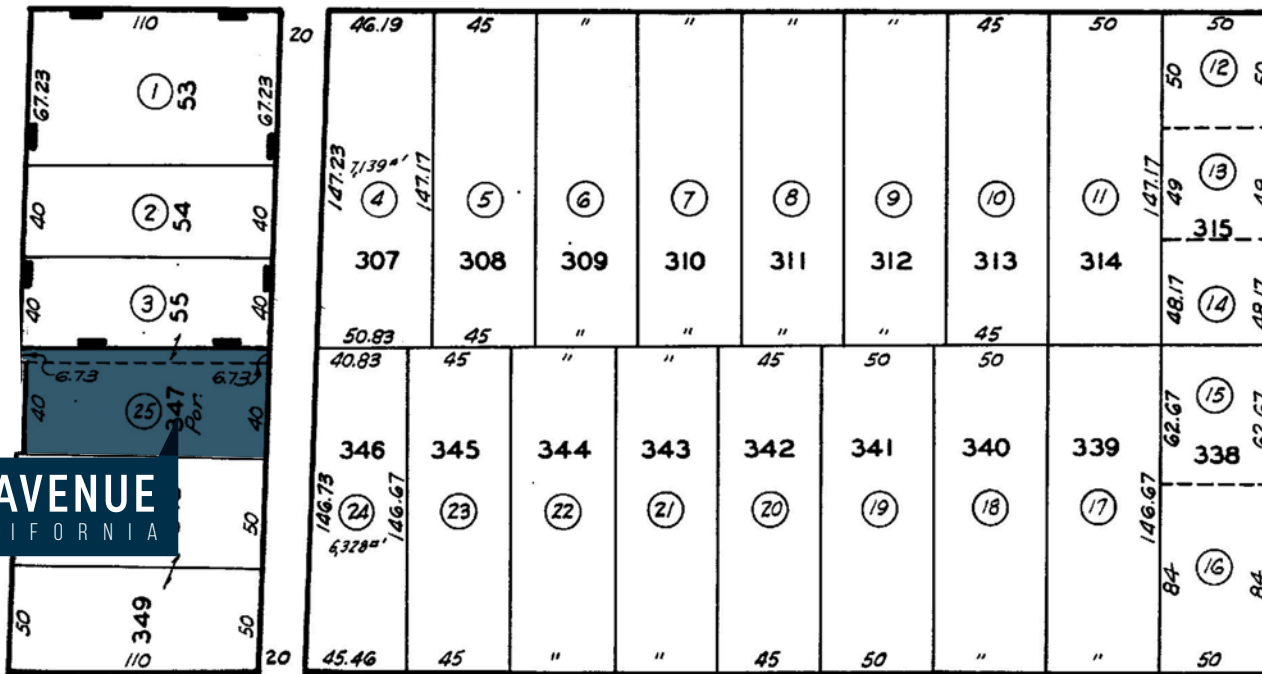
POINSETTIA PL

MELROSE AVE

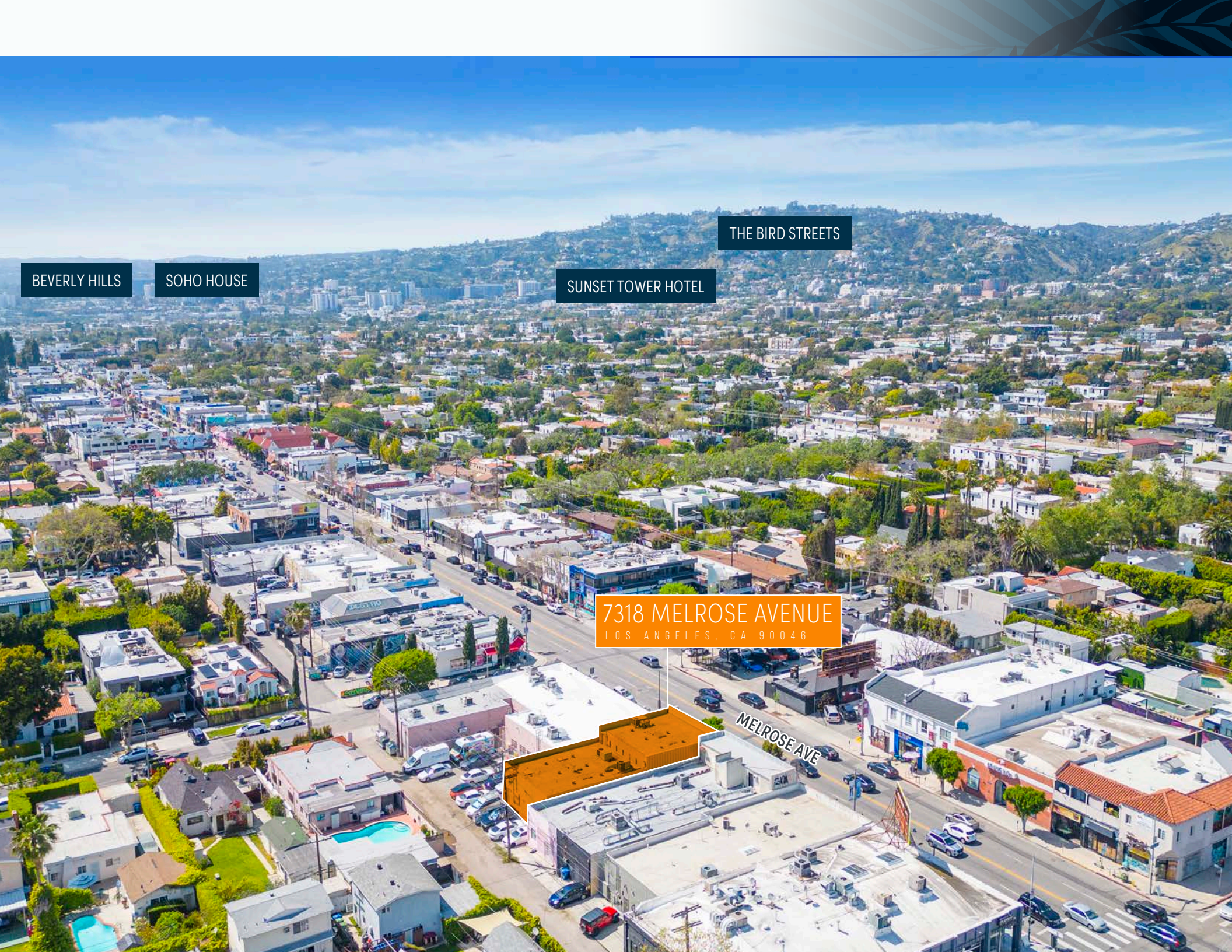
CLINTON ST

FULLER AVE

**7318 MELROSE AVENUE**  
LOS ANGELES, CALIFORNIA







BEVERLY HILLS

SOHO HOUSE

THE BIRD STREETS

SUNSET TOWER HOTEL

7318 MELROSE AVENUE  
LOS ANGELES, CA 90046

MELROSE AVE



CENTURY CITY

CEDARS SINAI HOSPITAL  
THE BEVERLY CENTER

BEVERLY HILLS

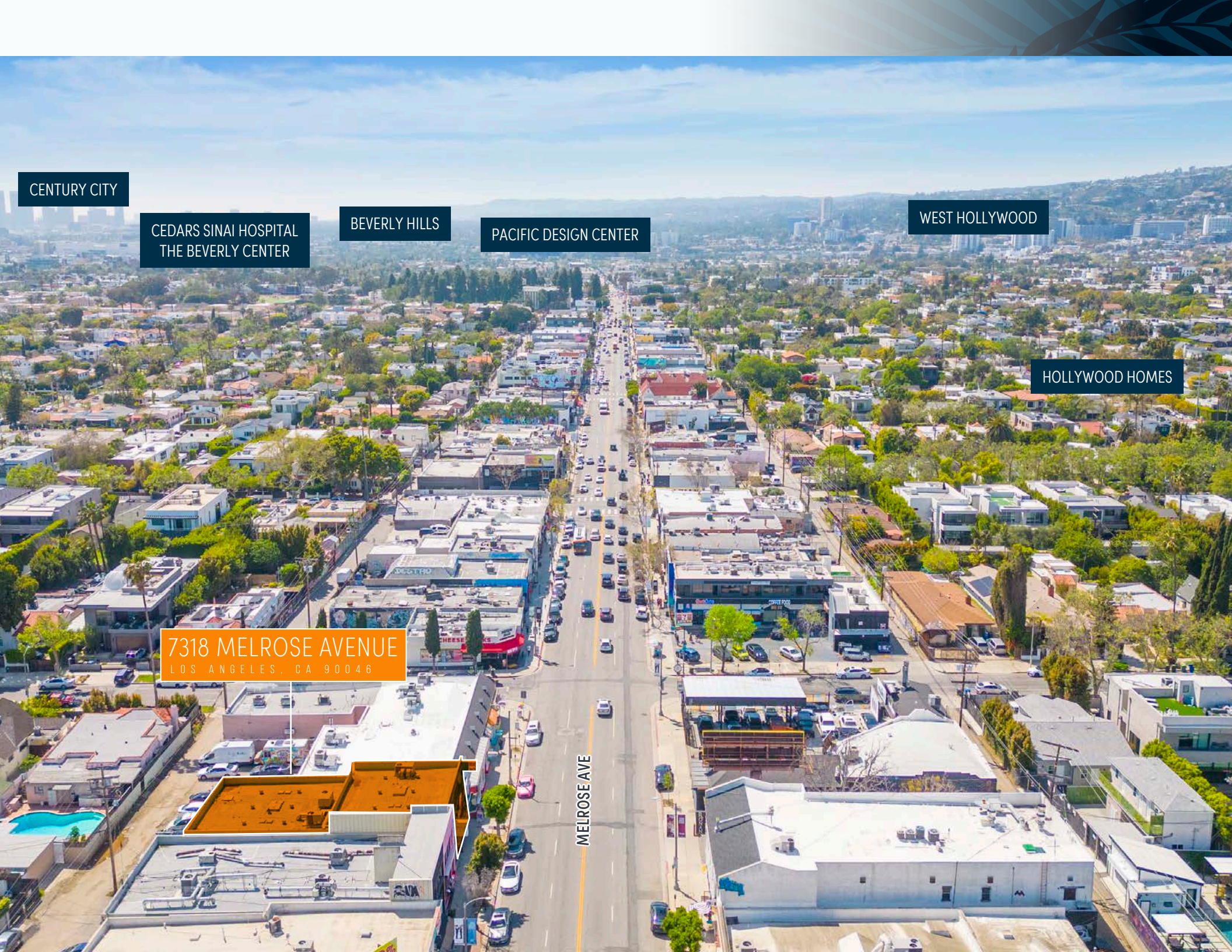
PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HOLLYWOOD HOMES

7318 MELROSE AVENUE  
LOS ANGELES, CA 90046

MELROSE AVE





# DEMOGRAPHICS

DEMOGRAPHIC BRIEF	1 MILE		3 MILES		5 MILES	
<b>POPULATION</b>						
2023 Population - Current Year Estimate	43,365		393,529		943,775	
2028 Population - Five Year Projection	44,488		400,287		963,850	
2020 Population - Census	43,191		390,922		937,780	
2010 Population - Census	41,214		387,091		938,400	
2020-2023 Annual Population Growth Rate	0.12%		0.20%		0.20%	
2023-2028 Annual Population Growth Rate	0.51%		0.34%		0.42%	
<b>HOUSEHOLDS</b>						
2023 Households - Current Year Estimate	23,434		194,848		418,088	
2028 Households - Five Year Projection	24,314		200,166		430,870	
2010 Households - Census	21,957		183,211		393,657	
2020 Households - Census	23,194	92.5%	191,967	92.0%	412,914	92.7%
2020-2023 Compound Annual Household Growth Rate	0.32%		0.46%		0.38%	
2023-2028 Annual Household Growth Rate	0.74%		0.54%		0.60%	
2023 Average Household Size	1.81		1.98		2.21	
<b>HOUSEHOLD INCOME</b>						
2023 Households	23,434		194,848		418,088	
Under \$15,000	2,926	12.5%	23,812	12.2%	53,900	12.9%
\$15,000-\$24,999	1,308	5.6%	13,011	6.7%	31,394	7.5%
\$25,000-\$34,999	1,289	5.5%	12,636	6.5%	30,155	7.2%
\$35,000-\$49,999	1,772	7.6%	16,661	8.6%	39,934	9.6%
\$50,000-\$74,999	2,903	12.4%	28,784	14.8%	61,524	14.7%
\$75,000-\$99,999	3,037	13.0%	22,678	11.6%	47,864	11.5%
\$100,000-\$149,999	3,819	16.3%	29,738	15.3%	60,092	14.4%
\$150,000-\$199,999	2,080	8.9%	16,169	8.3%	33,443	8.0%
\$200,000 and Over	4,301	18.4%	31,359	16.1%	59,779	14.3%
2023 Average Household Income	\$134,598		\$125,094		\$117,736	
2028 Average Household Income	\$158,053		\$146,352		\$136,793	
2023 Median Household Income	\$85,805		\$77,172		\$70,755	
2028 Median Household Income	\$103,165		\$92,577		\$84,452	
2023 Per Capita Income	\$72,952		\$61,959		\$52,262	
2028 Per Capita Income	\$86,626		\$73,181		\$61,260	
<b>HOUSING UNITS</b>						
2017-2021 Housing Units	24,993		210,906		448,862	
1 Unit -Detached	4,289	17.2%	37,027	17.6%	94,544	21.1%
1 Unit -Attached	656	2.6%	6,137	2.9%	16,095	3.6%
2 Units	1,746	7.0%	9,744	4.6%	18,712	4.2%
3-4 Units	2,633	10.5%	14,635	6.9%	36,949	8.2%
5-9 Units	5,734	22.9%	30,358	14.4%	57,059	12.7%
10-19 Units	3,474	13.9%	32,959	15.6%	63,881	14.2%
20-49 Units	3,083	12.3%	40,728	19.3%	86,786	19.3%
50 and Over	3,335	13.3%	38,665	18.3%	73,598	16.4%
Mobile Home	43	0.2%	586	0.3%	1,126	0.3%
Other Units	0	0.0%	67	0.0%	114	0.0%
<b>EDUCATION</b>						
2023 Population 25 and Over	35,279		305,850		694,159	
Less than 9th Grade	562	1.6%	17,646	5.8%	68,046	9.8%
9-12th Grade - No Diploma	736	2.1%	11,914	3.9%	39,197	5.6%
High School Diploma	3,691	10.5%	41,299	13.5%	104,225	15.0%
GED or Alternative Credential	486	1.4%	4,324	1.4%	10,706	1.5%
Some College - No Degree	4,186	11.9%	40,964	13.4%	93,849	13.5%
Associate's Degree	2,313	6.6%	17,464	5.7%	39,569	5.7%
Bachelor's Degree	16,305	46.2%	116,963	38.2%	226,724	32.7%
Graduate or Professional Degree	7,000	19.8%	55,276	18.1%	111,843	16.1%
<b>PLACE OF WORK</b>						
2023 Businesses	4,055		35,416		69,746	
2023 Employees	28,246		249,834		543,858	

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neal.golub@cbre.com

**RYAN GURMAN** Lic. 01972081  
Vice President +1 310 650 7545  
ryan.gurman@cbre.com

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