

FOR LEASE



4864

Melrose Avenue
HOLLYWOOD, CA 90029

Contact us

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CBRE



Welcome to Melrose Hill!



Property Highlights

SQUARE FEET:

Two (2) Retail Spaces

Space 1: ±1,055 SF

Space 2: ±1,125 SF

Contiguous: ±2,180 SF

PRICE:

\$3.50PSF/Mo. Plus NNN

(NNN approximately ±\$1.00PSF/Mo.)



Minutes from
Paramount Studios
& Raleigh Studios
Hollywood



In the heart of
Melrose Hill & East
Hollywood



Walking distance
to Larchmont
Village



51 Apartments
±**2,180** SF Retail
Dedicated Parking
Spaces



LA's hottest
development
community



Demographic Brief

4864 MELROSE AVENUE

1 MILE

2 MILES

3 MILES

POPULATION

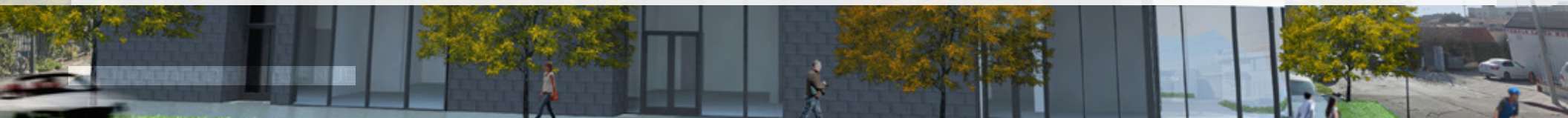
2019 Population - Current Year Estimate	86,122	310,638	584,780
2024 Population - Five Year Projection	87,323	324,658	606,756
2019-2024 Annual Population Growth Rate	0.28%	0.89%	0.74%

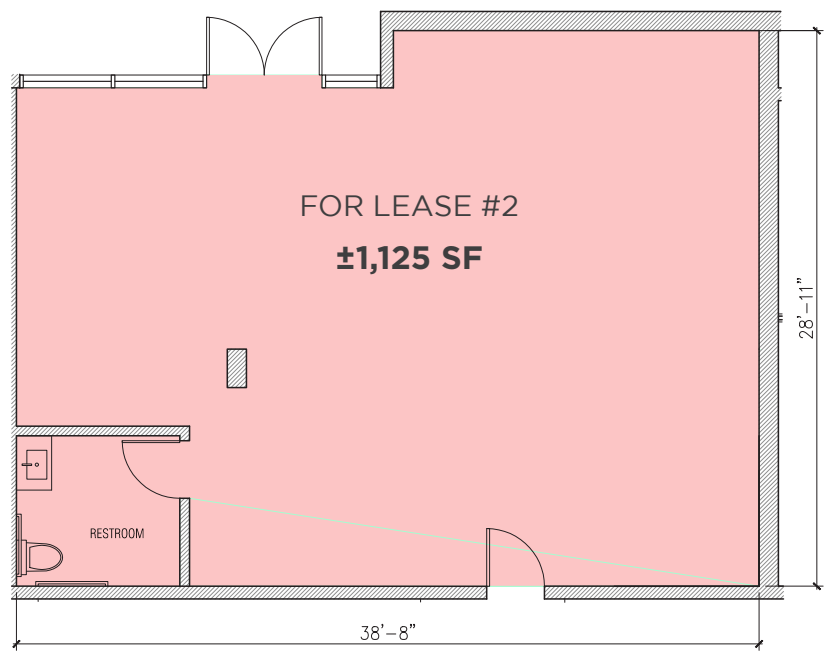
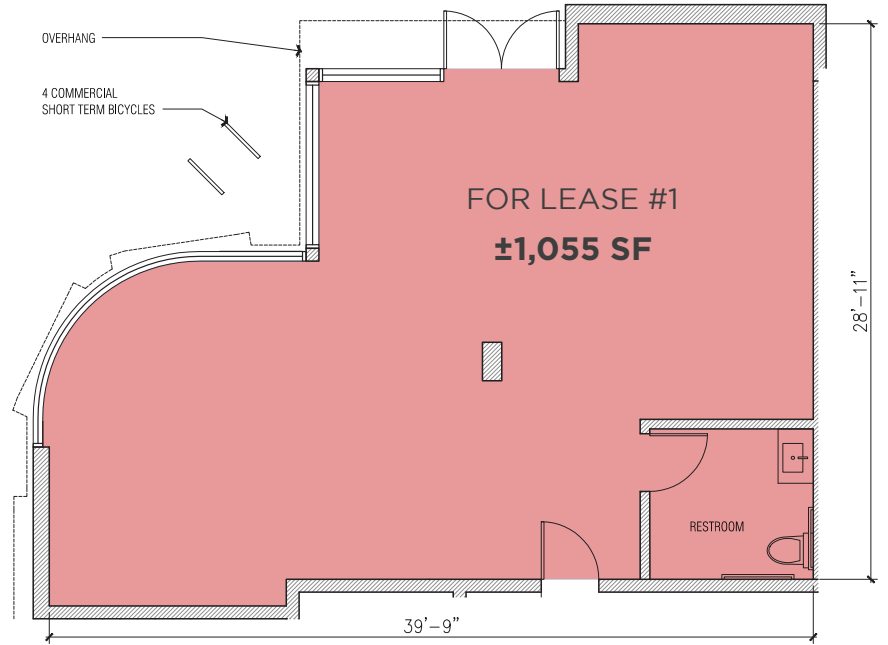
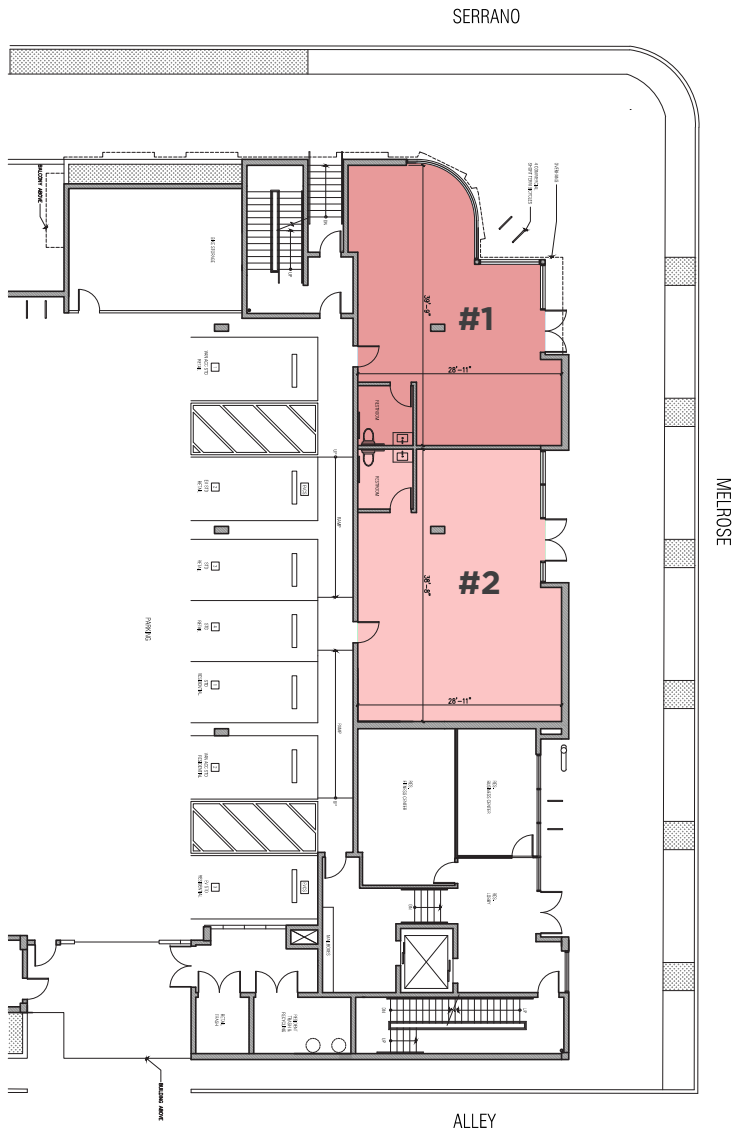
HOUSEHOLDS

2019 Households - Current Year Estimate	30,065	126,793	238,669
2024 Households - Five Year Projection	30,395	132,494	247,413
2019-2024 Annual Household Growth Rate	0.22%	0.88%	0.72%
2019 Average Household Size	2.80	2.40	2.41

HOUSEHOLD INCOME

2019 Average Household Income	\$59,676	\$67,599	\$74,671
2024 Average Household Income	\$71,295	\$80,765	\$88,878
2019 Median Household Income	\$39,886	\$43,296	\$46,360
2024 Median Household Income	\$47,089	\$51,741	\$54,751
2019 Per Capita Income	\$21,269	\$27,915	\$30,598
2024 Per Capita Income	\$25,248	\$33,284	\$36,351





CULVER CITY

CENTURY CITY

WEST HOLLYWOOD

HOLLYWOOD

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DTLA



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