



4330 Melrose Ave,  
Los Angeles, CA 90029



real

POWERED BY

RISE  
REAL ESTATE

# PROPERTY AERIAL MAP



# PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

1,200 SF

**RATE**

\$3.75 MG

**YEAR BUILT**

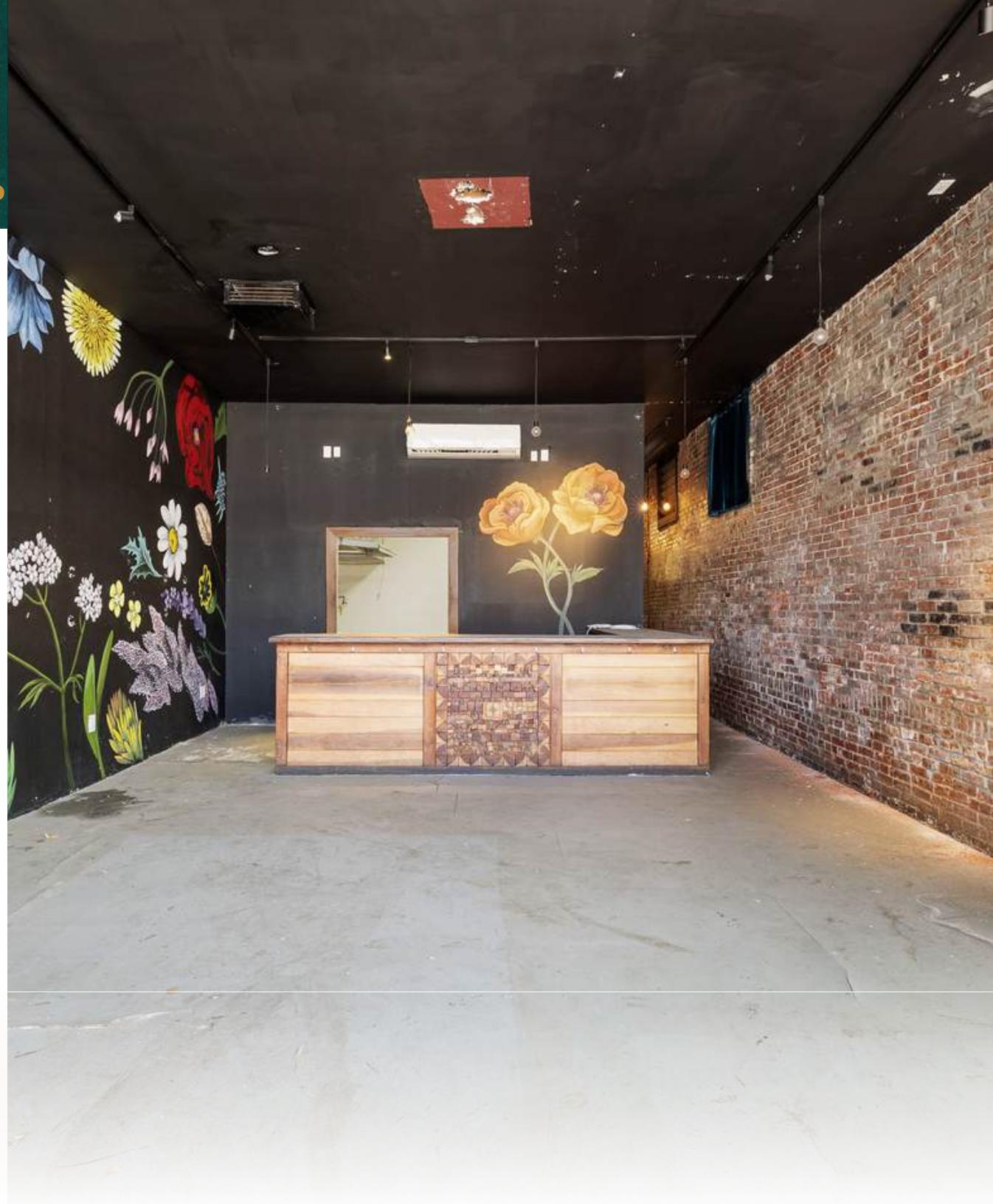
1908

**TERM**

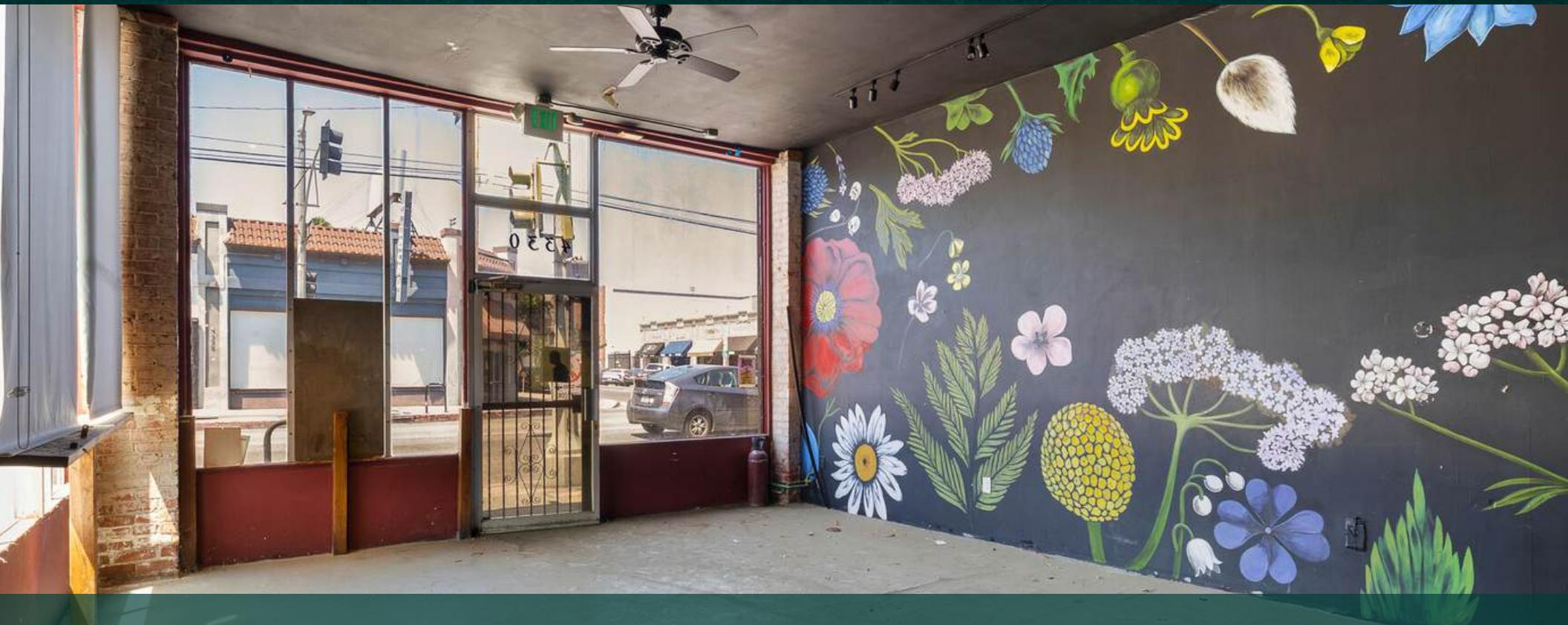
Negotiable

**ZONING**

LAC2



# PROPERTY SHOWCASE

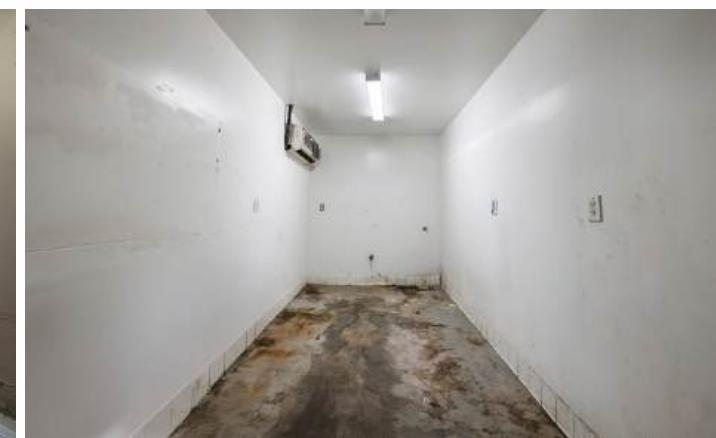
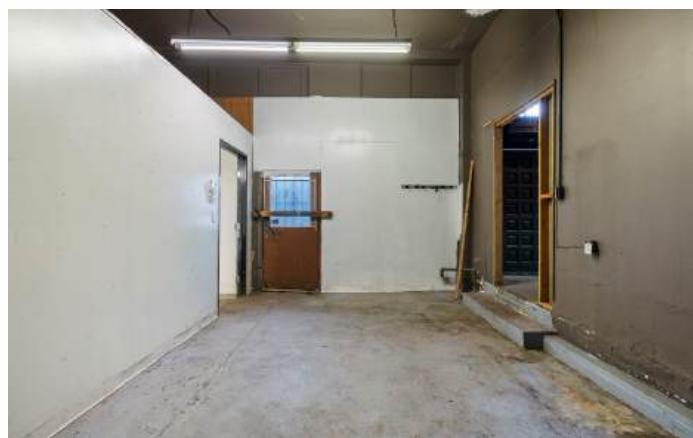


- **Prime Melrose Avenue frontage** in Los Angeles, delivering constant exposure to both drivers and pedestrians.
- **Turnkey setup** featuring built-in kitchen amenities (Hood and sink), ready for food service, catering, or quick-launch concepts.
- **Proximity to Los Angeles City College** ensures consistent foot traffic from students, locals, and daily commuters.
- **Opportunity to anchor your business** in a thriving, fast-growing neighborhood with strong consumer demand.

# PROPERTY PHOTOS

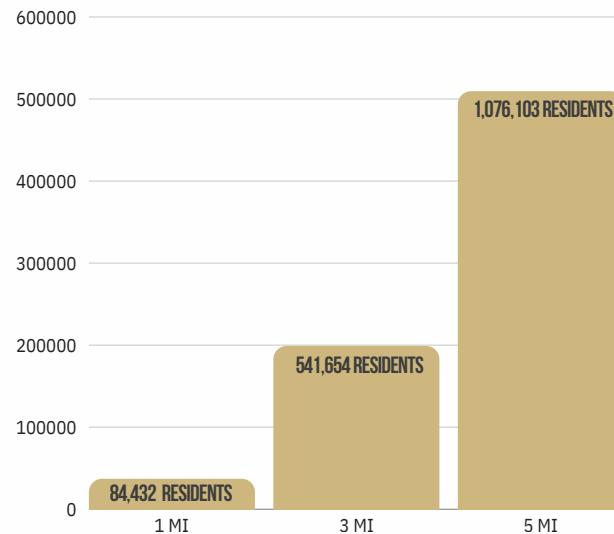


Rose & Co.  
COMMERCIAL GROUP

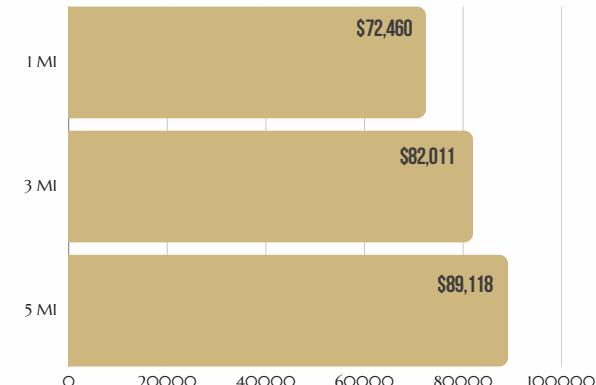


# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Clinton St	N Heliotrope Dr	2,754 vehicles/day	.09 miles
Clinton St	N Heliotrope Dr	2,728 vehicles/day	.09 miles
Melrose Ave	N New Hampshire Ave	20,308 vehicles/day	.10 miles
Melrose Ave	N New Hampshire Ave	20,224 vehicles/day	.10 miles
101		212,252 vehicles/day	.12 miles
Clinton St	N New Hampshire Ave	2,772 vehicles/day	.14 miles
Clinton St	N New Hampshire Ave	2,799 vehicles/day	.14 miles
101		239,375 vehicles/day	.14 miles
Melrose Ave	N Alexandria Ave	16,292 vehicles/day	.15 miles
Melrose Ave	N Alexandria Ave	16,220 vehicles/day	.15 miles



POWERED BY



Real

**Specializing in Commercial Sales & Leases throughout Southern California**

### ARIE ROSE

Director of Leasing | DRE 02226762

424.421.4241

arie@roseandcogroup.com

roseandcogroup.com



### CHOY JIMENEZ

REALTOR® | DRE 02191579

805.424.5917

choy@therise.group

roseandcogroup.com



Copyright ©2026 Rise Real Estate All rights reserved. Although the information contained herein has been obtained from sources deemed reliable, Rise Real Estate makes no express or implied guaranty, warranty, or representation that the information is complete or accurate. Further, any projections, opinions, assumptions, or estimates used or offered herein are for the purpose of example only and do not and cannot be deemed to represent the present or future performance of the subject property. Accordingly, Rise Real Estate recommends that you conduct your own investigation of the property in order to reach your own conclusions or opinions as to value of the property. Physical condition of the property, including without limitation the potential presence of mold, asbestos, lead based paint, and hazardous materials may affect the property, its value, and may, if present, pose health risks. The property should be independently examined by experts selected by you. Any recipient of these materials from Rise Commercial should not and may not rely on these materials for any purpose beyond general introductory information concerning the property.