



4330 Melrose Ave,
Los Angeles, CA 90029



real

POWERED BY



PROPERTY AERIAL MAP



PROPERTY OVERVIEW

**TYPE**

Retail

**SIZE**

1,200 SF

**RATE**

\$3.75 MG

**YEAR BUILT**

1908

**TERM**

Negotiable

**ZONING**

LAC2



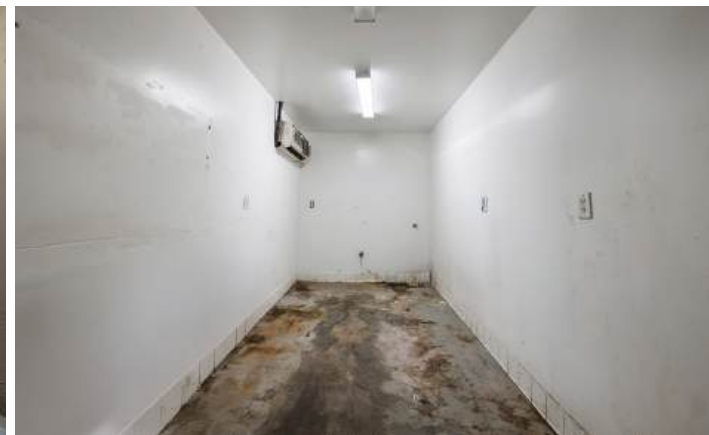


- **Prime Melrose Avenue frontage** in Los Angeles, delivering constant exposure to both drivers and pedestrians.
- **Turnkey setup** featuring built-in kitchen amenities (Hood and sink), ready for food service, catering, or quick-launch concepts.
- **Proximity to Los Angeles City College** ensures consistent 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

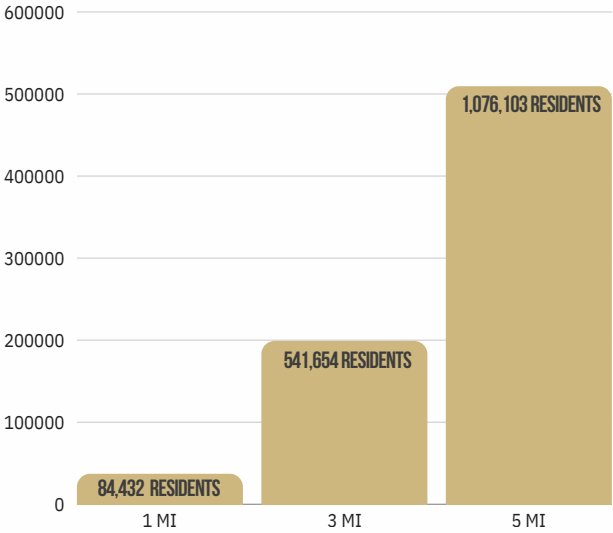


Rose & Co.
COMMERCIAL GROUP

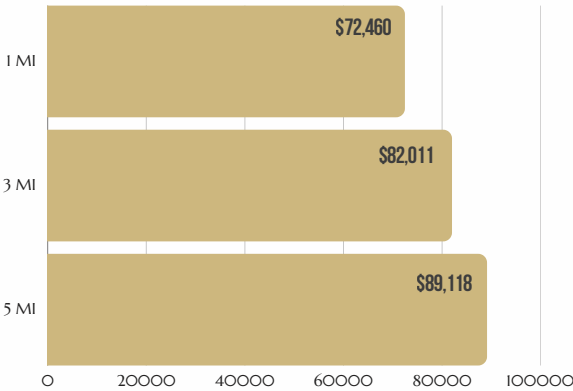


COMMUNITY PROFILE

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



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