

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046



FOR SALE


IKON
PROPERTIES

PROPERTY SUMMARY

7662 MELROSE AVE,
LOS ANGELES, CA 90046

Property Type: Store/Office

Year Built: 1948

Parcel Number: 5527-023-025

Building: 2,400 SF

Lot: 4,403/.1 SF/AC

Zoning: LAC4



FAIRFAX AVE



**URBAN
OUTFITTERS**

**SUBJECT
PROPERTY**

COPNFLEX

N Spaulding Ave

PROPERTY HIGHLIGHTS

- ✔ Prime Location on famous Melrose Ave
- ✔ Close proximity to Iconic Hollywood and West Hollywood Neighborhoods
- ✔ Dynamic and Creative environment with thriving retail and renowned dining establishments
- ✔ Surrounded by popular attractions like The Grove, Beverly Center & Fairfax district

SUBJECT
PROPERTY

PARKING

PROPERTY PHOTOS

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046



FINANCIAL SUMMARY

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046

CURRENT RENT ROLL

TENANTS	LEASE TERM	Price Per SF	MONTHLY INCOME
Unit 1	Month-to-Month	\$5.00 / sqft	\$6,000.00
Unit 2	Month-to-Month	\$5.00 / sqft	\$6,000.00
			\$12,000.00

*Property information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

DEMOGRAPHICS

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	48,150	343,481	903,091
2023 Estimate	49,187	349,534	922,195
2010 Census	48,404	337,260	907,403
Growth 2023 - 2028	-2.11%	-1.73%	-2.07%
Growth 2010 - 2023	1.62%	3.64%	1.63%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	2,999 67.32%	30,661 65.51%	71,028 64.29%
Black	36 0.81%	537 1.15%	1,611 1.46%
Am. Indian & Alaskan	26 0.58%	320 0.68%	837 0.76%
Asian	412 9.25%	5,271 11.26%	11,612 10.51%
Hawaiian & Pacific Island	6 0.13%	45 0.10%	202 0.18%
Other	976 21.91%	9,966 21.29%	25,185 22.80%
U.S. Armed Forces	0	41	204

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	27,394	171,140	397,218
2023 Estimate	28,060	174,420	406,334
2010 Census	27,893	169,107	401,489
Growth 2023 - 2028	-2.37%	-1.88%	-2.24%
Growth 2010 - 2023	0.60%	3.14%	1.21%
Owner Occupied	4,875 17.37%	39,456 22.62%	94,206 23.18%
Renter Occupied	23,186 82.63%	134,964 77.38%	312,128 76.82%

DEMOGRAPHICS DETAILED REPORT

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046

2023 POPULATION BY OCCUPATION

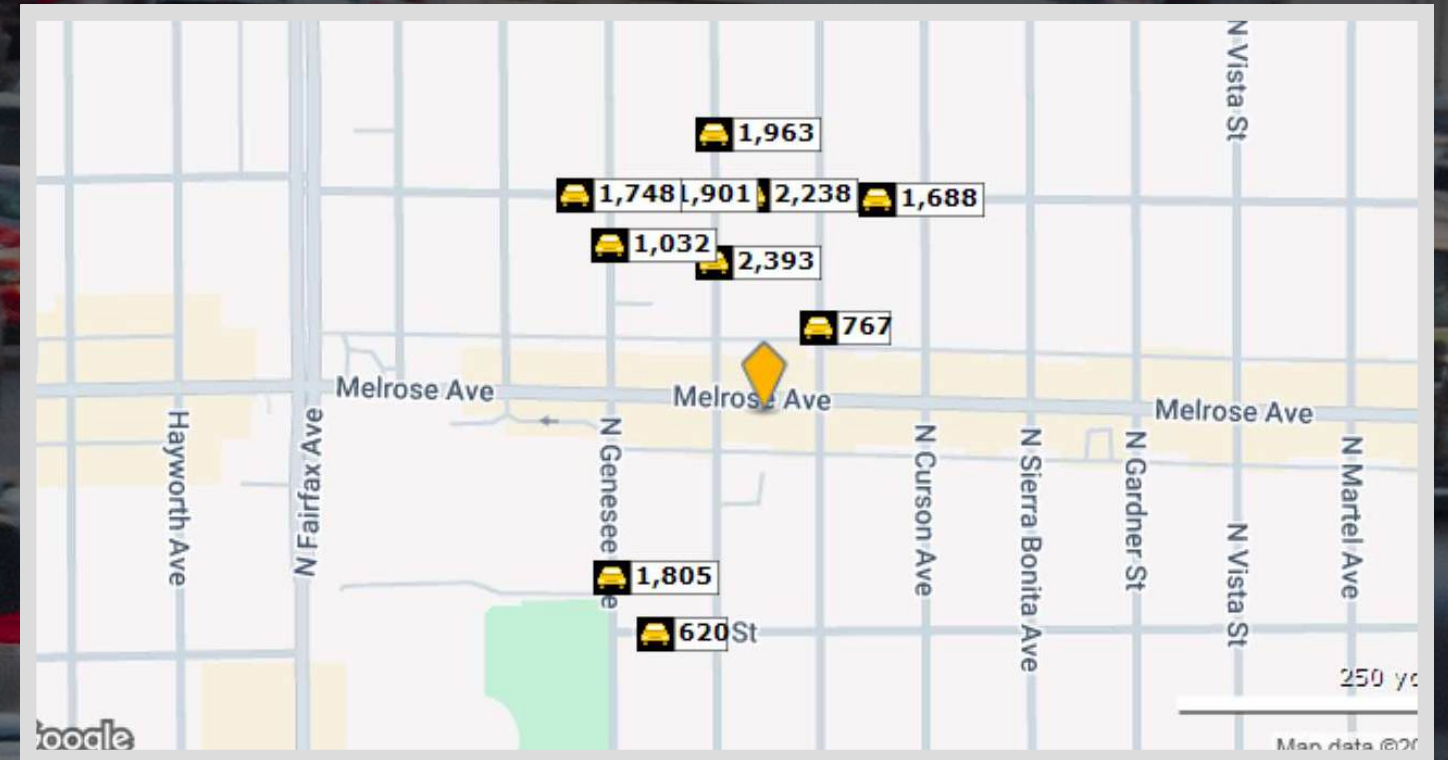
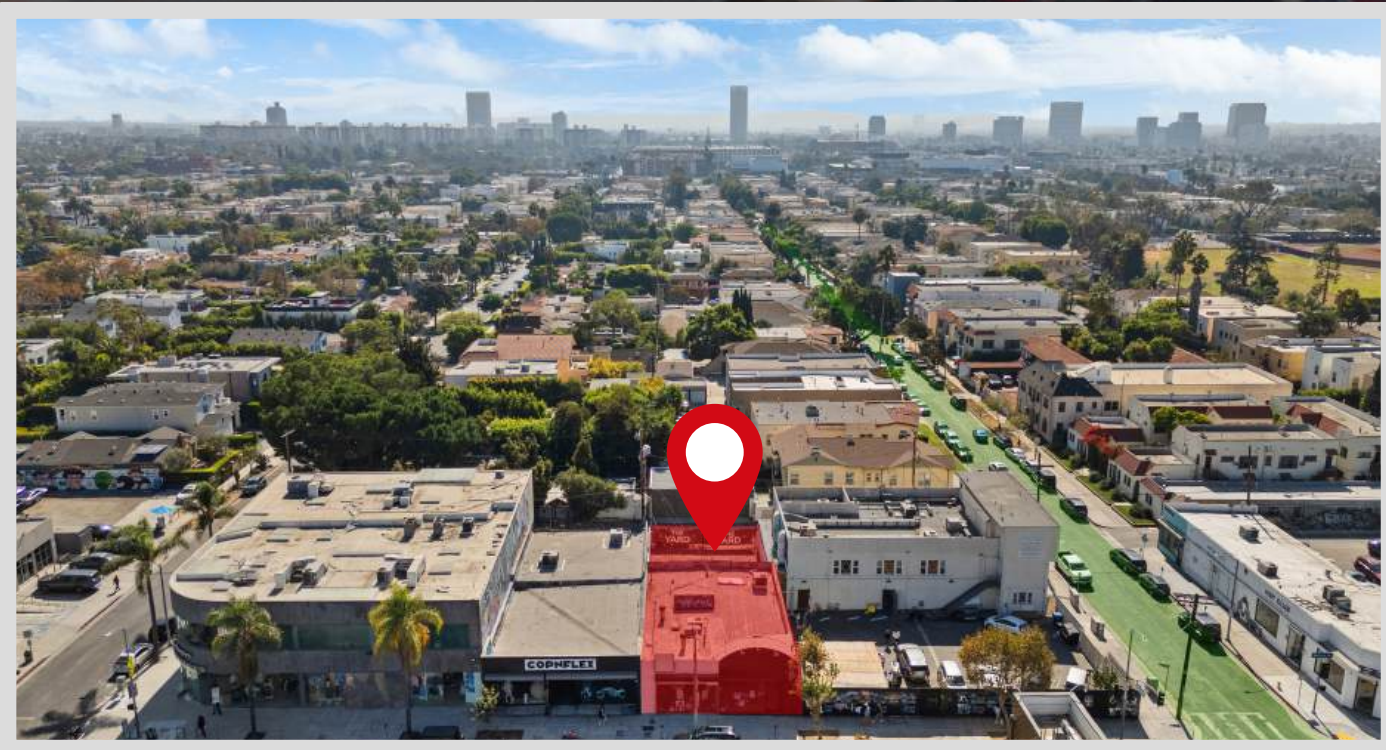
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	2,020	3.42%	14,492	3.72%	32,651	3.31%
Professional & Management	26,257	44.43%	156,990	40.27%	343,634	34.88%
Public Administration	556	0.94%	4,152	1.07%	11,299	1.15%
Education & Health	5,205	8.81%	36,597	9.39%	94,094	9.55%
Services	3,921	6.63%	31,365	8.05%	100,576	10.21%
Information	4,721	7.99%	25,621	6.57%	50,455	5.12%
Sales	5,788	9.79%	38,667	9.92%	98,045	9.95%
Transportation	1,436	2.43%	13,311	3.41%	55,340	5.62%
Retail	2,859	4.84%	17,167	4.40%	47,250	4.80%
Wholesale	556	0.94%	4,903	1.26%	12,288	1.25%
Manufacturing	1,088	1.84%	8,105	2.08%	23,263	2.36%
Production	1,615	2.73%	11,315	2.90%	37,752	3.83%
Construction	453	0.77%	7,002	1.80%	24,548	2.49%
Utilities	915	1.55%	6,832	1.75%	18,653	1.89%
Agriculture & Mining	72	0.12%	560	0.14%	1,179	0.12%
Farming, Fishing, Forestry	11	0.02%	300	0.08%	794	0.08%
Other Services	1,629	2.76%	12,449	3.19%	33,440	3.39%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	34,731	70.61%	185,295	53.01%	359,928	39.03%
2-Person Households	2,077	4.22%	23,551	6.74%	77,022	8.35%
3-Person Households	162	0.33%	2,600	0.74%	11,326	1.23%
4-Person Households	3,603	7.33%	45,531	13.03%	145,598	15.79%
5-Person Households	63	0.13%	428	0.12%	1,135	0.12%
6-Person Households	8,551	17.38%	92,130	26.36%	327,186	35.48%
7-or more Person Households	24		214		310	

TRAFFIC COUNT

7662-7664 MELROSE AVE, LOS ANGELES, CA 90046



TRAFFIC COUNT

Street		Traffic Volume	Distance from Subject	
N Stanley Ave	Melrose Ave	0.04 S	767	MPSI .06
N Spaulding Ave	Waring Ave	0.04 N	2,393	MPSI .09
N Genesee Ave	Clinton St	0.03 S	1,805	MPSI .12
Waring Ave	N Spaulding Ave	0.02 W	2,238	MPSI .13
N Genesee Ave	Waring Ave	0.03 N	1,032	MPSI .13
Clinton St	N Genesee Ave	0.02 W	620	MPSI .14
Waring Ave	N Curson Ave	0.03 E	1,688	MPSI .14
Waring Ave	N Genesee Ave	0.02 W	1,901	MPSI .14
N Spaulding Ave	Waring Ave	0.04 S	1,963	MPSI .16
Waring Ave	N Genesee Ave	0.02 E	1,748	MPSI .17

EXCLUSIVELY REPRESENTED BY



BLAS FERNANDEZ
FOUNDER
(818) 319-9191
LICENSE: CA 02012036
Blas@ikonpropertiesla.com



TANEER SHEIKH
INVESTMENT ASSOCIATE
(661) 803-6678
LICENSE: CA 02189916
Taneer@ikonpropertiesla.com

COPNFLEX