

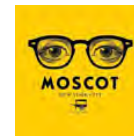
# Beautiful Melrose Ave. Restaurant With Patio For Lease



7469 Melrose Ave., Los Angeles, CA 90046

Join:

**THE BENJAMIN**  
Hollywood



**URBAN  
OUTFITTERS**



**HIGH TOUCH GROUP**  
COMMERCIAL HOSPITALITY INVESTMENT

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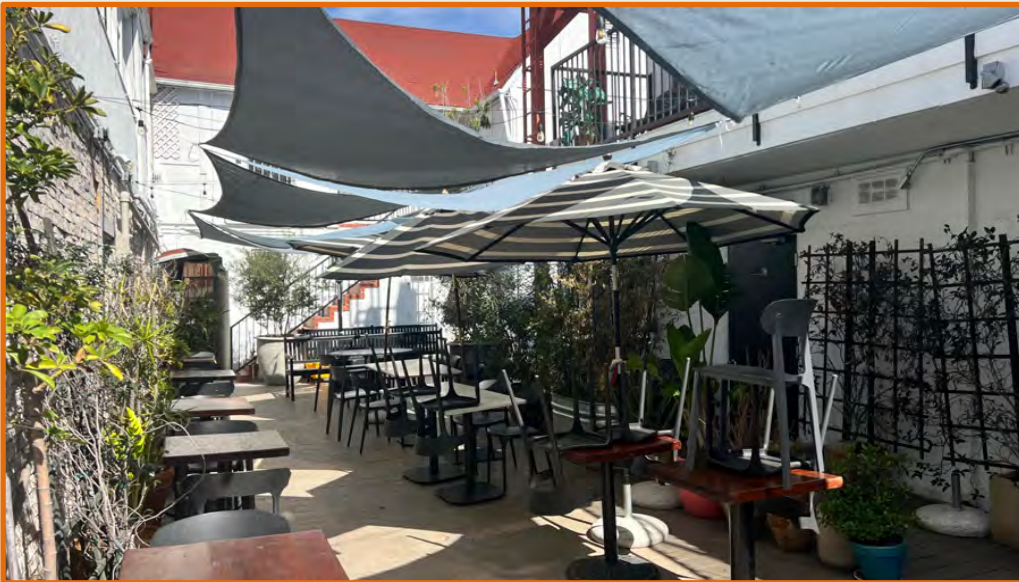
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## THE DETAILS

**MONTHLY RENT:** \$15,000.00/Mo.  
**NNN:** \$ 2,300.00/Mo. (approx.)

**SIZE:** 3,283 sq. ft. restaurant inclusive of a  
1,144 sq. ft. outdoor patio.

**AVAILABLE:** With 30 Days Notice  
Please Do Not Disturb Tenant!!

### DESCRIPTION

This beautiful neighborhood café was newly remodeled in 2024 and features a beautiful bar and an intimate outdoor patio. Indoor seating allows for 45 seats plus another 51 outdoors.

### HIGHLIGHTS & FEATURES

- Fully Equipped café, 2 Hoods, Walk-In, Bar
- CUB In Place For Beer & Wine
  - Hours Of Operation:  
9:00 a.m. to 12:00 a.m. Sunday to Thursday,  
9:00 a.m. to 1:00 a.m. Friday and Saturday.
- On one of the Trendiest blocks of Melrose Ave., featured on Bravo, LA Times, Conde Nast Traveller
- Outdoor Patio Shielded from Street
- Generous Storefront Windows On Melrose
- Heavy Pedestrian Walk Traffic
- No Key Money

### LOCATION

Nestled in one of Los Angeles' trendiest areas, 7469 Melrose Avenue presents an exceptional opportunity to lease a prime 3,200 sf restaurant on a bustling, high-traffic street. This vibrant neighborhood is known for its excellent walkability, offering easy access to a variety of dining, shopping, and entertainment options.

### MELROSE NEIGHBORHOOD

The property is ideally situated in one of LA's most popular and eclectic neighborhood districts, surrounded by many of LA's popular spots including The Groundlings Theatre, Blu Jam Café, The Benjamin and Bar Benjamin, Olive & James, and Carmel. Melrose Avenue is well renowned for attracting a diverse and dynamic crowd, known as a hotspot for foodies, fashionistas, and tourists.

### THE SPACE

This restaurant space boasts a spacious wall of glass street frontage that displays and rises above the bustling streetscape yet maintains the intimacy of a neighborhood trattoria. The beautifully shielded outdoor patio can be your oasis in the middle of the city. Guests are welcomed through one of two private entrances and can enjoy a seat at the bar. Lastly, this restaurant has 2 kitchens, a main production kitchen and a prep kitchen in the rear, great for catering and private parties.



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# Main Kitchen

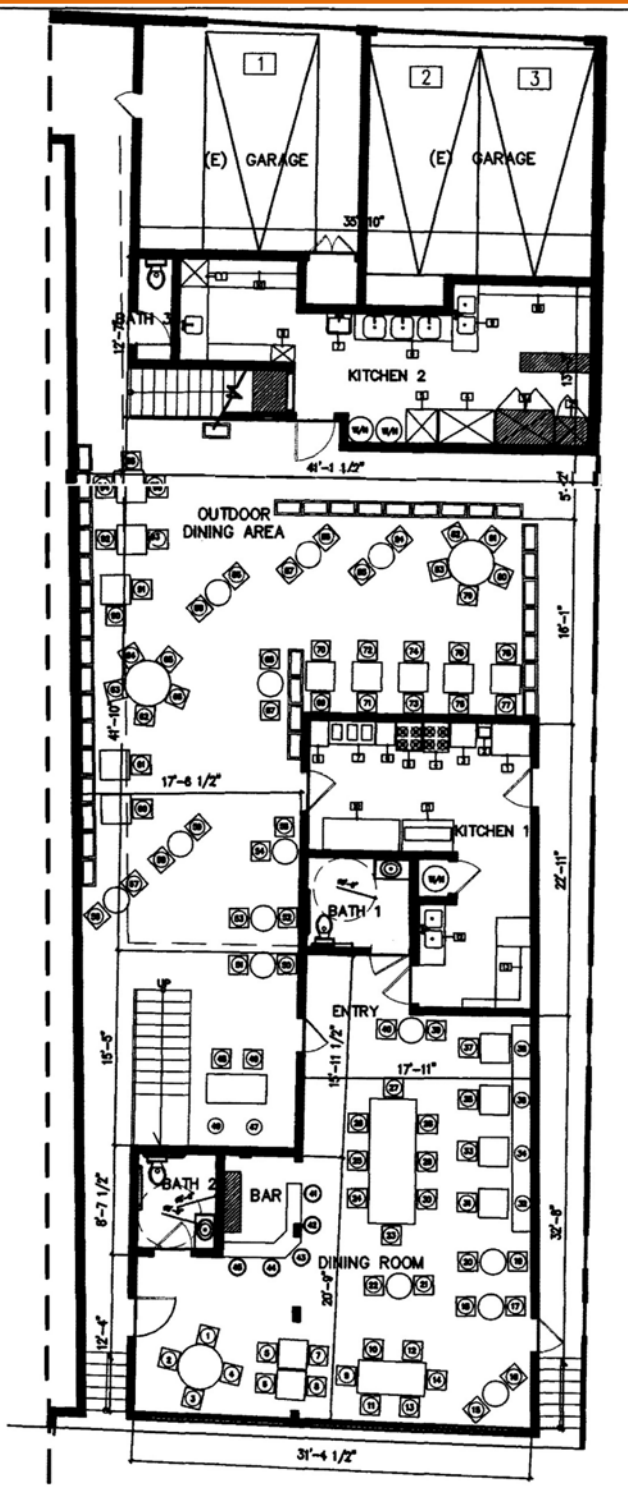
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FF&E shown is personal property of existing tenant and may be available for purchase separately. Landlord cannot guarantee what FF&E will remain



# 7469 Melrose Ave., Los Angeles, CA 90046



BUILDING SUMMARY

DINING ROOM	1,233	40
BAR	60	5
KITCHEN 1	335	-
BATH 1	66	-
BATH 2	57	-
<b>TOTAL INDOORS</b>	<b>1,751</b>	<b>45</b>
OUTDOOR PATIO	1,144	51
<b>TOTAL RESTAURANT</b>	<b>2,895</b>	<b>96</b>
KITCHEN 2	358	-
BATH 3	30	-
<b>TOTAL BOH</b>	<b>388</b>	<b>-</b>
<b>GRAND TOTAL</b>	<b>3,283</b>	<b>96</b>
	EXISTING	PROPOSED
<b>PARKING</b>	3	3

SITE PLAN

N. GARDNER

MELROSE AVE.

SCALE: 1/16"=1'

GRAPHIC SCALE  
0' 5' 10' 20'

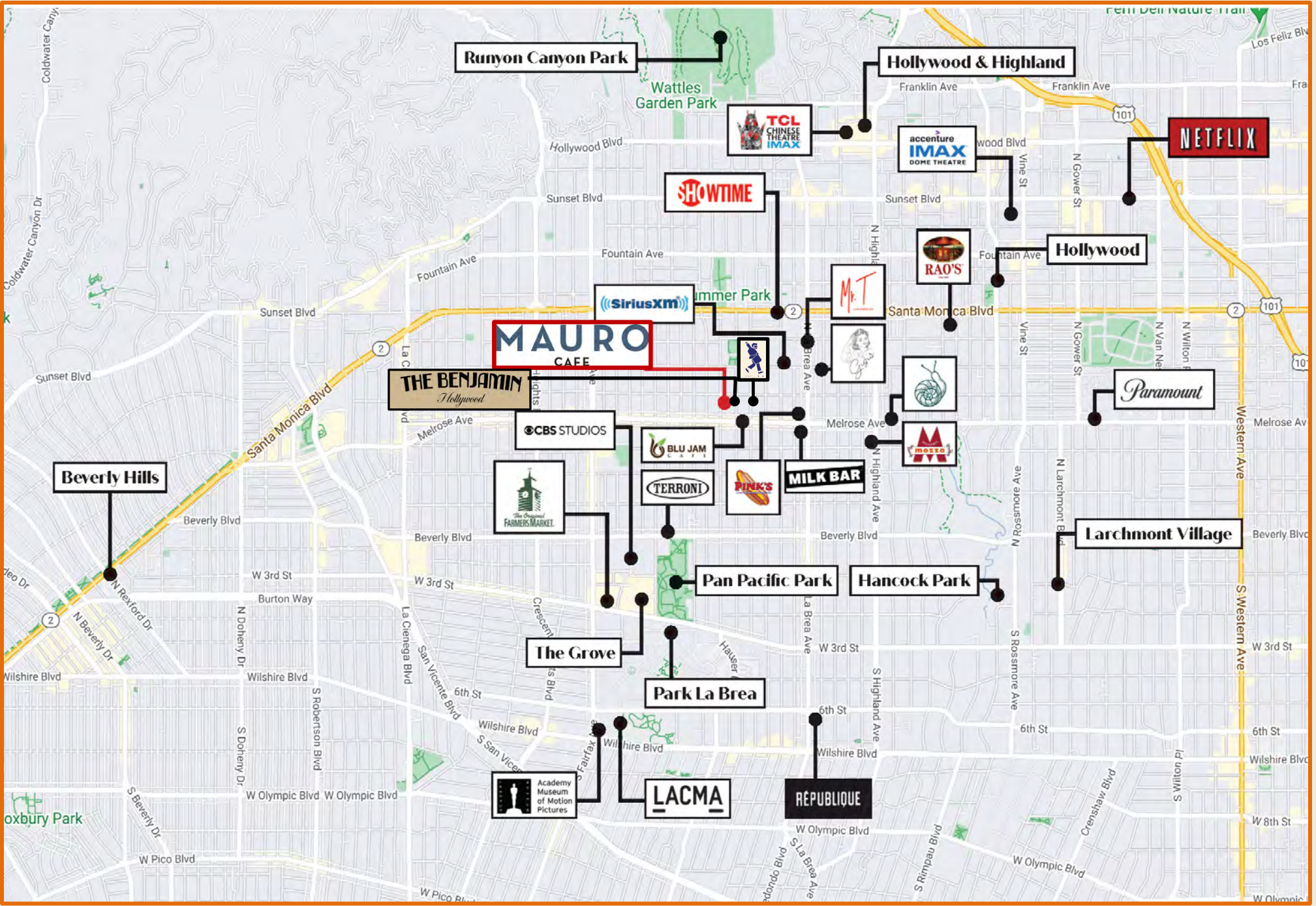
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## FLOOR & SITE PLAN

# Retail Location Map

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## DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
	Population	43,646	369,734	923,013
	Total Retail Expenditures	\$924.25 M	\$6.82 B	\$14.53 B
	Total Food & Beverage Expenditures	\$289.51 B	\$2.13 B	\$4.55 B
	Estimated Households	24,527	183,775	405,799
	Estimated Avg. Household Income	\$121,675	\$118,890	\$113,479
	Estimated Avg. Household Net Worth	\$1.35 M	\$1.27 M	\$1.17 M
	College Degree Bachelor Degree Or Higher	63.9%	54.8%	47.0%

## YOUR MELROSE AVE. NEIGHBORS

### Restaurants



### Retail & Services



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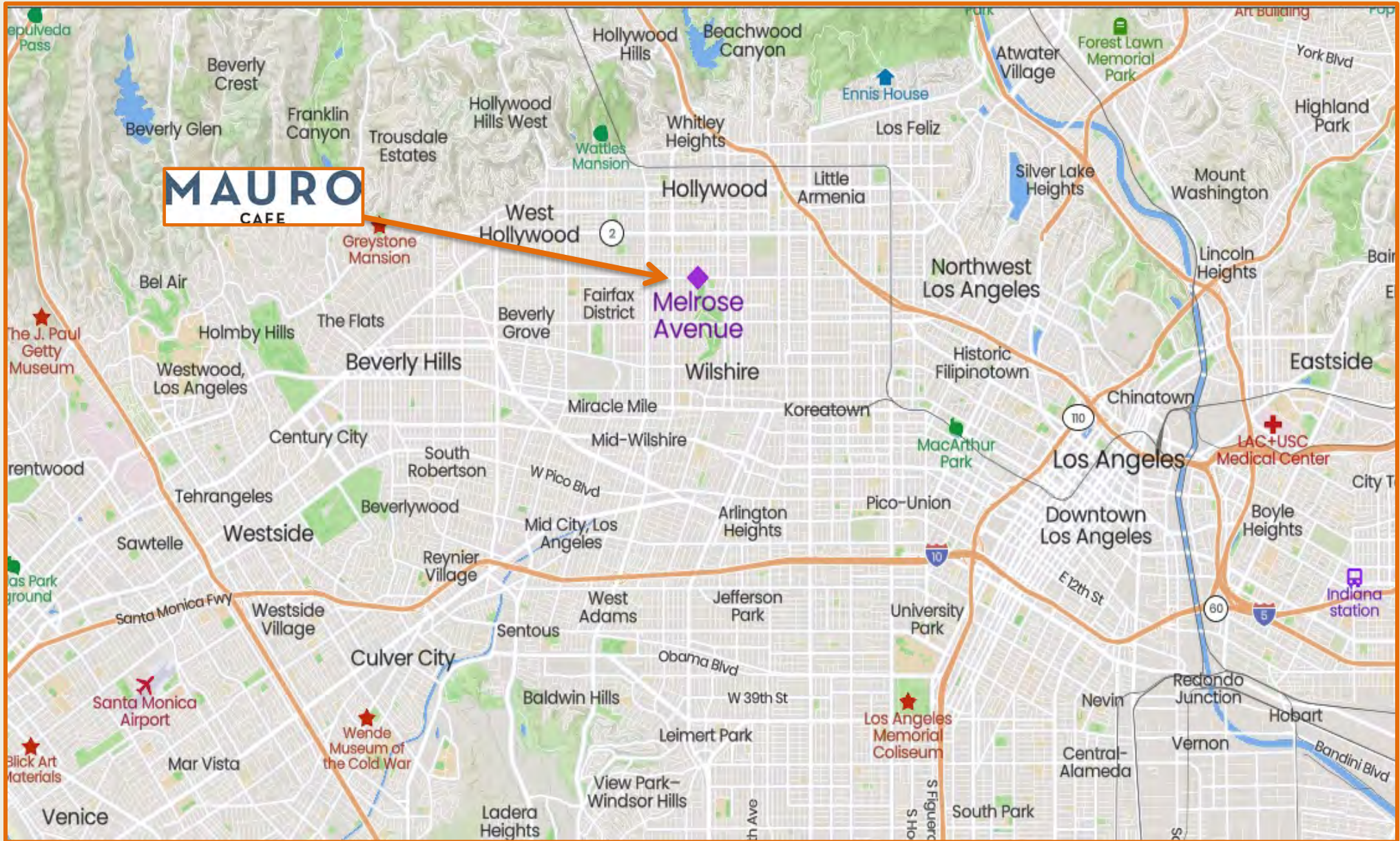


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THE MELROSE VIBE

# Location Map

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# Surrounding New Developments

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The project would feature nearly 50,000 square feet of office space on its upper three floors. The structure's three bottom floors would be devoted to a 175-car parking garage and 15,000 square feet of street-fronting commercial space.



In the Hollywood Media District, construction is now underway for a pair of mid-rise buildings that will provide production space for companies in the entertainment industry.



Applicant 1 Up Fitness Group, a subsidiary of the German organization McFit Global Group, intends to convert the five-story edifice into a 58,417-square-foot athletic club, featuring weight rooms, group fitness groups, a spa and salon, a swimming pool, a juice bar, and restaurant space.



In the Hollywood Media District, construction is now underway for a pair of mid-rise buildings that will provide production space for companies in the entertainment industry.



La Brea Avenue with a five-story building that would feature 49 studio apartments for low-income households and one manager's unit. Plans also call for a gym, a community room, a laundry facility, a central courtyard, and five at-grade parking stalls.



The five-story building, designed by Santa Monica-based VTBS Architects, will include 179 apartments, a 33,000-square-foot Sprouts Farmers Market and parking accommodations for up to 463 vehicles and 231 bicycles.



Construction of a nine-story building that would feature 91 guest rooms and eight apartments above ground-floor commercial space. Other proposed elements of the development include a rooftop lounge and swimming pool.



The project site, will yield a four-story building featuring 19 apartments over ground-floor restaurant space and an subterranean parking garage.

## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective Lessee's and is intended solely to assist prospective Lessee's in their evaluation and consideration of the Premises and Property and their consideration for their intended use. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Landlord and/or Broker.

This Memorandum was prepared on the basis of information available to the Landlord and provided to High Touch Properties, Inc., DRE# 02179446 dba High Touch Group and Dembo Realty, the Landlord's agents ("Broker") in connection with the lease of the Premises. This Memorandum contains pertinent information about the Premises, Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Premises or Property. The information contained herein is for reference only and was obtained by third parties, Broker has not independently verified it. Prospective Lessee's should choose an expert of their choice to inspect the property, building, its improvements, and Premises and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. All dimensions are approximate. Proposed Uses to be verified with City and subject to permitting restrictions.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Landlord nor its Broker guarantees its accuracy or completeness. Because of the foregoing and because the Premises will be leased on an "AS IS" and "Where - Is" basis, prospective Lessee's should make their own independent assessments, investigations, and projections regarding the Premises and physical condition of the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to prospective Lessee's, such parties should confer with their own engineering, architectural, and environmental experts, legal counsel, accountants, and other advisors.

The amount of sales realized and costs and expenses of your store may be directly affected by many factors, such as the Store's size, geographic location, weather, demographics, competition in the marketplace, presence of other Stores, seasonal changes which may fluctuate, quality of management and service, contractual relationships with lessors and vendors, the extent to which you finance the construction and operation of your Store, your legal, accounting, and other professional fees, federal, state and local income and other taxes, discretionary expenditures, employee wages, compliance with American Disabilities Act ("ADA"), accounting methods and other factors outside the control of Landlord and Broker. The Landlord expressly reserves the right, in its sole discretion, to reject any offer to lease or to terminate any negotiations with any party at any time, with or without notice. The Landlord shall have no legal commitment or obligation to any prospective lessee unless and until a written formal Lease Agreement has been fully executed and delivered and any and all conditions to the Landlord's obligations there under have been fully satisfied or waived.

The Landlord is responsible for any commission due Broker in connection with a lease of the Premises. The Landlord shall not be responsible for any commission claimed by any other agent or broker in connection with a lease of the Premises. No other person, including Broker, is authorized to make any representation agreement on behalf of the Landlord. This Memorandum remains the Property of the Landlord and Broker and may be used only by parties approved by the Landlord and Broker. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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