

# 652-658 N LARCHMONT BLVD LOS ANGELES CA 90004

RETAIL OPPORTUNITIES FOR LEASE

*The Corner of Melrose & Larchmont*



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**CBRE**



## 658 N LARCHMONT

**SIZE:** ±1,245 SF

**RATE:** \$4.25 PSF/Mo. NNN

**NNN:** \$1.00PSF

**TERM:** Through July 2028

## 652 N LARCHMONT

**SIZE:** ±1,131 SF

**RATE:** \$4.25 PSF/Mo. NNN

**NNN:** \$1.00 PSF

## 654 N LARCHMONT

**SIZE:** ±850 SF

**RATE:** \$4.25 PSF/Mo. NNN

**NNN:** \$1.00 PSF

**Term:** Through July 2028

## Retail Opportunity For Lease



On the Corner of Melrose & Larchmont



Exceptional Co-Tenancy in LA's trendiest submarket



Heavy Daytime and Commuter Traffic adjacent to the prestigious Hancock Park





## The Corner of Melrose & Larchmont

These unique retail opportunities, on the corner of Melrose and Larchmont are one-of-a-kind and offer great frontage along Larchmont Blvd. Immerse yourself in the iconic Larchmont Village, alongside tenants like Cafe Gratitude, Lemonade Restaurant, Osteria Mamma, and much more!





# INTERIORS





# THE AREA

HOLLYWOOD HILLS

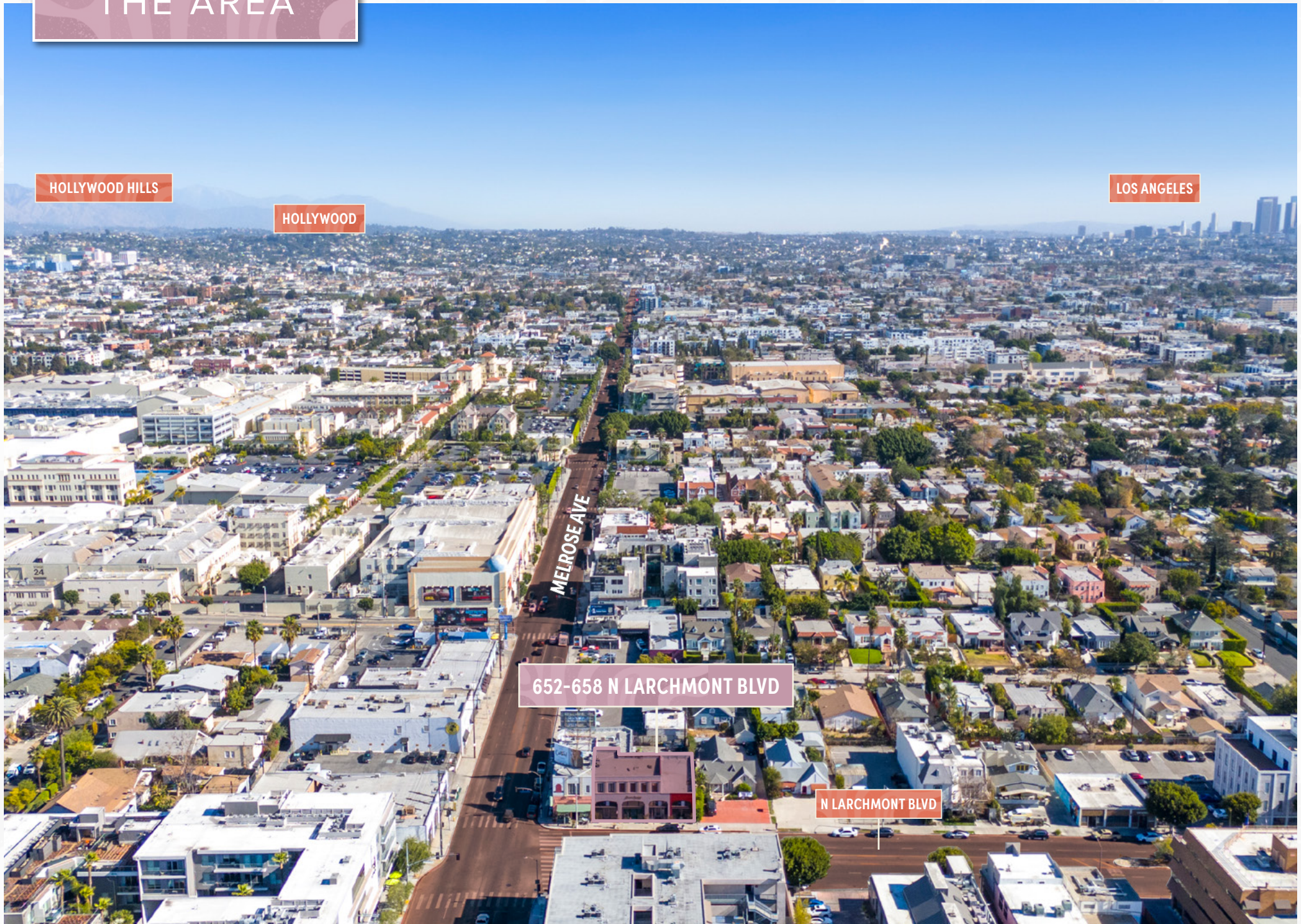
HOLLYWOOD

LOS ANGELES

652-658 N LARCHMONT BLVD

N LARCHMONT BLVD

MELROSE AVE





# LOS ANGELES

**\$734<sub>BN</sub>**

IN ECONOMIC  
OUTPUT

**4<sup>TH</sup>**

AMONG  
INTERNATIONAL  
CITIES IN TOTAL  
BILLIONAIRES

**\$4.6<sub>MM</sub>**

MEDIAN LUXURY  
HOME VALUE

**\$257<sub>BN</sub>**

IN SALARY + WAGES

**Top 10**

INTERNATIONAL CITY  
FOR LUXURY HOME  
SALES

**\$1<sub>BN+</sub>**

HOME FURNISHINGS  
SALES

**\$318<sub>MM</sub>**

IN CONSUMER  
EXPENDITURES

# DEMOGRAPHICS



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Population - Current Year Estimate	46,706	500,098	1,022,452
2029 Population - Five Year Projection	46,418	508,404	1,036,068
2020 Population - Census	45,677	503,609	1,028,041
2010 Population - Census	47,443	507,651	1,013,495
2020-2024 Annual Population Growth Rate	0.53%	-0.16%	-0.13%
2024-2029 Annual Population Growth Rate	-0.12%	0.33%	0.26%



<b>Households</b>			
2024 Households - Current Year Estimate	21,768	241,023	460,720
2029 Households - Five Year Projection	22,301	252,951	482,824
2020 Households - Census	20,225	234,937	447,844
2010 Households - Census	19,269	221,460	414,756
2020-2024 Compound Annual Household Growth Rate	1.74%	0.60%	0.67%
2024-2029 Annual Household Growth Rate	0.48%	0.97%	0.94%
2024 Average Household Size	2.12	2.03	2.16



<b>Household Income</b>			
2024 Average Household Income	\$109,743	\$109,732	\$114,752
2029 Average Household Income	\$127,587	\$127,444	\$133,204
2024 Median Household Income	\$64,905	\$69,439	\$72,557



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Household Income</b>			
2029 Median Household Income	\$77,433	\$82,036	\$85,473
2024 Per Capita Income	\$51,186	\$52,924	\$51,842
2029 Per Capita Income	\$61,342	\$63,444	\$62,159



<b>Housing Units</b>						
2024 Housing Units	23,850	265,281	509,861			
2024 Vacant Housing Units	2,082	8.7%	8,406	9.1%	49,141	9.6%
2024 Occupied Housing Units	21,768	91.3%	88,288	90.9%	460,720	90.4%
2024 Owner Occupied Housing Units	6,378	15.4%	21,842	13.2%	89,419	17.5%
2024 Renter Occupied Housing Units	16,668	75.9%	66,446	77.6%	371,301	72.8%



<b>Education</b>						
2024 Population 25 and Over	36,540	396,853	784,690			
HS and Associates Degrees	13,344	36.5%	140,404	35.4%	279,066	35.6%
Bachelor's Degree or Higher	16,432	45.0%	198,962	50.1%	376,314	48.0%

<b>Place of Work</b>			
2024 Businesses	2,907	33,822	78,364
2024 Employees	27,465	234,959	636,495



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