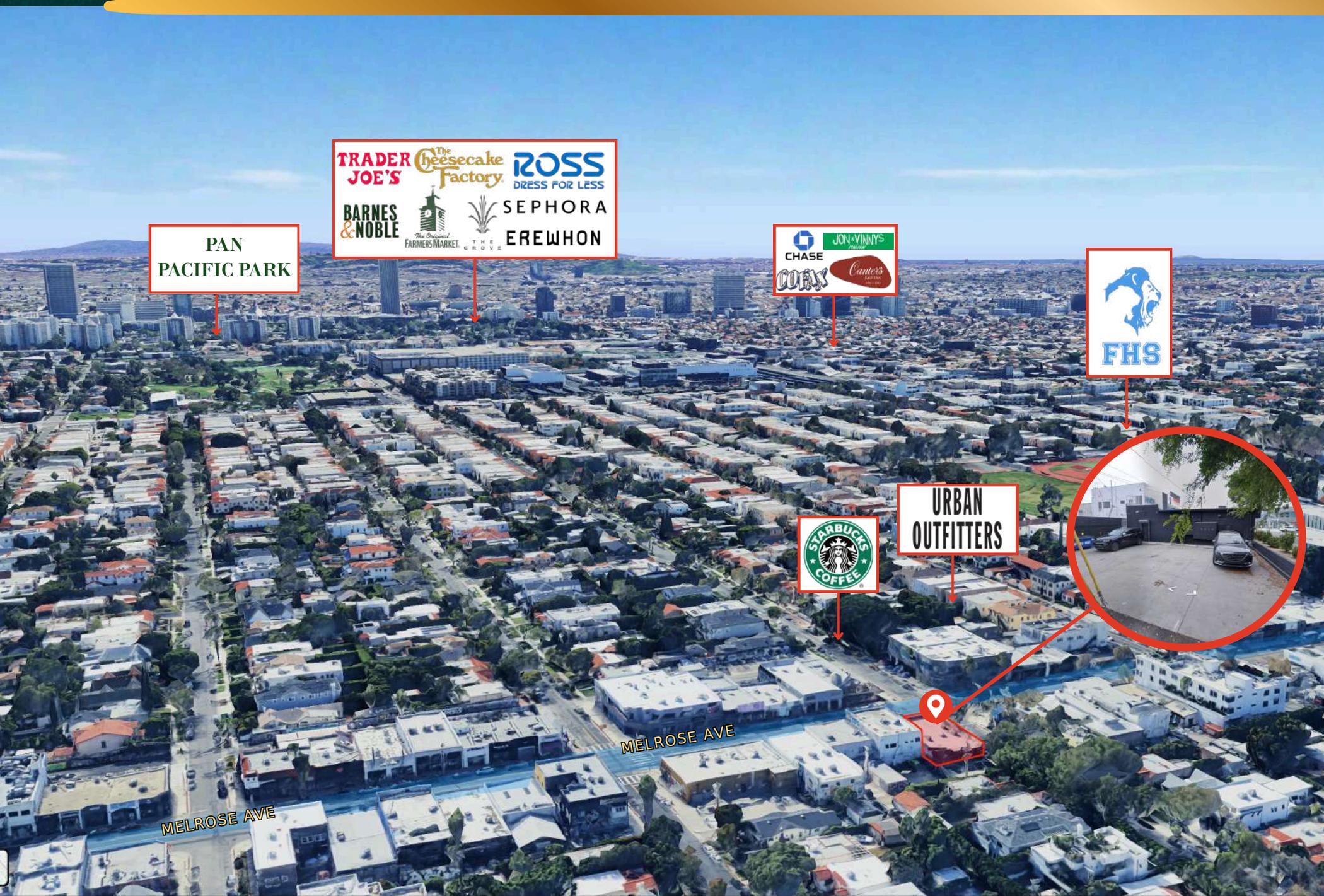




PROPERTY AERIAL MAP



PAN
PACIFIC PARK

TRADER JOE'S The Cheesecake Factory ROSS DRESS FOR LESS
BARNES & NOBLE The Original Farmers Market THE GROVE SEPHORA EREWHON

CHASE JON & VINNY'S COFFAX Cantor's



URBAN
OUTFITTERS



MELROSE AVE

MELROSE AVE

PROPERTY OVERVIEW



TYPE

Office/Distribution
Back Entrance Only



AVAILABLE UNITS

Available Space - 1,147 SF



RATE

\$3.50 PSF
+ \$0.50 NNN



YEAR BUILT

1930



PARKING

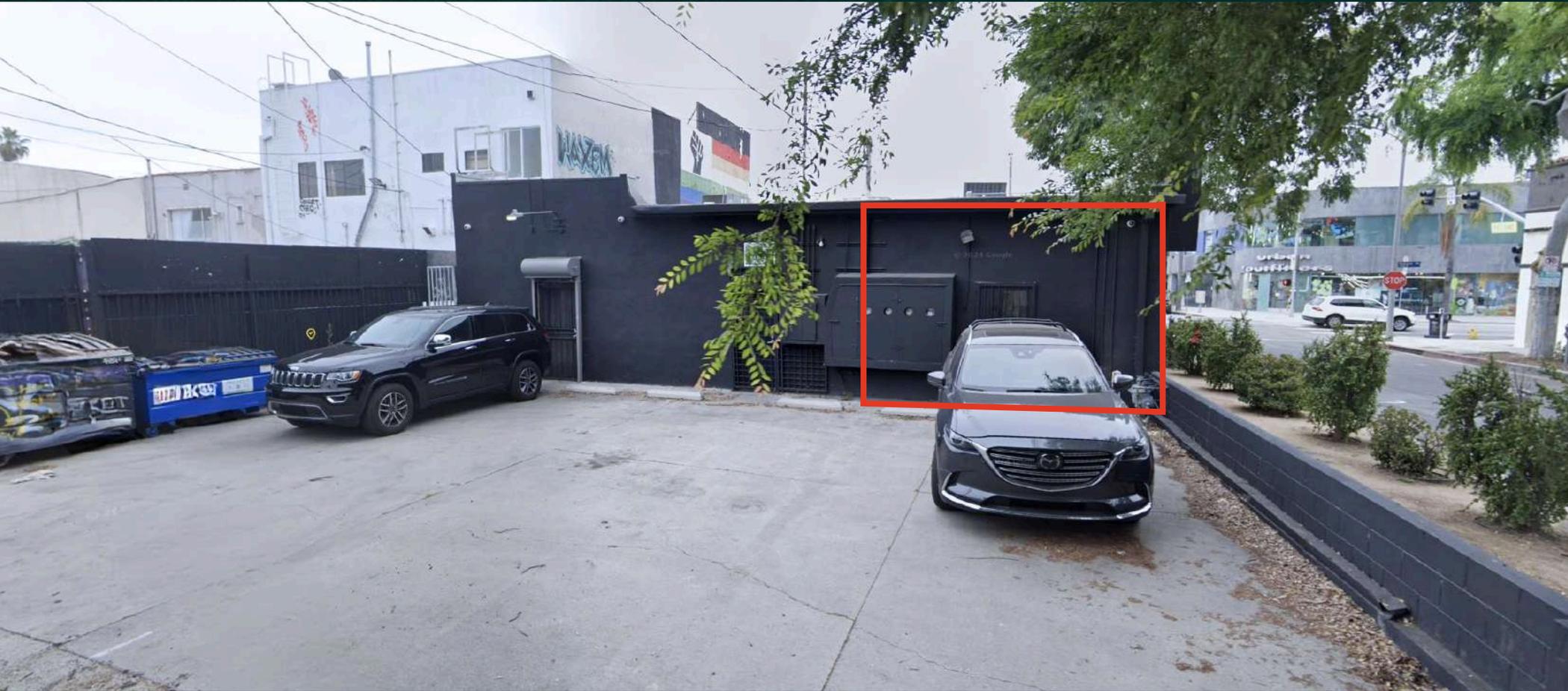
2 Spaces



TERM

5 Years





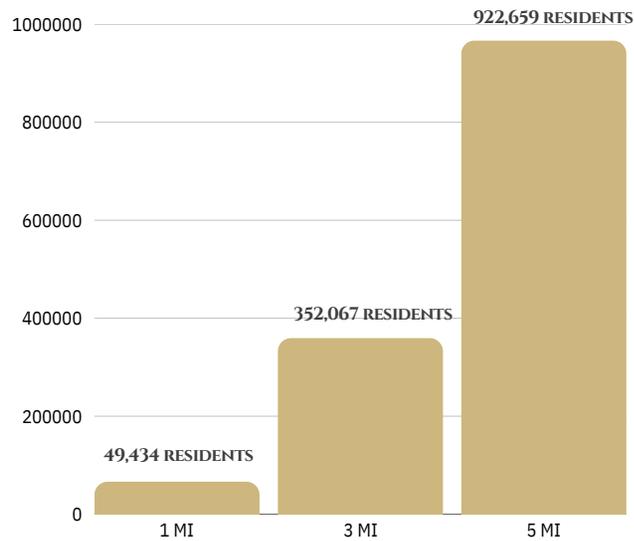
- 1 Unit available retail/creative space on super prime Melrose Ave
- Located in a dense, affluent trade area with close proximity to West Hollywood, Fairfax District, and Beverly Grove
- Two (2) dedicated parking spaces.
- Convenient access to major arterials including La Brea Avenue, Fairfax Avenue, and Santa Monica Boulevard

COMMUNITY PROFILE

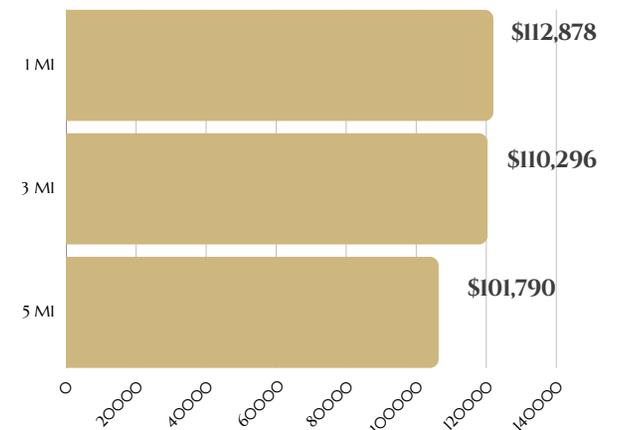
DEMOGRAPHICS

DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
2029 TOTAL POPULATION	48,401	345,959	903,456
AVERAGE AGE	41.00	40.90	40.00
2024 TOTAL HOUSEHOLDS	28,142	175,612	406,213
MEDIAN HOUSEHOLD INCOME	\$84,937	\$77,471	\$69,817
MEDIAN HOME VALUE	\$1,082,075	\$1,090,981	\$1,073,638

POPULATION



AVERAGE HOUSEHOLD INCOME





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