

SOUTH PARK GROUP



ASSET SALE/LEASE

7459 MELROSE AVE

LOS ANGELES, CA 90046

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Property Overview

TURN-KEY RESTAURANT

ASSET SALE / LEASE

KEY MONEY: \$125K

- Includes FF&E and Beer and Wine License
- New Lease directly with the Landlord

AVAILABLE SPACE

1,790 SQFT

RENT

\$5.00/SF + NNNs



Property Photos



This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

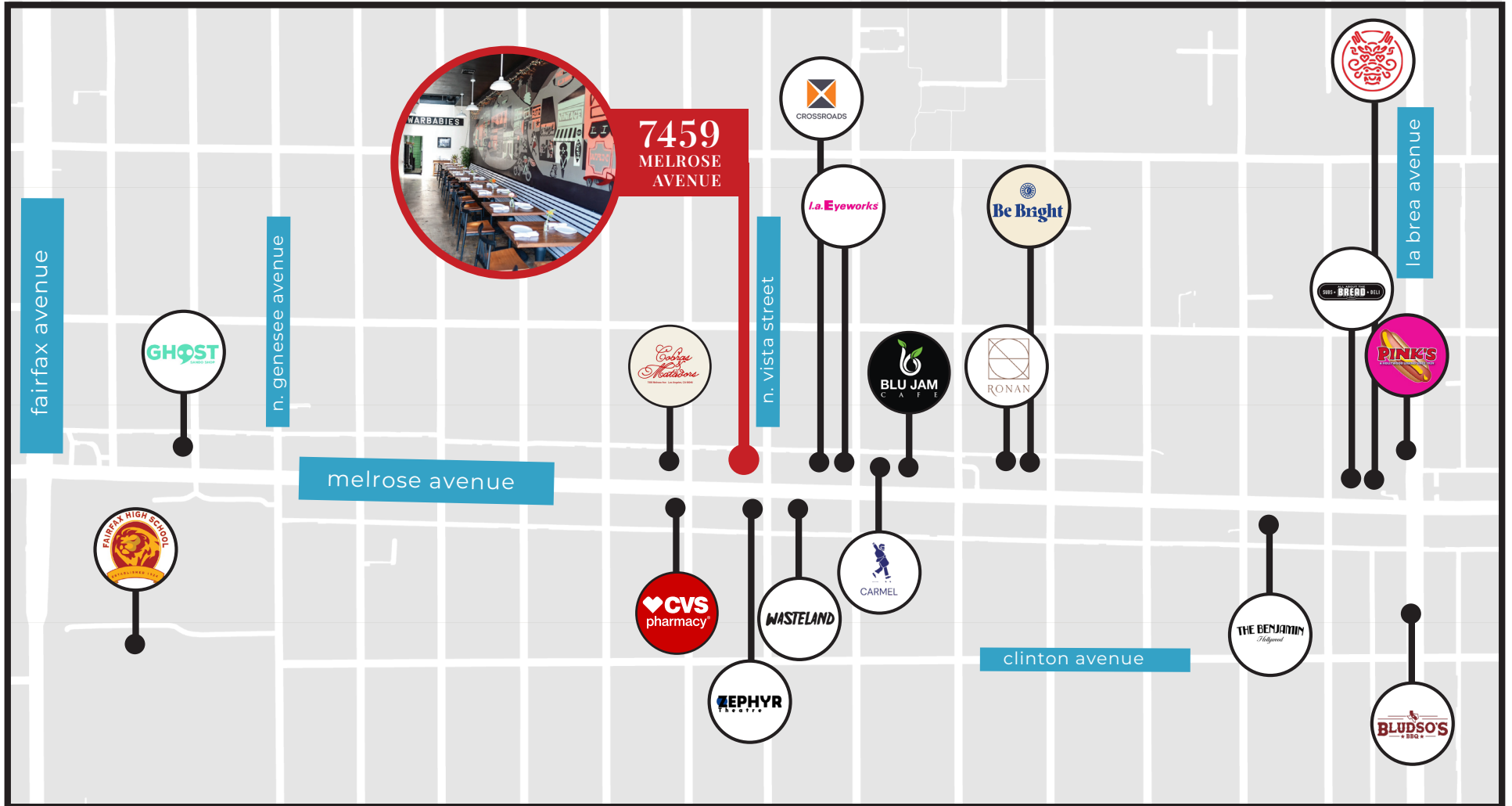
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Map Overview: Neighboring Tenants

Nestled in the heart of the vibrant Melrose district area, the restaurant space offers a prime location in a bustling area known for its trendy dining and shopping with new tenants like Carmel and The Benjamin.



Neighboring Tenants



Demographics

2023
HOUSEHOLDS




1 MILE: 24,522
2 MILES: 93,204

1 MILE: 45,139
2 MILE: 162,074

2023
POPULATION






MEDIAN AGE

1 MILE: 42.1
2 MILE: 42

1 MILE: \$111,193
2 MILE: \$112,094



AVERAGE
HOUSEHOLD
INCOME

| *Contact*

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