



Available | Ground Lease

4583 Melrose Ave

Los Angeles, CA 90029

Rare Hollywood Ground Lease Opportunity Melrose/101 Freeway



4583 Melrose Ave,
Los Angeles, CA 90029



On Ramp

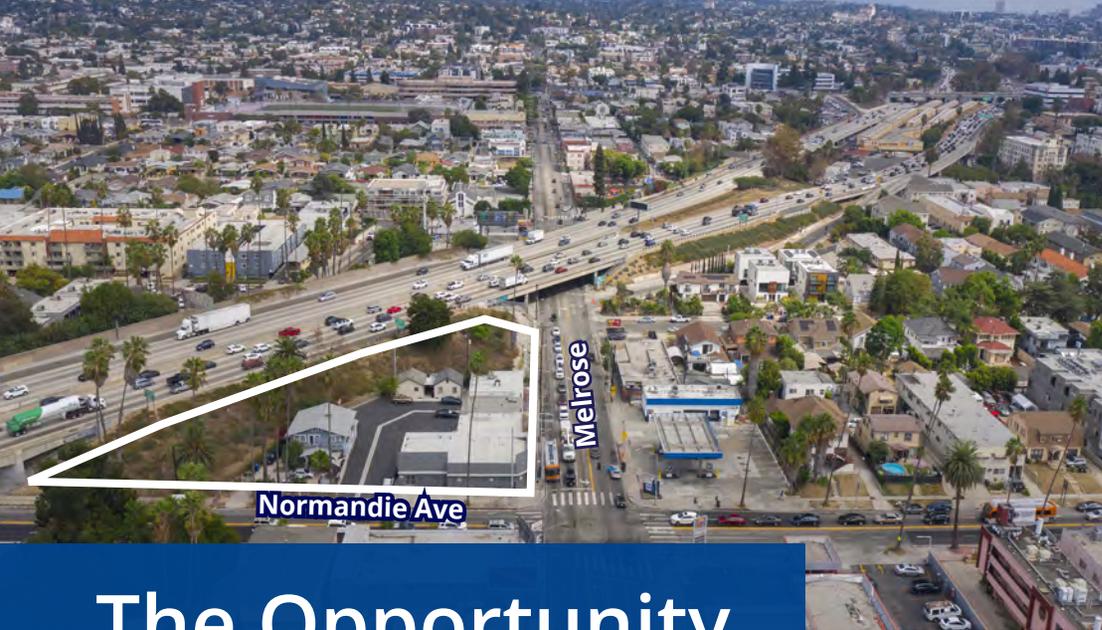
Off Ramp



Melrose Ave

Normandie Ave

On Ramp



The Opportunity

Colliers is pleased to present a prime ground lease opportunity along the 101 Freeway in Hollywood. The site is located at the northeast corner of Melrose Avenue and Normandie Avenue, commonly known as 4583 Melrose Avenue. Retained by the property owner as exclusive advisors, Colliers is offering a rare opportunity to enter the Hollywood trade area and capture strong freeway commuter traffic as well as local customers



±40,500 square foot corner lot



Adjacent to Hollywood 101 freeway



Offering ±300 feet of Melrose Avenue frontage and ±300 feet along Normandie Avenue



Traffic Counts	±231,087 Cars/Day 101 Freeway
	±57,234 Cars/Day (Melrose & Normandie Ave)

Demographics

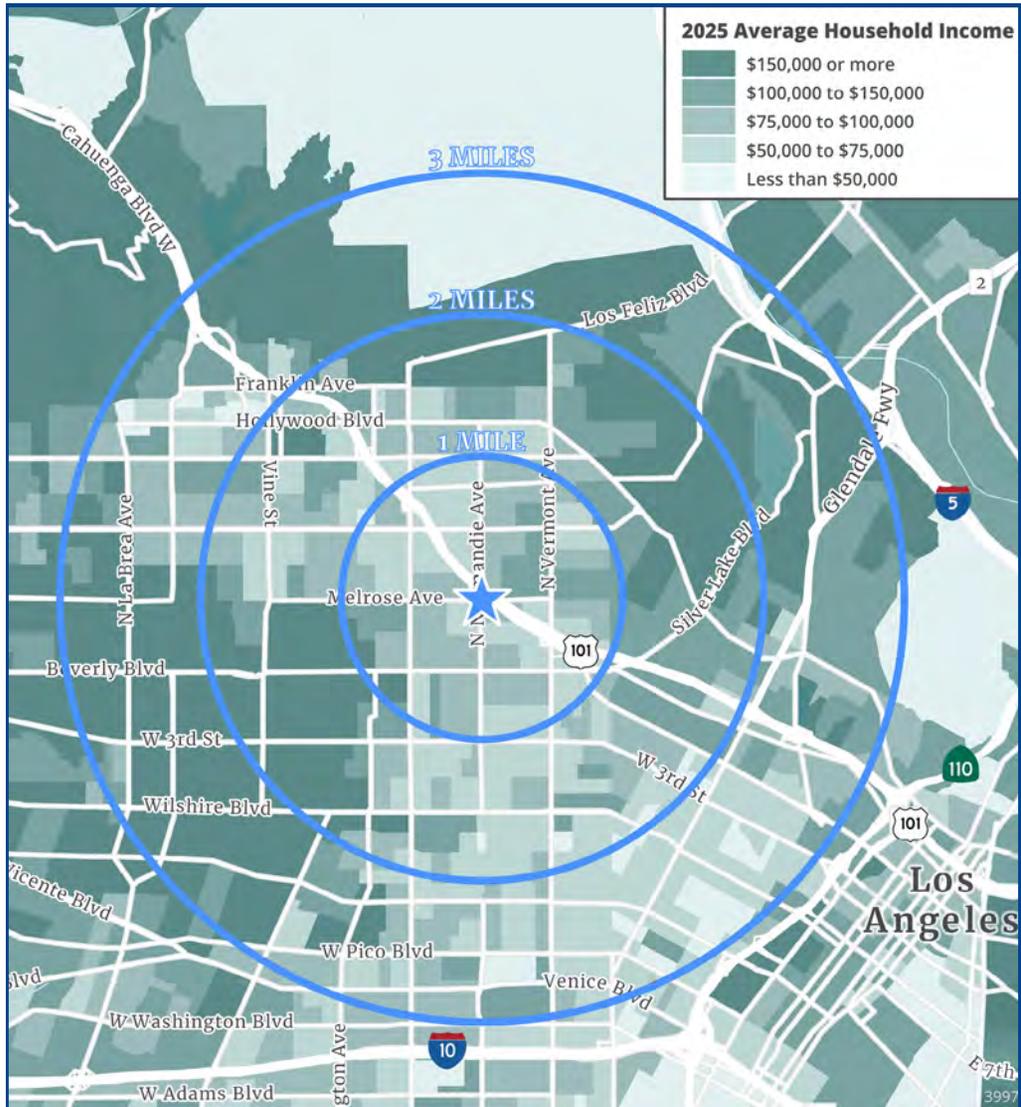
	1 mile radius	2 mile radius	3 mile radius
Population Summary			
2000 Total Population	99,236	332,823	573,097
2010 Total Population	90,830	306,939	542,229
2020 Total Population	82,765	296,054	534,063
2025 Total Population	80,697	295,224	531,865
2025 Group Quarters	2,861	6,934	14,113
2030 Total Population	81,657	303,113	543,137
2000-2020 Growth Rate: Population (CAGR)	-0.9%	-0.6%	-0.3%
2010-2020 Growth Rate: Population (CAGR)	-0.9%	-0.4%	-0.1%
2020-2025 Growth Rate: Population (CAGR)	-0.5%	-0.1%	-0.1%
2025-2030 Growth Rate: Population (CAGR)	0.2%	0.5%	0.4%
2025 Total Daytime Population	59,356	270,652	488,954
Workers	22,736	140,896	255,690
Residents	36,620	129,756	233,264
2025 Workers % of Daytime Population	38.3%	52.1%	52.3%
2025 Residents % of Daytime Population	61.7%	47.9%	47.7%
Household Summary			
2000 Households	31,814	122,279	209,991
2010 Households	31,353	122,517	213,469
2025 Households	32,682	135,446	238,925
2025 Average Household Size	2.38	2.13	2.17
2030 Households	34,075	143,309	251,099
2000-2020 Growth Rate: Households (CAGR)	0.0%	0.3%	0.4%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.6%	0.7%
2020-2025 Growth Rate: Households (CAGR)	0.4%	0.8%	0.9%
2025-2030 Growth Rate: Households (CAGR)	0.8%	1.1%	1.0%
2010 Families	18,914	64,564	111,069
2025 Families	16,302	60,743	108,156
2030 Families	17,002	64,330	113,869
2025-2030 Annual Rate	0.84%	1.15%	1.03%
Housing Unit Summary			
2025 Housing Units	35,466	148,088	261,412
Owner Occupied Housing Units	8.6%	11.5%	13.6%
Renter Occupied Housing Units	91.4%	88.5%	86.4%
Vacant Housing Units	7.8%	8.5%	8.6%
Owner Occupied Median Home Value			
2025 Median Home Value	\$1,129,422	\$1,279,950	\$1,337,374
2030 Median Home Value	\$1,233,504	\$1,417,927	\$1,499,248
Income			
2025 Per Capita Income	\$34,967	\$45,169	\$46,800
2025 Median Household Income	\$59,998	\$64,682	\$66,382
2025 Average Household Income	\$85,741	\$97,972	\$103,901
Household Income Base	32,682	135,446	238,923
<\$15,000	12.9%	13.0%	13.0%
\$15,000 - \$24,999	8.1%	7.5%	7.3%
\$25,000 - \$34,999	8.5%	8.0%	7.8%
\$35,000 - \$49,999	12.5%	10.5%	10.3%
\$50,000 - \$74,999	18.0%	17.3%	16.6%
\$75,000 - \$99,999	11.3%	11.6%	11.9%
\$100,000 - \$149,999	14.1%	14.1%	13.7%
\$150,000 - \$199,999	7.3%	7.4%	7.3%
\$200,000+	7.4%	10.5%	12.0%

Source: U.S. Census, Esri, Esri-Data Axle

	1 mile radius	2 mile radius	3 mile radius
Median Age			
2010	34.0	34.9	34.3
2020	36.2	36.6	36.3
2025	37.6	37.9	37.5
2030	39.2	39.3	38.9
2025 Population by Age			
Total	80,696	295,223	531,864
0 - 4	3.9%	3.7%	4.0%
5 - 9	3.9%	3.7%	3.9%
10 - 14	4.4%	3.9%	4.1%
15 - 19	5.2%	4.5%	4.9%
20 - 24	6.9%	7.0%	7.1%
25 - 29	9.4%	9.7%	9.6%
30 - 34	11.4%	11.8%	11.5%
35 - 39	9.4%	9.9%	9.7%
40 - 44	7.6%	8.0%	8.0%
45 - 49	6.4%	6.6%	6.6%
50 - 54	6.1%	6.2%	6.2%
55 - 59	5.7%	5.7%	5.5%
60 - 64	5.4%	5.1%	5.0%
65 - 69	4.7%	4.6%	4.5%
70 - 74	3.8%	3.7%	3.7%
75 - 79	2.6%	2.6%	2.6%
80 - 84	1.6%	1.8%	1.7%
85+	1.5%	1.5%	1.6%
18+	84.8%	86.0%	85.2%
21+	81.5%	83.0%	82.0%
2025 Population by Race/Ethnicity			
Total	80,697	295,224	531,867
White Alone	23.9%	27.7%	28.5%
Black Alone	3.7%	4.7%	5.1%
American Indian Alone	2.3%	2.0%	2.4%
Asian Alone	19.1%	24.8%	21.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	38.6%	29.1%	30.7%
Two or More Races	12.3%	11.7%	12.1%
Hispanic Origin	56.2%	44.1%	46.5%
Diversity Index	86.8	87.9	88.0
2025 Population 25+ by Educational Attainment			
Total	61,084	227,911	404,241
Less than 9th Grade	14.0%	11.2%	12.3%
9th - 12th Grade, No Diploma	8.8%	6.5%	6.9%
High School Graduate	16.5%	15.5%	15.6%
GED/Alternative Credential	2.3%	2.0%	1.9%
Some College, No Degree	13.6%	12.7%	12.5%
Associate Degree	6.9%	6.5%	5.9%
Bachelor's Degree	28.5%	32.5%	31.4%
Graduate/Professional Degree	9.5%	13.1%	13.4%

Source: U.S. Census, Esri, Esri-Data Axle

Average Household Income & Employment Density





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