

# 7404-7406 MELROSE AVE LOS ANGELES CA 90046



RETAIL SPACES  
FOR LEASE

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**CBRE**

## 7406 MELROSE AVE

**SIZE:** ±800 SF

**RATE:** \$5.00 PSF/Mo. + NNN

**NNN:** Approx. \$0.75 PSF/Mo.

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Available within 30 days

## Prominent Retail Opportunity For Lease



On the Corner of Melrose & Martel Ave



Direct Deal Through Landlord



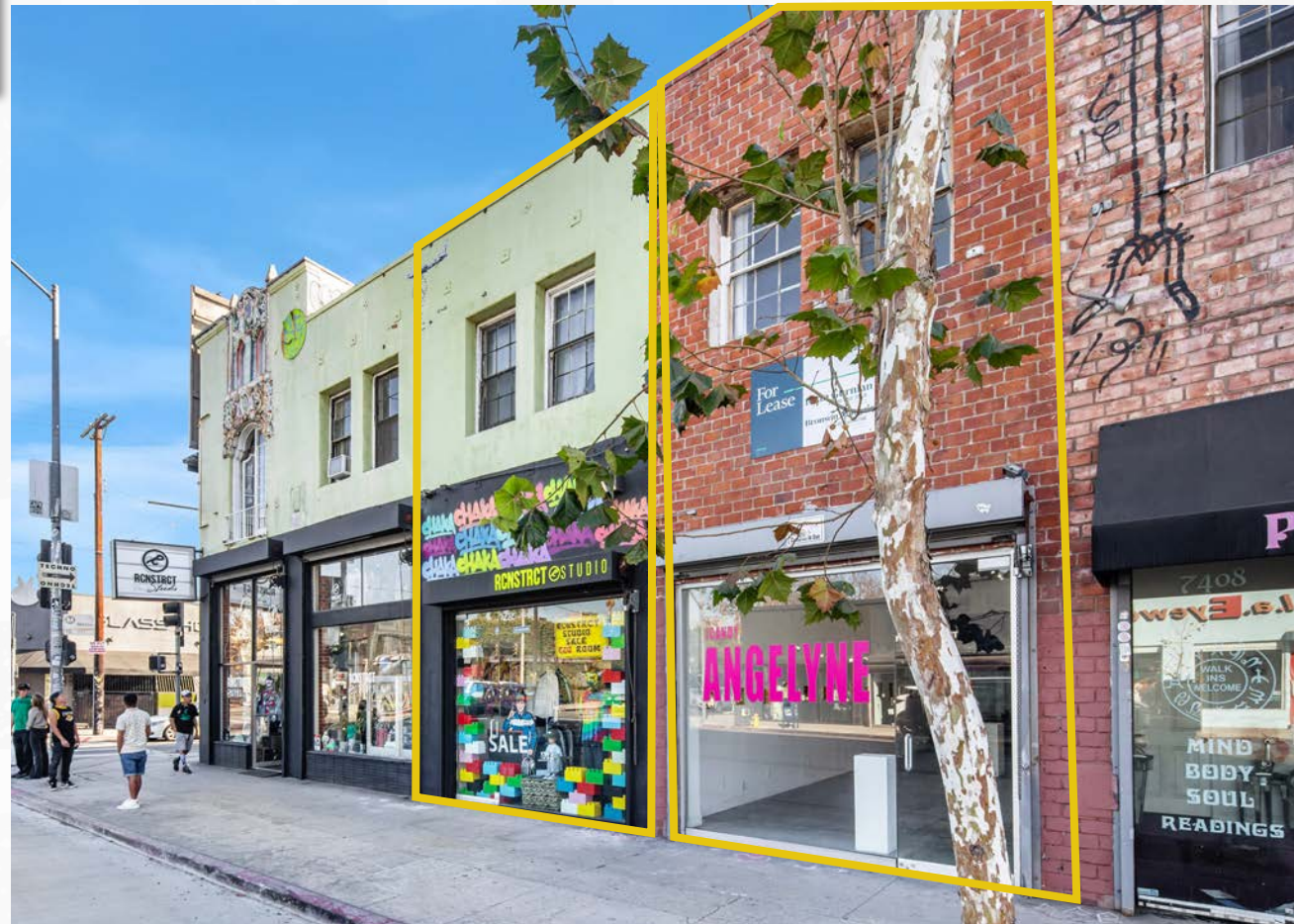
Prominent Space in Line with Other Retailers



Exceptional Co-Tenancy in LA's trendiest submarket



Heavy Daytime and Commuter Traffic



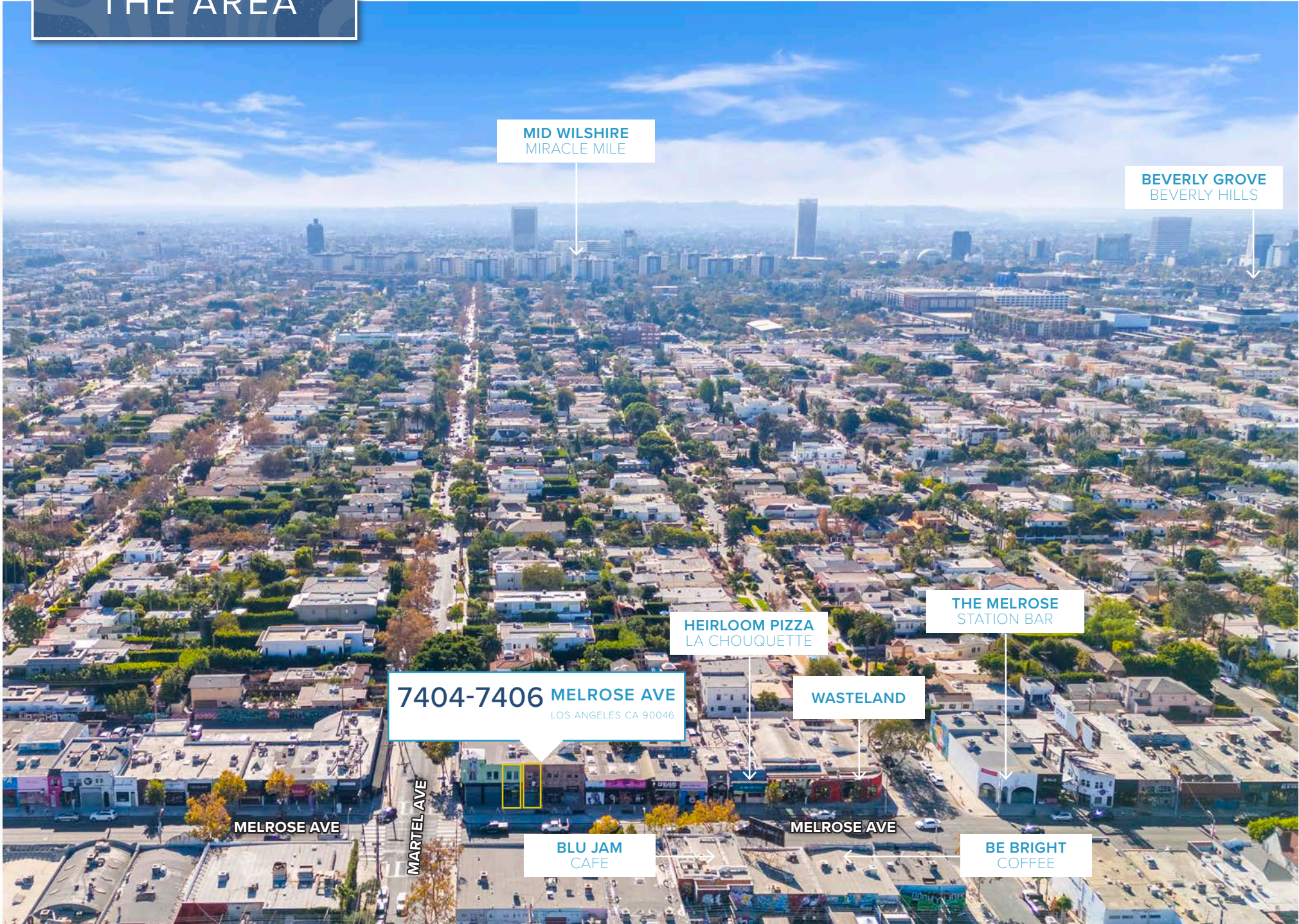
## One Of a Kind Retail Opportunity

Along the bustling Melrose Avenue lies these charming spaces suitable for retail. Melrose Avenue is known for its eclectic mix of retailers, making it one of the most popular dining and shopping destinations in Los Angeles.

Neighboring areas include Larchmont Village and Hancock Park. Co-tenants include The Melrose Station, Wasteland, Pink's Hot Dogs, Bludso's BBQ, Paramount Studios and more!



# THE AREA



MID WILSHIRE  
MIRACLE MILE

BEVERLY GROVE  
BEVERLY HILLS

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HEIRLOOM PIZZA  
LA CHOUQUETTE

THE MELROSE  
STATION BAR

WASTELAND

MELROSE AVE

MARTEL AVE

BLU JAM  
CAFE

MELROSE AVE

BE BRIGHT  
COFFEE

# 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	44,475	370,351	918,833
2029 Population Five Year Projection	45,081	372,533	923,579
2020 Population Census	45,427	375,164	929,851
2010 Population Census	43,454	370,517	929,177
2020-2024 Annual Population Growth Rate	-0.50%	-0.30%	-0.28%
2024-2029 Annual Population Growth Rate	0.27%	0.12%	0.10%



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Households</b>			
2024 Households Current Year Estimate	24,796	188,372	418,302
2029 Households Five Year Projection	25,840	195,170	433,549
2010 Households Census	23,452	176,962	391,512
2020 Households Census	24,672	185,114	410,879
2020-2024 Compound Annual Household Growth Rate	0.12%	0.41%	0.42%
2024-2029 Annual Household Growth Rate	0.83%	0.71%	0.72%
2024 Average Household Size	1.76	1.93	2.15



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Household Income</b>			
2024 Average Household Income	\$141,635	\$131,362	\$123,417



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Housing Units</b>			
2029 Average Household Income	\$163,549	\$151,348	\$142,594
2024 Median Household Income	\$91,216	\$83,206	\$77,190
2029 Median Household Income	\$105,431	\$98,101	\$90,244
2024 Per Capita Income	\$79,156	\$66,930	\$56,255
2029 Per Capita Income	\$93,938	\$79,418	\$67,009

DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Housing Units</b>			
2024 Housing Units	27,381	207,691	458,202
2024 Vacant Housing Units	2,585 9.4%	19,319 9.3%	39,900 8.7%
2024 Occupied Housing Units	24,796 90.6%	188,372 90.7%	418,302 91.3%
2024 Owner Occupied Housing Units	4,090 14.9%	39,212 18.9%	94,154 20.5%
2024 Renter Occupied Housing Units	20,706 75.6%	149,160 71.8%	324,148 70.7%



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Education</b>			
2024 Population 25 and Over	36,901	299,591	711,989
HS and Associates Degrees	11,106 30.1%	98,281 32.8%	251,172 35.3%
Bachelor's Degree or Higher	24,489 66.4%	174,183 58.1%	355,362 49.9%



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
<b>Place of Work</b>			
2024 Businesses	4,209	35,591	70,615
2024 Employees	27,445	242,752	519,078

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