



# 7619 MELROSE AVE

Los Angeles, CA 90046

Exclusive Investment Opportunity





# Executive Summary

URBANLIME Real Estate is pleased to present the opportunity to acquire 7619 Melrose Ave. The asset is fully-leased, featuring 5 tenants spanning two levels. The building is separately metered for electricity and features 8 parking spaces in the rear of the building. The opportunity offers great visibility, high-ceilings and excellent signage opportunities. The property is situated on the trendy Melrose Avenue, near many major retailers, restaurants and bars.

## INVESTMENT OVERVIEW

ADDRESS	7619 Melrose Ave, Los Angeles, CA 90046
BUILDING SF	4,800 SF
LAND AREA	4,403 SF
LEASED	100%
YEAR BUILT	1947
ZONING	LAC4
APN	5526-014-022
STORIES	2
TENANTS	5
OWNERSHIP	Fee Simple
PARKING	8 Spaces

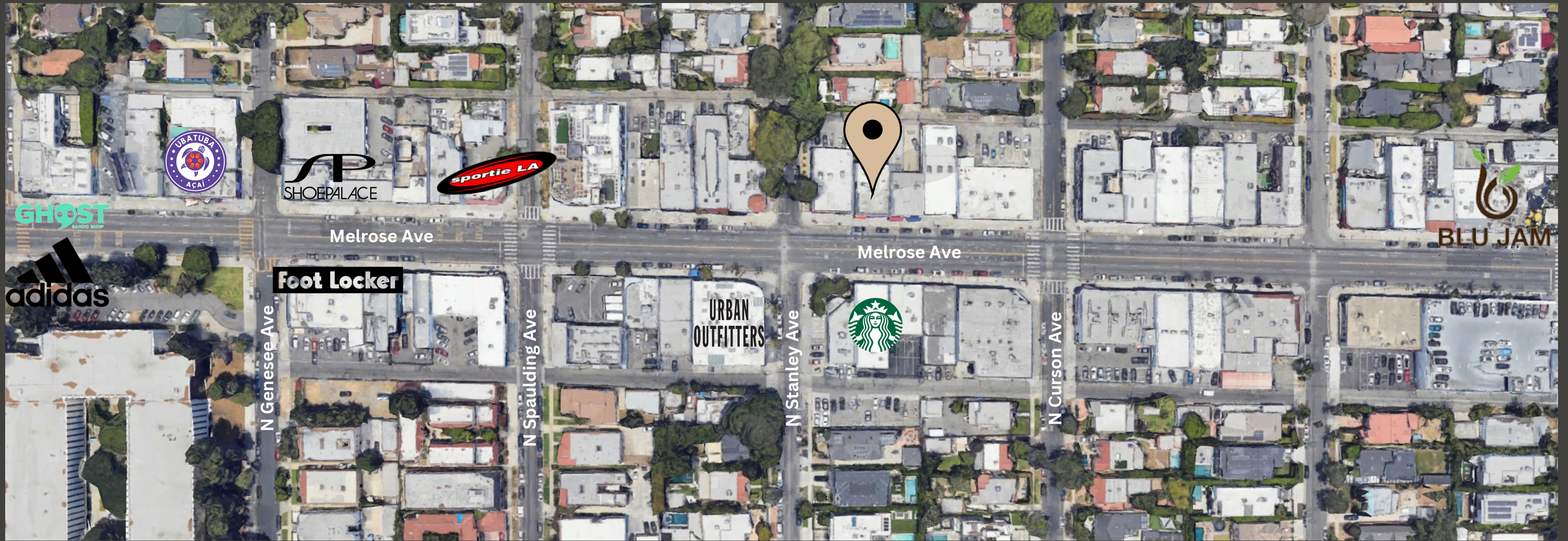
## OFFERING SUMMARY

PRICE	\$3,650,000.00
PRICE PER SF	\$760.00
GROSS INCOME	\$227,278.20
NOI	\$205,163.94
CAP RATE	5.62%

\*Income Subject to Change Based on Billboard Signage







West Hollywood's iconic Melrose Avenue is more than just a street; it's a cultural hub that pulses with creativity and vibrancy. Melrose Avenue is renowned for its diverse blend of boutique shops, trendy eateries, and cutting-edge galleries, making it a haven for fashionistas, foodies, and art enthusiasts. Its dynamic atmosphere fosters a sense of community where innovation thrives and individuality is celebrated.

Conveniently located in West Hollywood, Melrose Avenue offers unparalleled accessibility to major transportation routes, including the bustling Santa Monica Boulevard and the iconic Sunset Strip. This strategic positioning ensures seamless connectivity to the rest of Los Angeles County, attracting a diverse clientele from both near and far.

With its unique fusion of creativity, commerce, and culture, Melrose Avenue stands as a beacon of urban vitality, inviting all to explore its kaleidoscope of experiences and embrace the spirit of West Hollywood.



# Rent Roll

UNIT	TENANT	UNIT SF	RENT / SF	ANNUAL BASE RENT	ANNUAL CAM	LEASE START	LEASE END
7619	Golden Water	700	\$42.84	\$30,000.00	\$1,800.00	2/1/2024	1/31/2025
7619.5	Hollywood Glamour Hair	700	\$51.99	\$36,392.4	\$1,800.00	5/1/2017	MTM
7623	Rose Brows	700	\$43.71	\$36,392.4	\$1,800.00	2/1/2018	3/31/2025
7621	FSMP	1,300	\$30.99	\$40,285.80	\$1,800.00	2/1/2018	MTM
7621.5	Pearll	760	\$39.47	\$30,000.00	\$1,800.00	3/1/2023	2/28/2025
Billboard	Seen Media			\$60,000.00	\$1,800.00		
<b>TOTAL</b>		<b>4,160</b>		<b>\$227,278.20</b>	<b>\$9,000.00</b>		

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## EXPENSES

Janitor	\$400.00
Athen Waste	\$3,290.00
DWP	\$778.26
Management	\$6,000.00
CAM	\$3,300.00
Insurance	\$1,823.00
Property Tax	\$6,523.03
<b>TOTAL</b>	<b>\$22,114.26</b>



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# CONTACT

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