

7455 MELROSE AVE
LOS ANGELES, CA 90046
AVAILABLE FOR LEASE

7455  **SUSHI**
-BY ROSHI-


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ALREADY BUILT. ALREADY APPROVED. TURNKEY ON MELROSE.



The Opportunity



CityStreet Commercial is pleased to present a fully built out second generation restaurant opportunity at 7455 Melrose Avenue, on the retail run between La Brea and Fairfax that has defined Los Angeles street culture for four decades. The offering is defined by three things an operator almost never finds together on this strip: a kitchen and bar already in place, an approved RBP authorization, and a genuine indoor outdoor floor plan. An awning covered sidewalk cafe with plumbed gas heaters fronts Melrose directly, full width operable french doors fold the dining room open to the street, and an air conditioned covered patio anchors the rear, giving a concept three distinct rooms and a year round outdoor seat count on a street where outdoor dining drives demand. The surrounding half mile generates approximately 3,500 restaurant visits per day across 104 restaurants and 27 bars, with dinner as the dominant daypart and weekday volume running roughly 2.5 times weekend volume. Diners here are local and habitual, with a median trip of 2.3 miles, arriving on a block that scores 89 for walkability and sits within one mile of The Grove and the Original Farmers Market.

Deal Points

RBP Eligible, No CUB Required

New Direct Lease with Landlord, \$4.50/SF + NNN (\$0.69)

Size: Approx. 3,143/SF Interior

10 Year Term + 5 Year Option

Condition: 2nd Generation Restaurant, Fully Built-out

Full Width Operable French Doors Opening the Dining Room to Melrose Ave

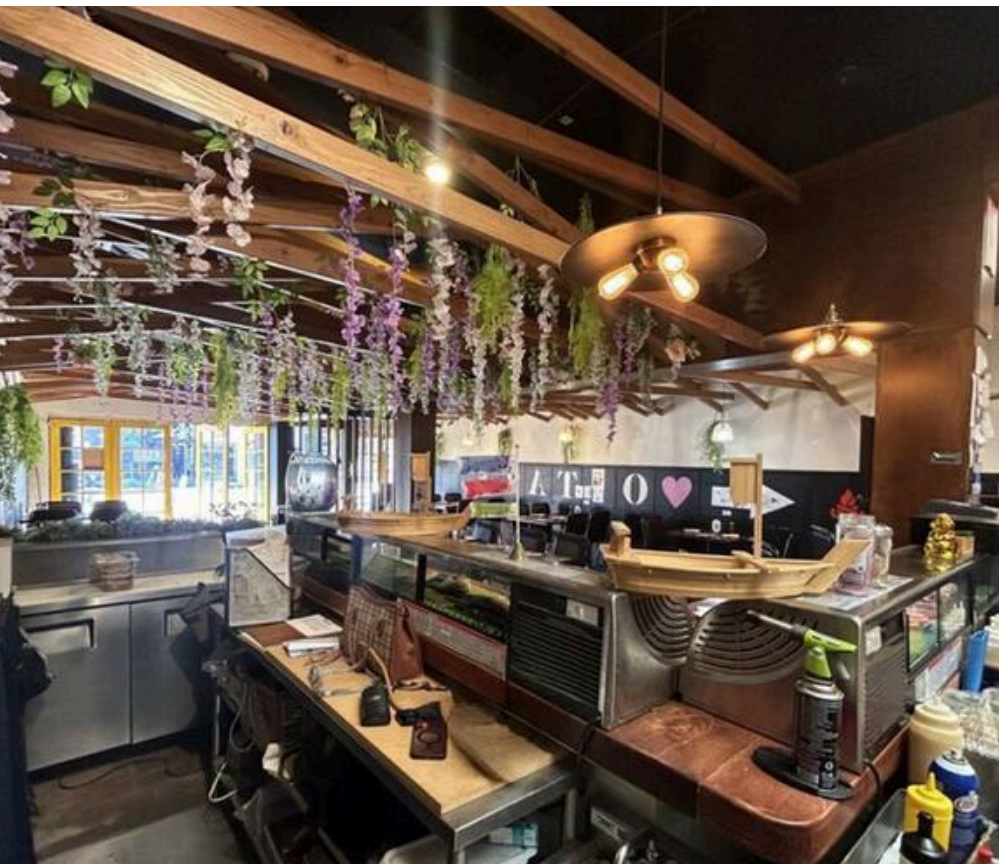
Awning Covered Sidewalk Cafe Fronting Melrose with Plumbed Gas Heaters

Air Conditioned Covered Patio at Rear

No Key Money, All FF&E Included



THE SPACE



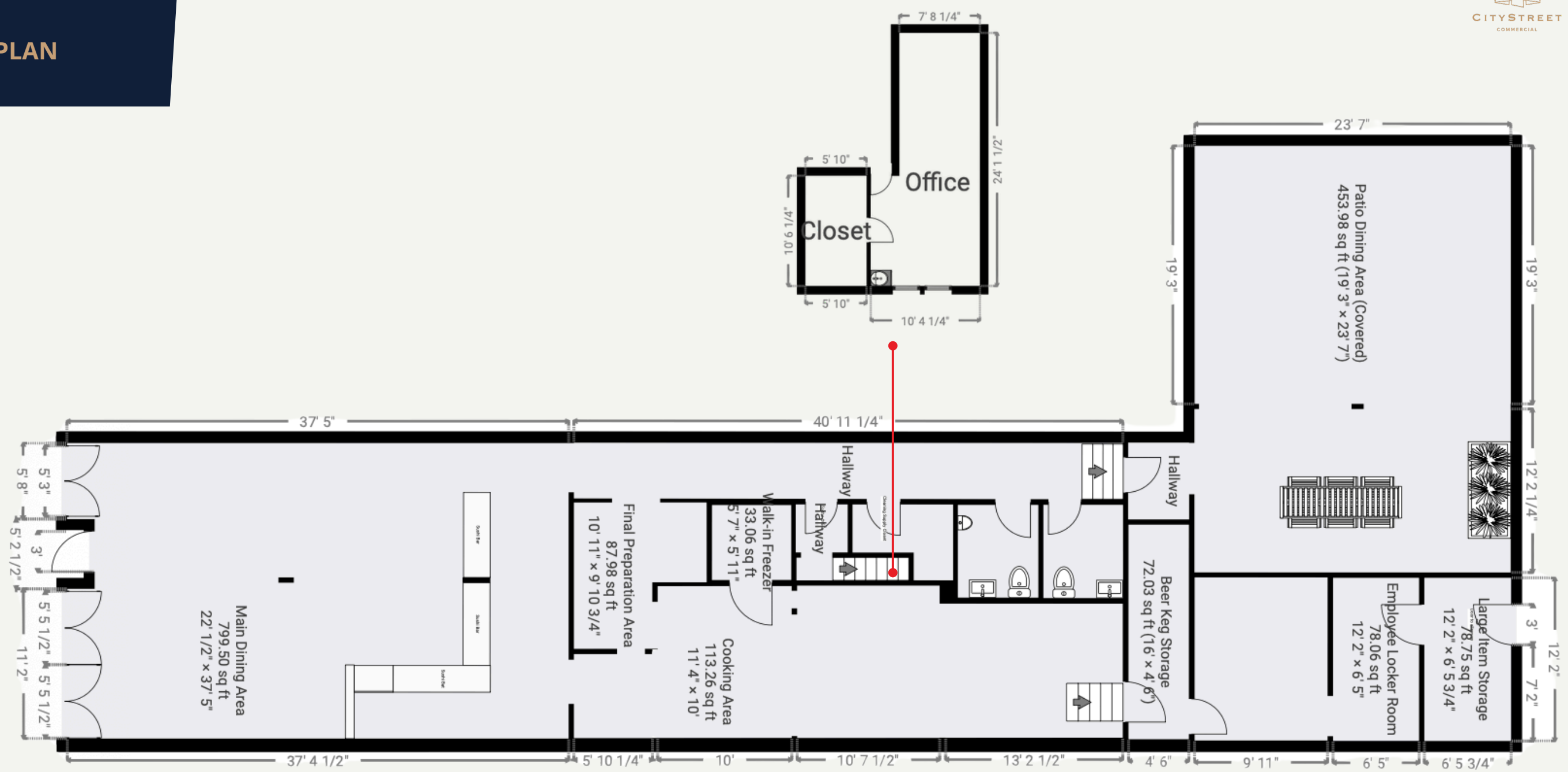
THE EXPERIENCE



THE SPACE



FLOOR PLAN





THE LOCATION

Fred Segal (Leased)
Community Goods
Boul'ange
Brain Dead Studios
Fairfax High School
Melrose Trading Post

Theia Mediterranean
Happy Hour Bar
Rogue Machine Theater

Typhoon Fashion
Coolkicks

Snake Pit Alehouse
Blind Butcher
Marathon Burger

Aviator Bar
Melrose Umbrella Co.
Olive & James Co.
The Room Recording Studio

Poinsettia Recreation Center
Trader Joe's
WeHo DMV
Dust Studio

Urban Outfitters

Starbucks

Best Comedy Club
Monopoly Man
Zephyr Theater
American Rebel



Dr. Marten's
Brooklyn Projects
Nathalia Gaviria

Carmel

Blu Jame Cafe
The Playground LA
Cosmos Glamsquade
Doomie's Home Cookin'
Hollywood Fitness Interntl.
Humanist Coffee & Matcha

The Grove
Erewhon
Trader Joe's
Pan Pacific Park

Wasteland

Zira Uzbek Kitchen

Heriloom Pizzeria

Happy Ice

The Groundlings Theater
Ronan

Pasta Amore
The Roots Indian Restaurant
Popping Yolk Cafe
Melrose Squeeze
Tatsu Ramen
Pink's Hot Dogs

The Benjamin Hollywood
Frankie's on Melrose
Milk Bar

The Business Case

Melrose Avenue between La Brea and Fairfax is the block that made Los Angeles a retail destination. What began as a punk and vintage corridor in the late seventies became the city's fashion spine through the eighties and nineties, and today anchors the global streetwear market, drawing a national audience through flagship and pop up activity across a mile and a half of frontage.

The customer base is young, educated, and highly discretionary. 42% of the local psychographic profile falls into the Trendsetters segment: urban renters who direct disposable income toward dining, culture, and discovery rather than housing. They eat out at a rate well above the metro average, they arrive from within a few miles, and they choose based on culinary concepts with a defined point of view.

Where the corridor is thin. Of the restaurants within a half mile, fifty two operate at the entry price point and twenty eight at the second tier. Only three reach the elevated tier, and none sit above it. The block is saturated in pizza, coffee, American, and cafe, and notably underserved in full service dining at a check in the high forties. Imagine Lab trade area modeling projects the strongest performance here from shared plate and communal formats with a clear culinary identity. A dinner led concept with beverage attached is the format this block is missing and the format the RBP framework is purpose built to support.

COMPETITIVE SET BY PRICE TIER, 0.5 MILES



**Price tiers reflect estimate per person average check for F&B spend.*

Melrose Demographics



	 1 MILE	 2 MILES	 5 MILES
TOTAL POPULATION residents in trade area	45,718	174,129	926,506
DAYTIME EMPLOYMENT workers in trade area	29,548	169,383	548,585
RESTAURANT SPEND annual food and alcohol	\$223.1M	\$849.3M	\$3.57B
AVERAGE HHI average household income	\$128,551	\$127,750	\$113,423



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