

FOR SALE

RARE URBAN INFILL REPOSITION OR OWNER / USER OPPORTUNITY WITH 4+ YEARS OF INCOME GUARANTEED BY CVS

7500 MELROSE AVE | LOS ANGELES, CA

\$13,045,000 **8%**
ASKING PRICE CAP RATE

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km Kidder
Mathews

Offering Summary

PRICE	\$13,045,000
NOI	\$1,043,625
CAP	8%
ADDRESS	7500 Melrose Ave Los Angeles, CA 90046-7418
DESCRIPTION	Prime street front retail at the signalized intersection of Melrose Ave & Gardner St
TOTAL SIZE	±16,476 SF
LOT SIZE	±17,725 SF
PARKING	75 parking spaces
LEGAL DESCRIPTION	Tract number 6143, lots 491, 492, 493 and 536
ZONING	C2
YEAR BUILT	1997

Lease Terms

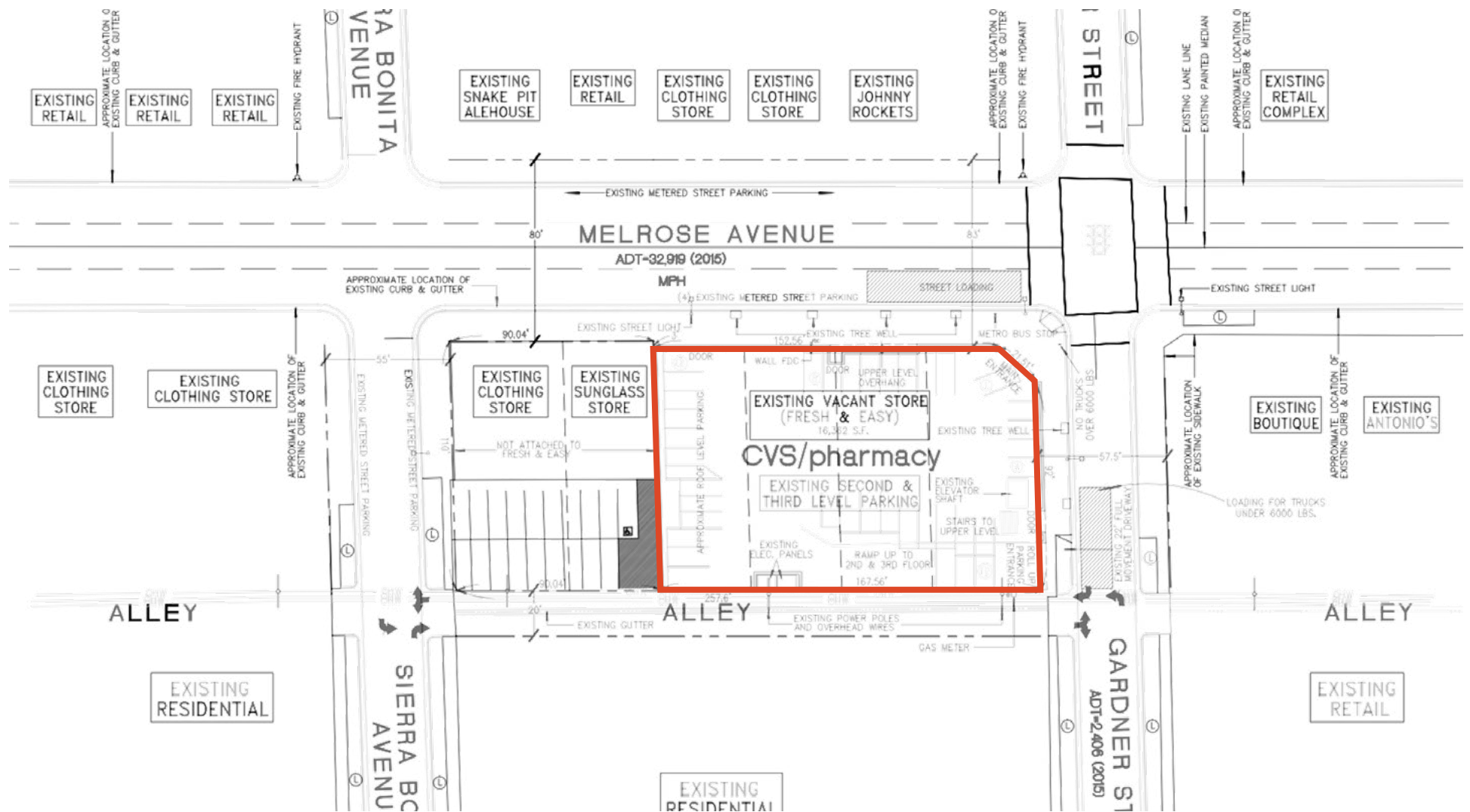
TENANT DESCRIPTION	Garfield beach CVS, with a corporate guaranty by CVS Health Corporation.
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None; Tenant is responsible for all repairs, replacements and maintenance of the property including roof and structure except in the final five years of the lease term they only pay the amortized portion of any capital improvement
LEASE COMMENCEMENT	09/18/2015
LEASE EXPIRATION	01/31/2031
RENT SCHEDULE	\$1,043,625 Oct 2025 - Jan 31, 2031

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SITE PLAN



INVESTMENT HIGHLIGHTS

4 YEARS OF CVS CORPORA TE GUARANTEED CASH FLOW

Approximately Four years remain on the CVS lease providing an investor time to secure a replacement tenant while collecting an attractive yield and management free cash flow.

OWNER USER OPPORTUNITY

CVS is currently dark and the property can be delivered free and clear of the CVS Lease for an owner user.

PRIME HIGH STREET RETAIL

The property is in a densely populated neighborhood with an estimated 2026 populations of 45,804, 367,137, 924,594 within one, three and five mile radius, respectively.

HIGH INCOME LOCATION

The average estimated household incomes within a one, three and five mile radius are \$128,976, \$121,209, and \$113,878 respectively.

HIGH VISIBILITY LOCATION

The busy intersection of Melrose Avenue and Gardner Street has daily traffic counts of more than 45,542 cars per day.

UNIQUE URBAN STREET RETAIL LOCATION WITH PRIVATE PARKING

The property benefits from two levels of parking on the second floor and rooftop, providing parking for 75 vehicles. This abundant parking is unique among urban retail locations in the trade area

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PROPERTY PHOTOS





7500 MELROSE AVE

MELROSE AVE

TRADE AREA MAP



LEASE GUARANTOR PROFILE

CVS Pharmacy is America's largest retail pharmacy, delivering trusted prescription care, everyday health essentials, and convenient wellness services to communities nationwide.

CVS Pharmacy is the largest retail pharmacy chain in the United States, combining prescription services, front-of-store retail, and health/wellness offerings under one roof. Backed by CVS Health, a Fortune 5 healthcare enterprise, CVS pairs traditional pharmacy with expanding clinical services – MinuteClinic walk-in care, primary care partnerships (Oak Street Health), and a growing footprint of smaller-format, pharmacy-only locations aimed at underserved neighborhoods.

Beyond pharmacy, CVS carries a broad front-store assortment – over-the-counter health products, beauty, seasonal goods, convenience items, and photo services – and operates its own loyalty program (ExtraCare) alongside pharmacy benefit and health-plan ties through its Aetna and Caremark affiliates. The company has leaned into smaller-format concepts in recent years, trimming its traditional big-box store count while testing compact, pharmacy-only locations in select urban markets.

Representative Photo

HEADQUARTERS	<i>Woonstock, RI</i>	US LOCATIONS	<i>9,000+</i>
TENANCY	<i>Corporate</i>	2025 REVENUE	<i>\$402.1B</i>
YEAR FOUNDED	<i>1963</i>		

MELROSE DISTRICT

The Melrose District is a unique high traffic shopping, dining, and entertainment stretch of Melrose Avenue adjacent to Hollywood and West Hollywood, with trendy boutiques, restaurants, and strong pedestrian and vehicle traffic

7500 Melrose Avenue is strategically positioned along one of Los Angeles' most recognizable commercial corridors. Melrose Avenue is known for its eclectic mix of fashion, boutique retail, restaurants, galleries, and design-oriented businesses, attracting a combination of affluent residents, creative professionals, tourists, and destination shoppers. The surrounding West Hollywood Design District further enhances the area's profile, with more than 200 storefronts featuring luxury fashion, art, interior design, and dining concepts.

West Hollywood, known as "WeHo," is a premier urban destination in the heart of Los Angeles, celebrated for its concentration of high-end retail, dining, entertainment, hospitality, and creative businesses. The independent 1.9-square-mile city is positioned between Beverly Hills, Hollywood, and Los Angeles, providing convenient access to some of the region's most prominent employment, cultural, and lifestyle destinations. West Hollywood's compact, walkable environment and strong visitor economy make it one of Los Angeles' most recognizable commercial and lifestyle districts.

The property also benefits from proximity to major West Hollywood and Los Angeles destinations, including the Pacific Design Center, Beverly Grove, the Sunset Strip, Santa Monica Boulevard, Beverly Hills, and the Fairfax District. The broader area is characterized by a dense concentration of businesses and strong pedestrian and visitor activity, with Melrose Avenue serving as a key commercial spine.

West Hollywood's combination of location, visibility, affluent consumer demographics, tourism, and cultural relevance continues to support demand for well-positioned commercial real estate. With its prominent Melrose Avenue location and access to an established ecosystem of retail, dining, entertainment, design, and creative businesses, 7500 Melrose Avenue is situated within one of Los Angeles' most dynamic and highly recognizable commercial environments.

LOS ANGELES, CA

Los Angeles is one of the world's most prominent economic, cultural, and entertainment centers, serving as the economic and cultural hub of Southern California.

With an estimated 3.8 million residents within the city and approximately 12.8 million people across the broader Los Angeles metropolitan region, the market offers a deep and diverse consumer and employment base.

The Los Angeles economy is highly diversified, with major industries spanning entertainment and media, technology, international trade, manufacturing, healthcare and biotechnology, tourism, professional services, and real estate. Professional and technical services and food services are among the city's largest employment sectors, while motion picture and sound recording remains a significant component of the local economy.

Los Angeles also benefits from its position as a global tourism and entertainment destination, with internationally recognized attractions, restaurants, shopping districts, cultural institutions, professional sports, and major event venues. Tourism is a significant contributor to the local economy, supporting employment and generating substantial spending at businesses throughout the city.

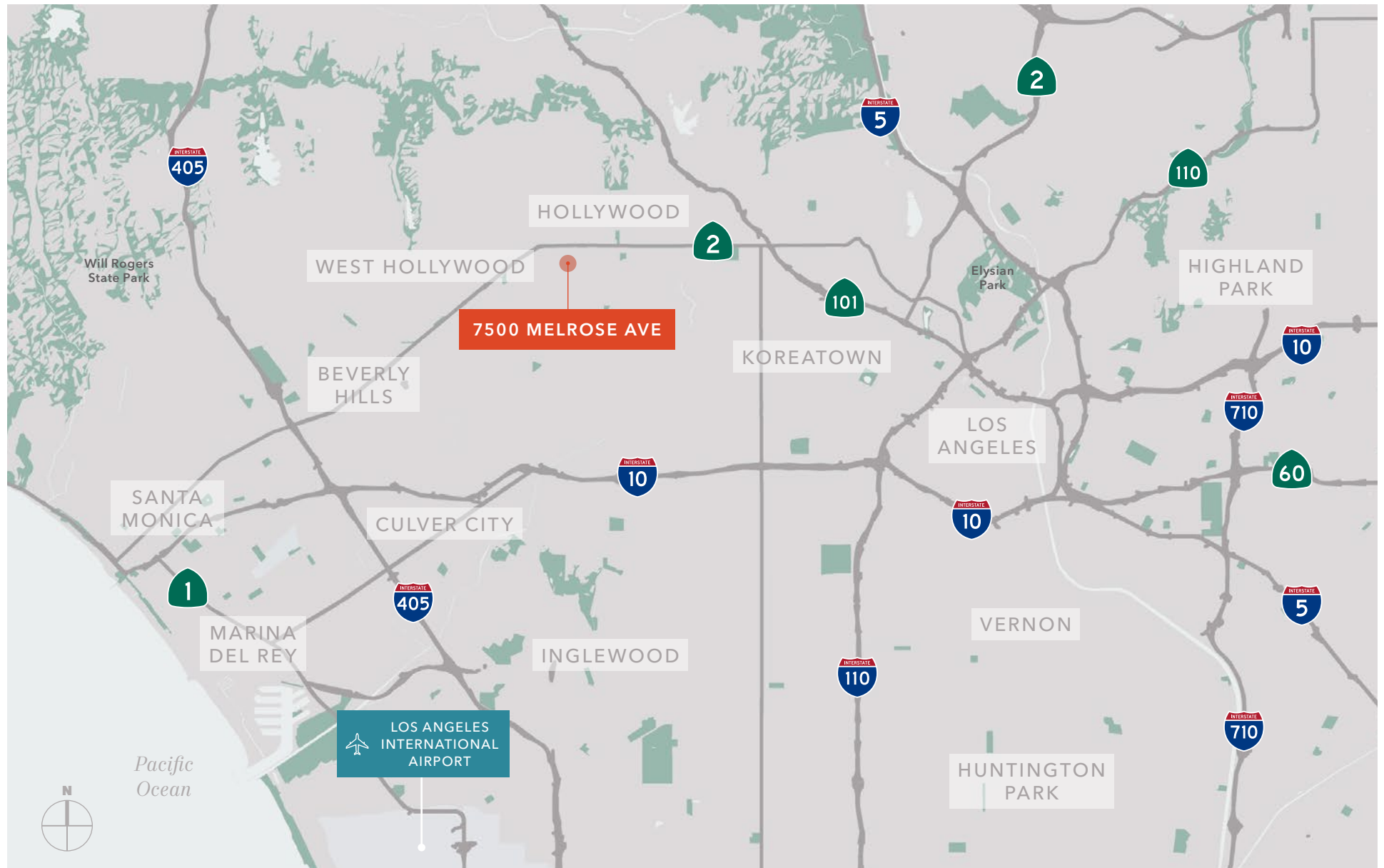
The region's extensive transportation infrastructure—including Los Angeles International Airport (LAX), the Port of Los Angeles, Union Station, and the Metro transit network—provides connectivity throughout Southern California and to national and international markets. Los Angeles is also preparing to host major global events, including the 2026 FIFA World Cup and the 2028 Olympic and Paralympic Games, further reinforcing its international profile and long-term investment appeal.

For 7500 Melrose Avenue, the property's location within the greater Los Angeles market provides access to an exceptionally large and diverse customer base, while its position near West Hollywood, Hollywood, Beverly Grove, and other established commercial and entertainment districts places it within one of the region's most recognizable lifestyle-oriented corridors. The combination of strong demographics, diverse employment, tourism, entertainment, retail, and connectivity makes Los Angeles one of the nation's most dynamic markets for commercial real estate.

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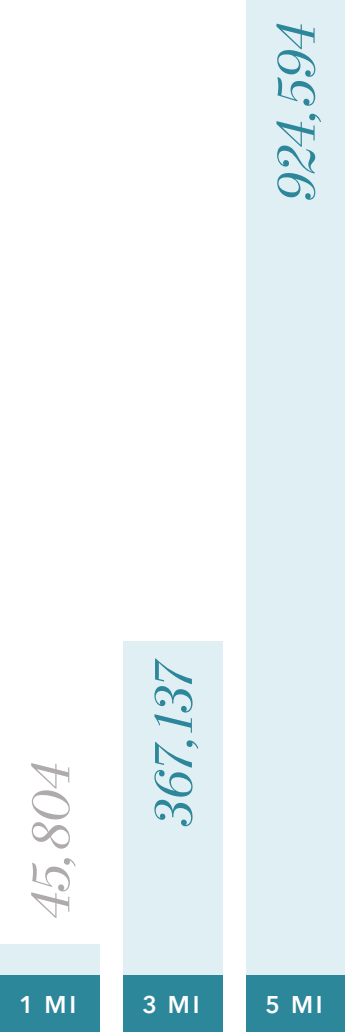
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REGIONAL MAP

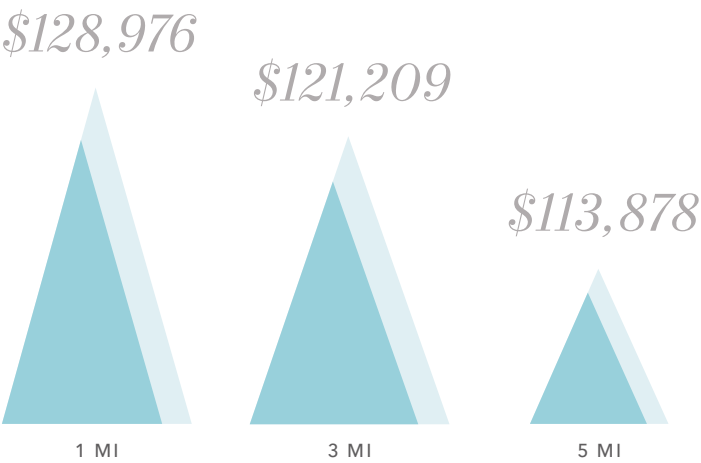


DEMOGRAPHICS

POPULATION



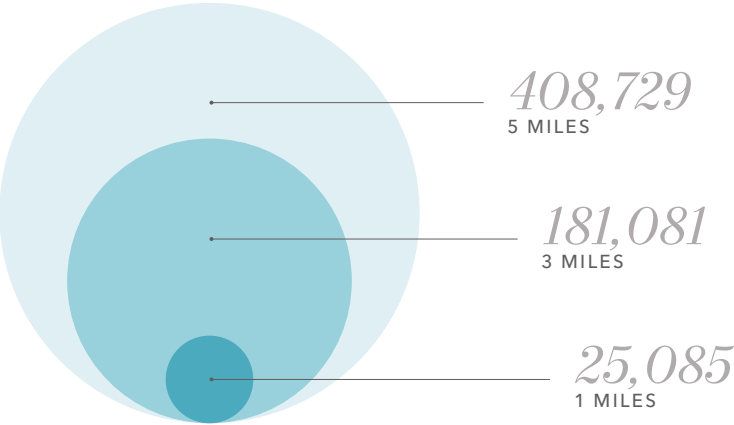
AVERAGE HOUSEHOLD INCOME



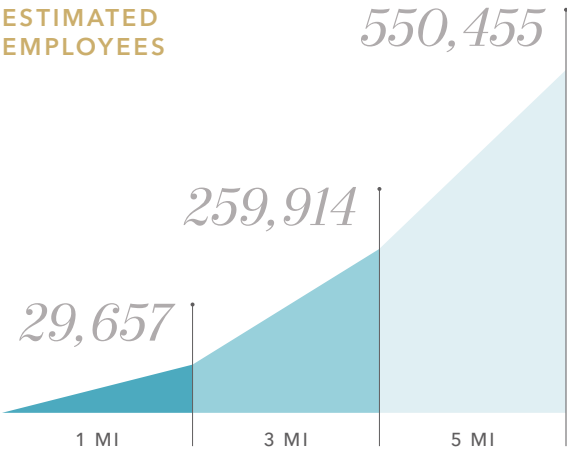
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: ©2026, CoStar USA

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*For more information on
this property, please contact*

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