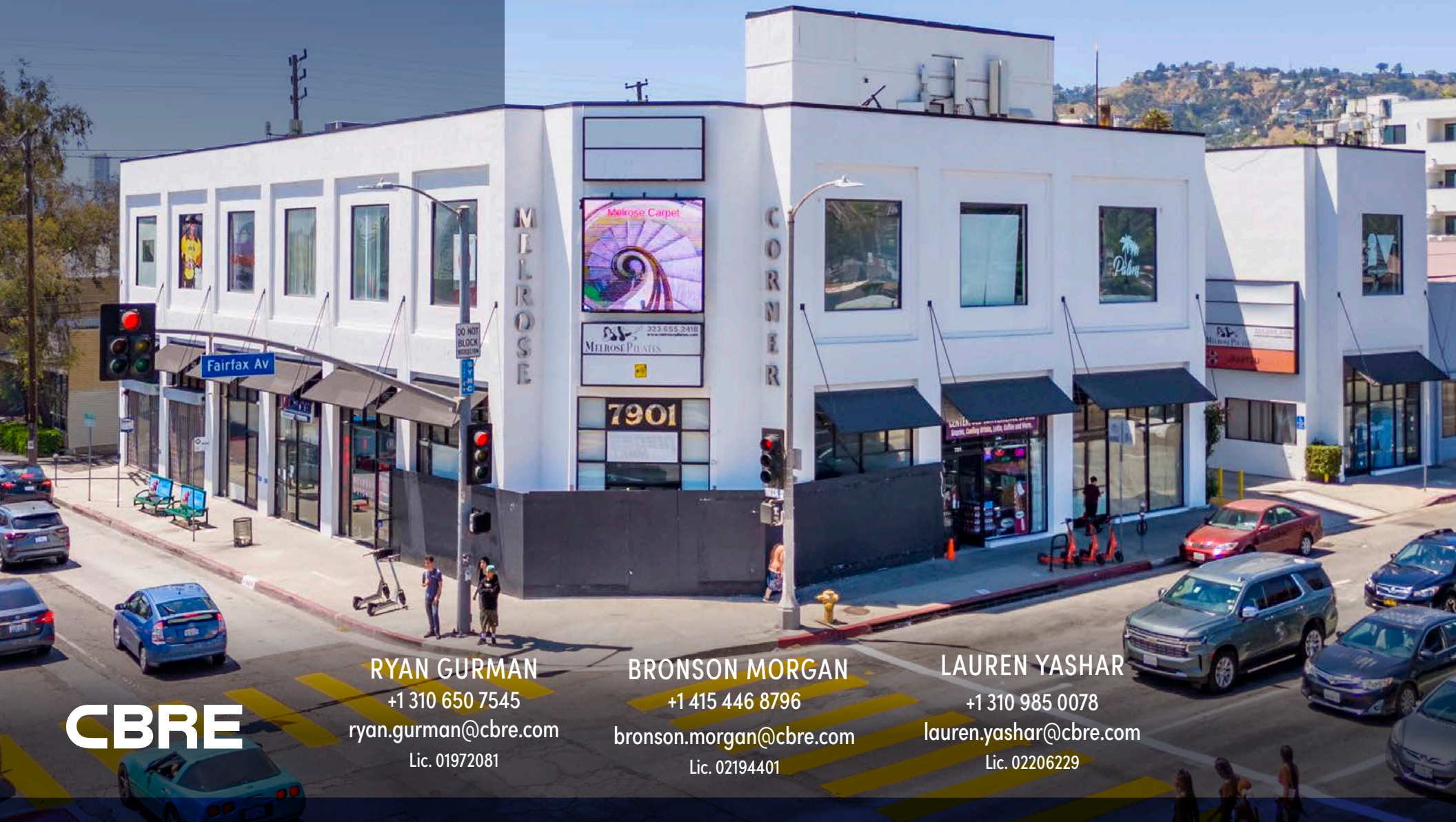


7901 MELROSE AVE

LOS ANGELES, 90046

RETAIL | OFFICE

FOR LEASE



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CBRE

MELROSE
AVENUE AND
FAIRFAX AVENUE

7901 MELROSE AVE

SUITE 201 : +/- 1,019 SF

SUITE 202 : +/- 669 SF

SUITE 204 : +/- 701 SF

SUITE 205 : +/- 1,130 SF

RATE: Upon Request
(NNN approx. \$1.20 PSF)



FOR LEASE RETAIL | OFFICE



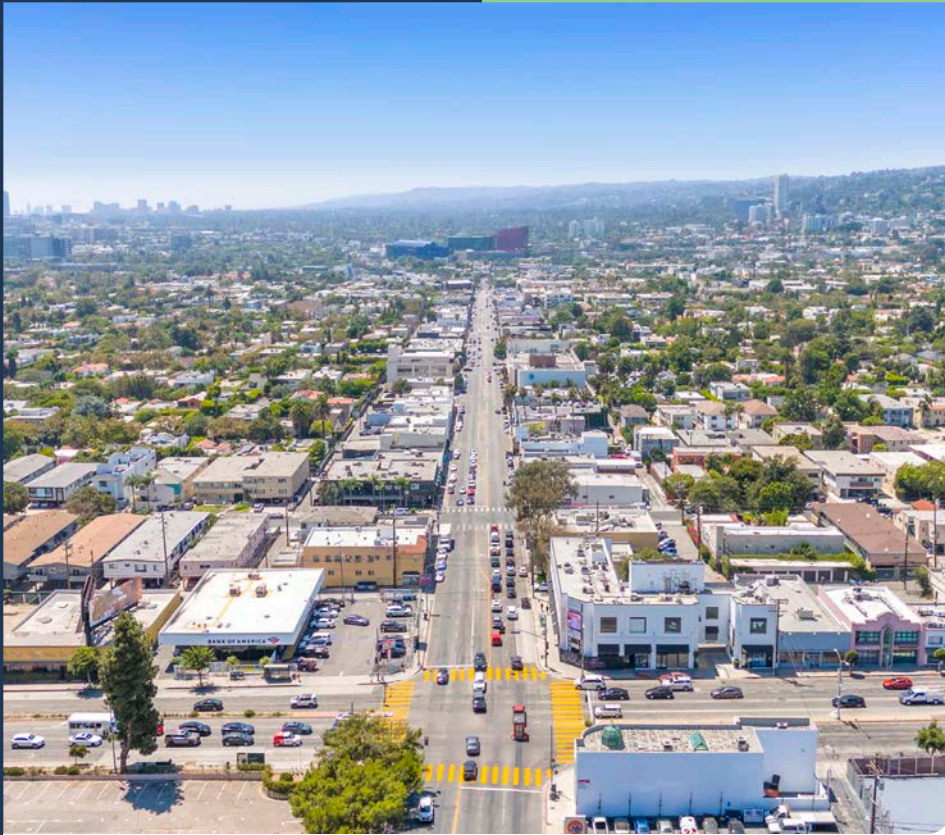
MELROSE AVE

7901 MELROSE AVE

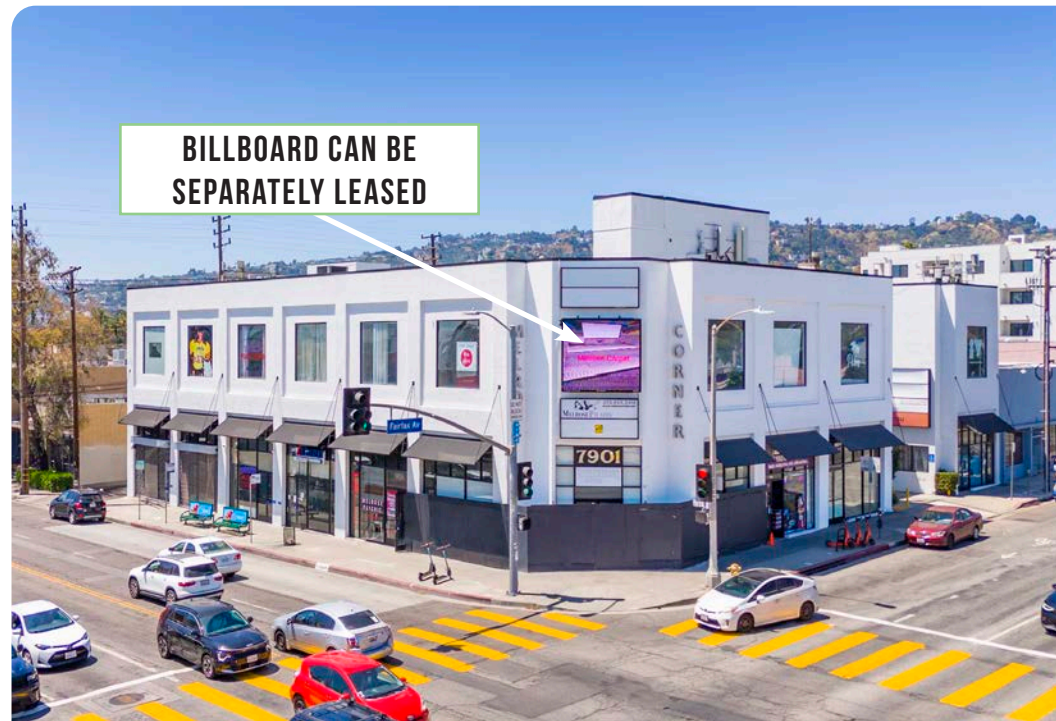
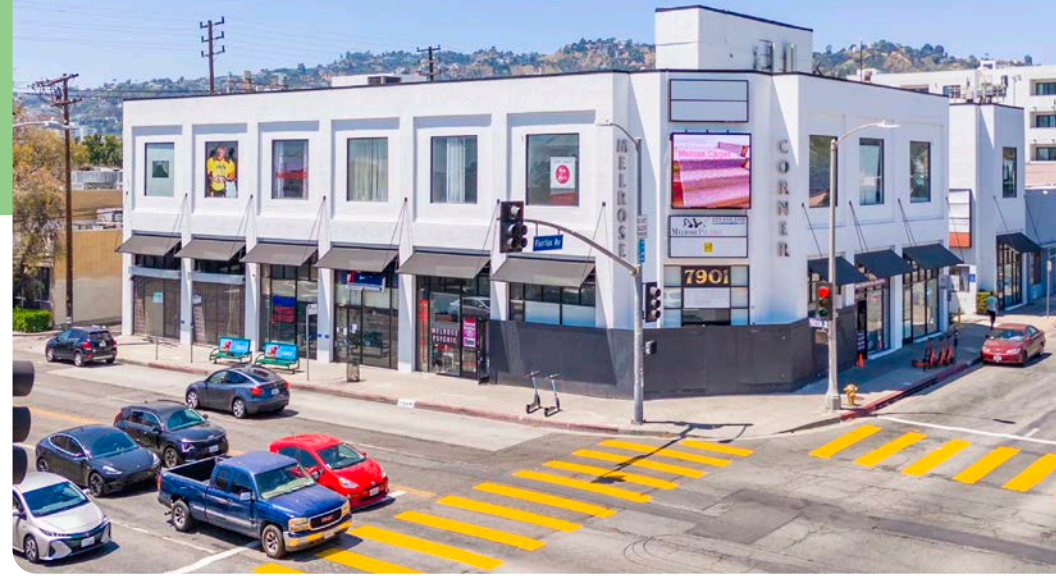
FAIRFAX AVE



PARKING



THIS ONE OF A KIND RETAIL/OFFICE OPPORTUNITY lies on one of the busiest signalized intersections of Los Angeles -- Melrose Ave and Fairfax Ave. These boutique retail or office spaces are move-in ready, include on-site parking and offer great visibility! Tenants in the area include Community Goods, Bank of America, Reformation, Ysabel, and so much more!



BILLBOARD CAN BE SEPARATELY LEASED

HIGHLIGHTS

7901 MELROSE AVE

Suite 201

- +/- 1,019 SF
- Built In Restroom

Suite 202

- +/- 669 SF
- Former Fitness Studio

Suite 204

- +/- 701 SF
- Three Private Offices Built Out

Suite 205

- +/- 1,130 SF
- Creative Office

Rate: Upon Request
(NNN approx. \$1.20 PSF)



On-Site Parking
with Attendant



Potential to Lease LED Sign Facing
Melrose Ave and Fairfax Ave



Great Visibility along
Fairfax Ave or Melrose Ave



INTERIOR



AERIAL
VIEW

7901 MELROSE AVE LOS ANGELES 90046



WEST HOLLYWOOD

THE BIRD STREETS

**HOLLYWOOD
HILLS WEST**

MELROSE AVE

N FAIRFAX AVE

DEMOGRAPHICS



Demographic Brief	1 Mile	2 Miles	3 Miles
Population			
2024 Population - Current Year Estimate	48,310	304,789	858,552
2029 Population - Five Year Projection	48,594	304,839	864,839
2020 Population - Census	49,230	308,678	868,037
2010 Population - Census	47,742	300,426	865,506
2020-2024 Annual Population Growth Rate	-0.44%	-0.30%	-0.26%
2024-2029 Annual Population Growth Rate	0.12%	0.00%	0.15%



Households					
2024 Households - Current Year Estimate	29,394	159,516	401,032		
2029 Households - Five Year Projection	30,349	164,195	416,422		
2010 Households - Census	28,400	150,238	375,602		
2020 Households - Census	29,277	92.5%	156,773	91.4%	393,615
2020-2024 Compound Annual Household Growth Rate	0.09%		0.41%		0.44%
2024-2029 Annual Household Growth Rate	0.64%		0.58%		0.76%
2024 Average Household Size	1.61	1.88	2.10		



Household Income					
2024 Households	29,394	159,516	401,030		
Under \$15,000	2,969	10.1%	16,402	10.3%	44,133
\$15,000-\$24,999	1,798	6.1%	8,985	5.6%	26,829
\$25,000-\$34,999	1,422	4.8%	8,960	5.6%	27,470
\$35,000-\$49,999	2,240	7.6%	11,880	7.5%	35,962
\$50,000-\$74,999	3,138	10.7%	20,246	12.7%	54,314
\$75,000-\$99,999	3,684	12.5%	18,367	11.5%	45,739
\$100,000-\$149,999	4,993	17.0%	25,400	15.9%	60,681



Demographic Brief	1 Mile	2 Miles	3 Miles	
Household Income				
\$150,000-\$199,999	2,920	9.9%	15,280	9.6%
\$200,000 and Over	6,230	21.2%	33,995	21.3%
2024 Average Household Income	\$145,798		\$143,518	
2029 Average Household Income	\$169,953		\$164,666	
2024 Median Household Income	\$95,337		\$91,747	
2029 Median Household Income	\$110,246		\$106,536	
2024 Per Capita Income	\$88,073		\$75,239	
2029 Per Capita Income	\$105,368		\$88,836	
2024 Employed Civilian Population 16+	31,476	93.8%	180,633	94.0%
2024 Unemployed Population 16+	2,068	6.2%	11,524	6.0%
Housing Units				
2024 Housing Units	32,069	176,779	440,483	
2024 Vacant Housing Units	2,675	8.3%	17,263	9.8%
2024 Occupied Housing Units	29,394	91.7%	159,516	90.2%
2024 Owner Occupied Housing Units	5,490	17.1%	38,028	21.5%
2024 Renter Occupied Housing Units	23,904	74.5%	121,488	68.7%



Education				
2024 Population 25 and Over	42,334	247,497	671,167	
Associate `s Degree and HS	2,794	6.6%	13,293	5.4%
Bachelor `s Degree Or Higher	19,408	45.8%	100,493	40.6%



Place of Work			
2024 Businesses	5,311	37,531	72,874
2024 Employees	36,985	279,370	589,797

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