

## 7356 Melrose Ave

7356 Melrose Ave, Los Angeles, CA 90046



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# 7356 Melrose Ave

\$54.00 /SF/YR

This freestanding, single-story building was previously a restaurant and offers flexible usage options. It can be divided into two separate spaces or leased as a single, unified space, making it ideal for a variety of tenants....

- open floor plan
- divisible
- prime location



Rental Rate:	\$54.00 /SF/YR
Min. Divisible:	2,000 SF
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	3,920 SF
Year Built:	1955
Walk Score ®:	97 (Walker's Paradise)
Transit Score ®:	53 (Good Transit)
Taxes:	\$0.55 USD/SF/MO
Operating Expenses:	\$0.15 USD/SF/MO
Rental Rate Mo:	\$4.50 /SF/MO

## 1st Floor

1

Space Available	2,000 - 3,920 SF
Rental Rate	\$54.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This standalone building, situated in the highly sought-after Melrose Avenue, offers soaring ceilings and a spacious, open layout. The space is flexible and can be divided, with a minimum of 2,000 sq ft available. Previously operated as a restaurant, it is equipped with a refrigerator and freezer.



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# Property Photos



Interior Photo



Interior Photo

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Interior Photo



Interior Photo

# Property Photos

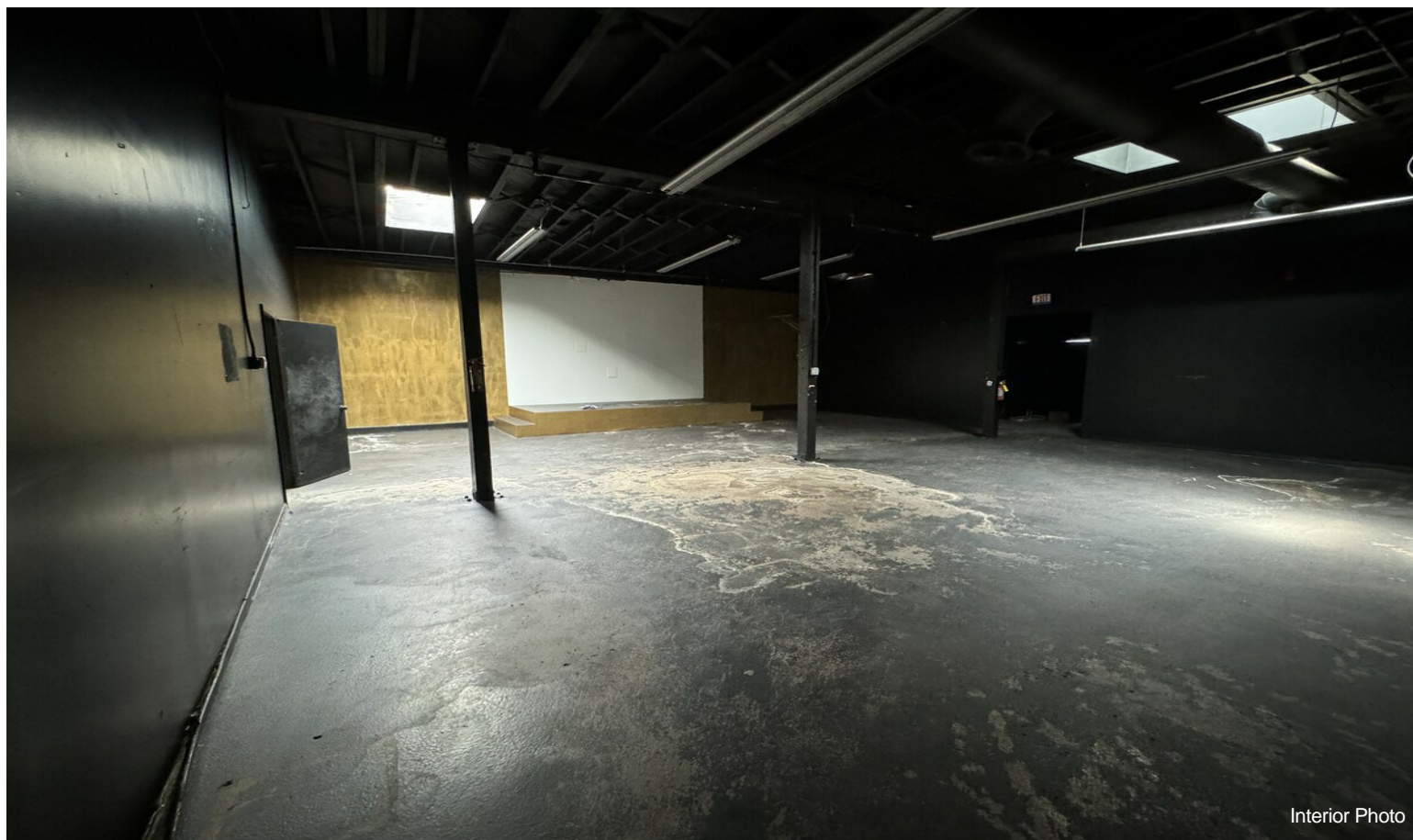


Interior Photo

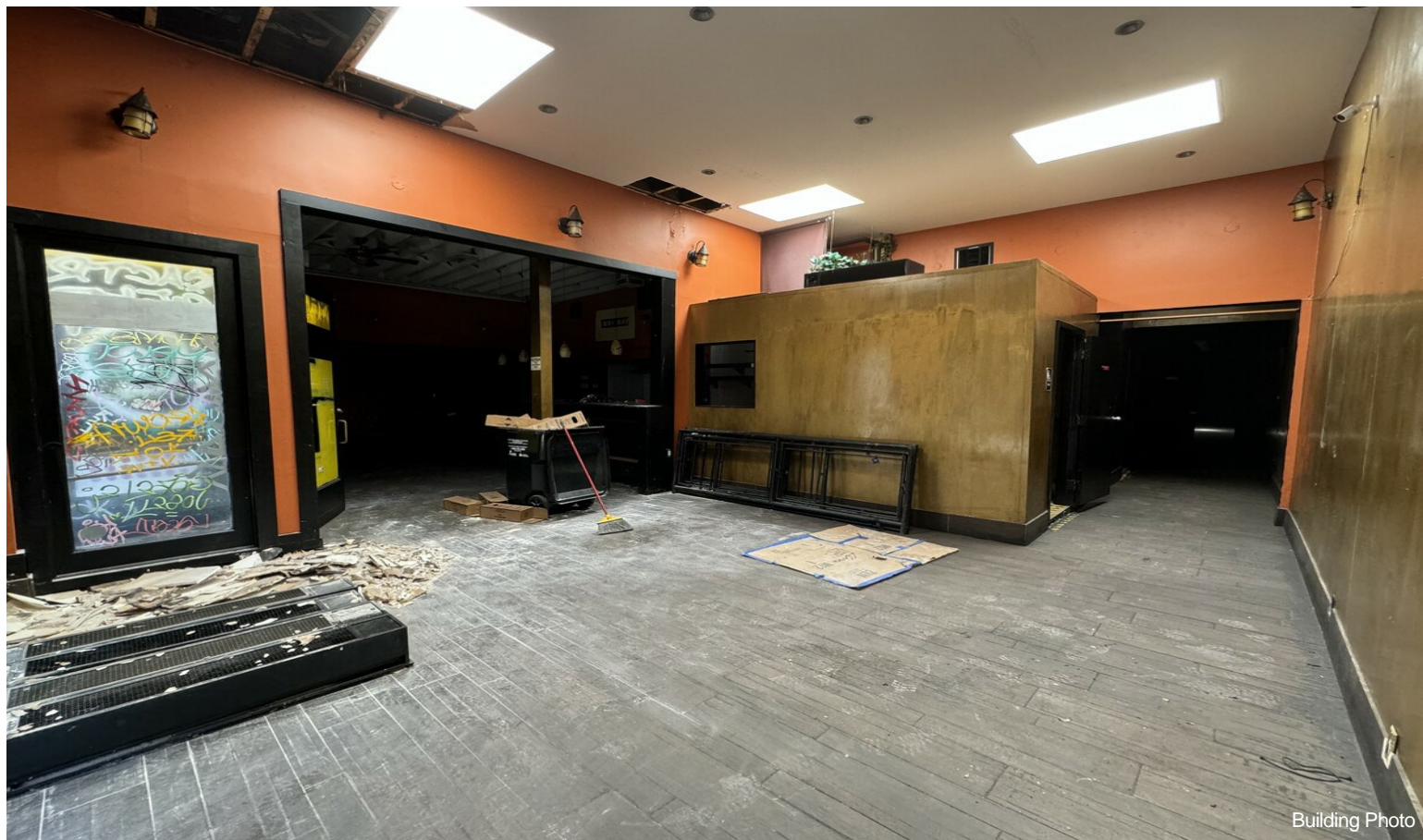


Interior Photo

# Property Photos



Interior Photo



Building Photo



# Property Photos



Interior Photo



Building Photo