



Rose & Co.
COMMERCIAL GROUP

7815-7817 MELROSE AVE,
LOS ANGELES, CA 90046



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



SIZE & RATE

Downstairs Retail Store Front = ±500 SF > **\$5.00 PSF (FG)**

Suite B-1 (Upstairs) = ±500 SF > **\$4.00 PSF (FG)**

Suite B-2 (Upstairs) = ±550 SF > **\$4.00 PSF (FG)**

Suite B-3 (Upstairs) = ±500 SF > **\$4.00 PSF (FG)**

Suite C (Upstairs) = ±500 SF > **\$4.00 PSF (FG)**



YEAR BUILT

1940



TERM

3-5 Years



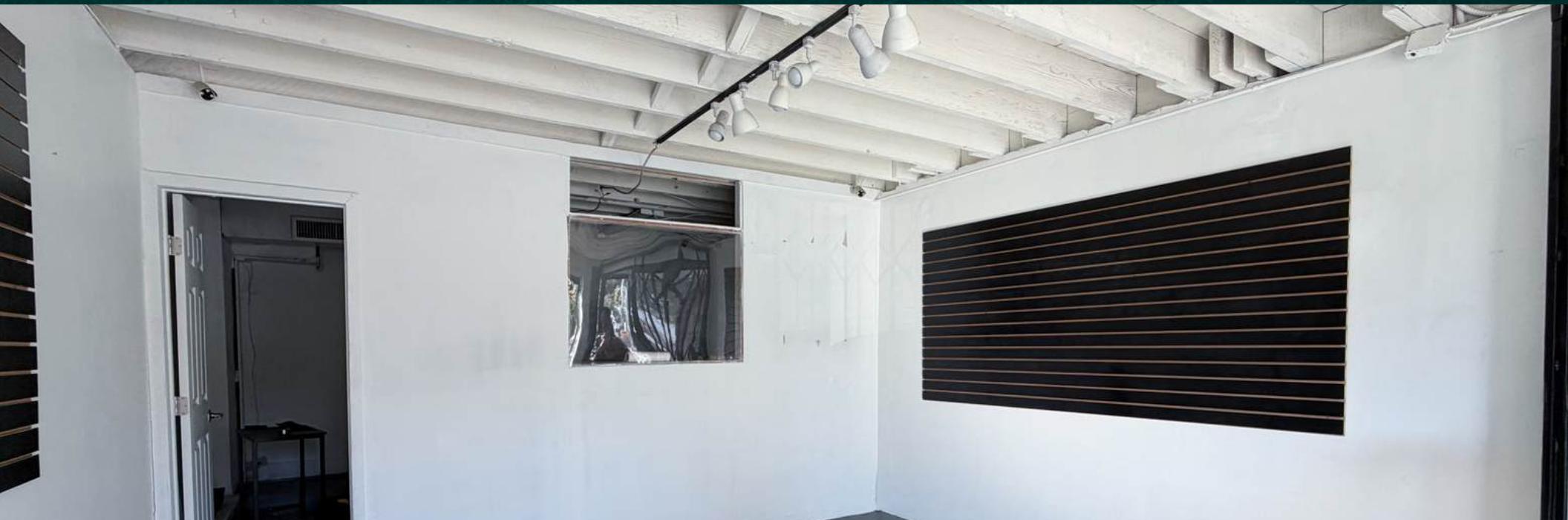
ZONING

C2

Rose & Co.
COMMERCIAL GROUP



STORE FRONT RETAIL



- **Located in the Heart of the Fairfax District:** Discover a hidden gem at 7815 Melrose Avenue, a vibrant two-story property surrounded by some of Los Angeles' most iconic retail, lifestyle, and creative destinations.
- **Versatile & Customizable Spaces:** Shell-condition suites ready for tenant build-out, ideal for retail, wellness, fashion, or service-based concepts seeking a dynamic Melrose presence.
- **Exceptional Visibility & Foot Traffic:** Prime exposure along the bustling Melrose corridor, directly across from Fairfax High School, offering steady daily traffic and strong brand visibility.

STORE FRONT RETAIL

7817 Melrose Unit



Rose & co.
COMMERCIAL GROUP

OFFICE

Unit B-1



Rose & Co.
COMMERCIAL GROUP



OFFICE

Unit B-2



OFFICE

Unit B-3



Rose & Co.
COMMERCIAL GROUP



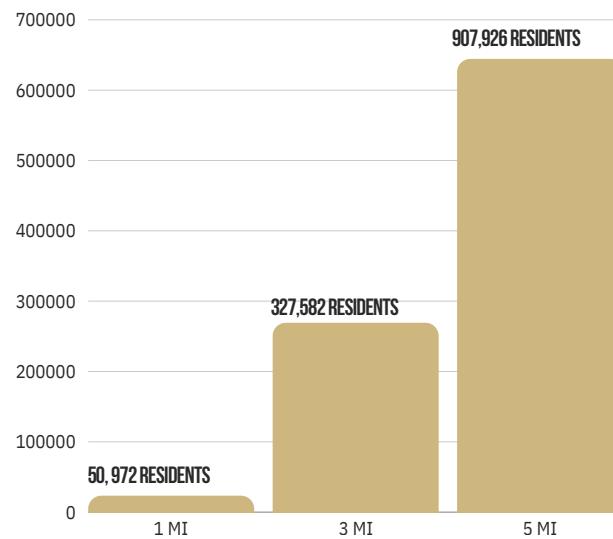
OFFICE

Unit C

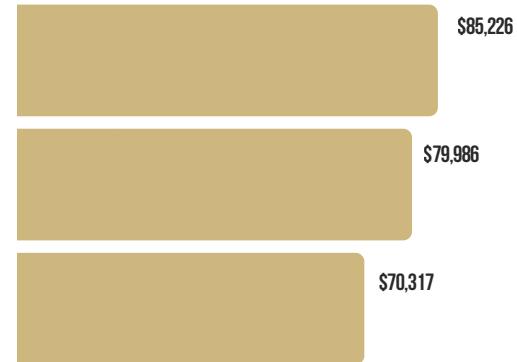


COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

| ADDRESS | CROSS STREET | TRAFFIC VOLUME | DISTANCE FROM SUBJECT |
|-----------------|------------------|---------------------|-----------------------|
| Melrose Ave N | N Fairfax Ave | 29,802 vehicles/day | .06 miles |
| Fairfax Ave N | Melrose Ave N | 31,914 vehicles/day | .09 miles |
| Genesee Ave | Waring Ave N | 1,724 vehicles/day | .11 miles |
| Waring Ave N | Genesee Ave | 1,775 vehicles/day | .12 miles |
| Fairfax Ave N | Clinton St - S | 33,310 vehicles/day | .13 miles |
| Melrose Ave | Hayworth Ave - W | 25,813 vehicles/day | .13 miles |
| Waring Ave N | Genesee Ave - W | 1,930 vehicles/day | .15 miles |
| Genesee Ave | Clinton St - S | 1,833 vehicles/day | .15 miles |
| Spaulding Ave N | Waring Ave N | 2,429 vehicles/day | .16 miles |
| Genesee Ave | Waring Ave S | 1,042 vehicles/day | .16 miles |



POWERED BY



Real

Specializing in Commercial Sales & Leases throughout Southern California



ARIE ROSE

Director of Leasing | DRE 02226762

- 424.421.4241
- arie@roseandcogroup.com
- roseandcogroup.com



STEPHANIE ALFARO

Commercial Agent | DRE 02311041

- 323.534.0987
- stephanie@roseandcogroup.com
- roseandcogroup.com



ALEX URENA

Commercial Agent | DRE 02227366

- 661.547.7224
- alex@roseandcogroup.com
- roseandcogroup.com