

DEMBO

REALTY

retail properties

MELROSE FOOD USE SUBLEASE

5630 MELROSE AVE

VENICE, CALIFORNIA



SIZE:
APPROX. 1,525 SF



RENT:
\$8,898.30/MONTH, NNN



CURRENT LEASE ENDS:
DECEMBER 31, 2028



**BUILT OUT AS COFFEE AND
ICE CREAM SHOP WITH GAS
AND A HOOD**



PRIME CORNER LOCATION



ONE PARKING SPACE



**STEPS FROM PARAMOUNT
PICTURES AND LARCHMONT
BLVD**



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9595 WILSHIRE BLVD, STE 208
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KARI JAFFE

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**A RARE OPPORTUNITY
TO SUBLEASE A
TURNKEY FOOD &
BEVERAGE SPACE NEAR
LARCHMONT BLVD**