



FOR LEASE

7166 MELROSE AVE

LOS ANGELES, CA 90046

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Property Overview

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7166 MELROSE AVE LOS ANGELES, CA 90046

Located in the heart of one of Los Angeles' most vibrant and high traffic corridors, 7164 Melrose Avenue presents a prime opportunity for a restaurant / cafe operator. Positioned on a highly walkable stretch, the space benefits from constant foot traffic and a diverse mix of visitors, from locals to tourists. The surrounding area is home to some of the city's most iconic dining and entertainment spots, including The Benjamin, Carmel, Blu Jam Café, Bludso's, Voodoo Doughnut, ensuring a steady flow of potential customers.

USE

Restaurant / Cafe

SIZE

2,398 SF

PRICE

\$4.25/SF + NNNS

PARKING

1 exclusive space in rear



Interior Photos

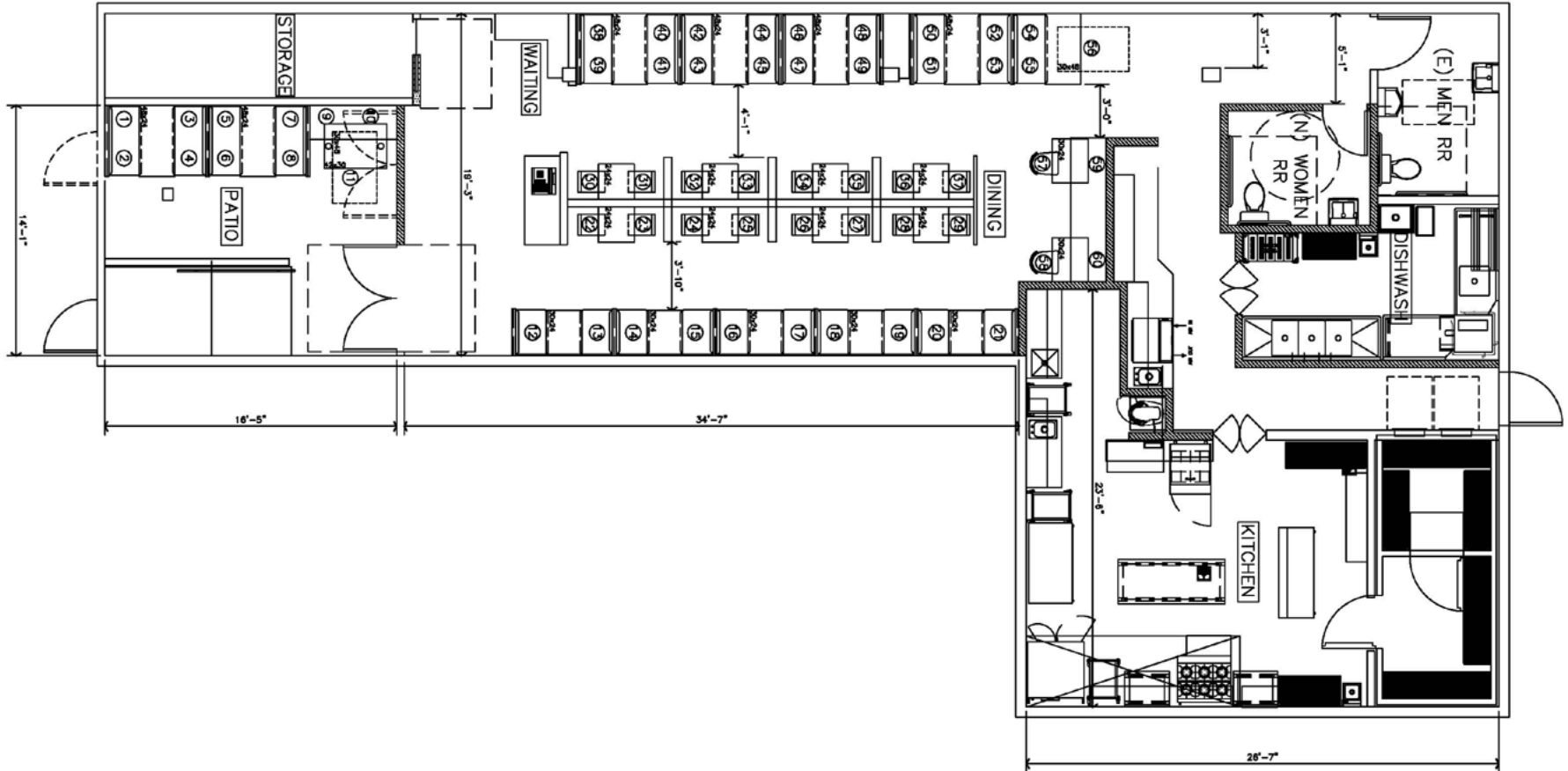


Exterior Photos



Floor Plan

MELROSE AVE



Map Overview



Demographics

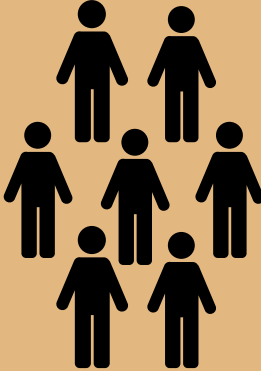
2024
HOUSEHOLDS



1 MILE: 1.8
2 MILES: 1.8
3 MILES: 2

1 MILE: 45,704
2 MILES: 186,171
3 MILES: 426,408

2024
POPULATION



1 MILE: \$110,246
MILE: \$106,641
3 MILE: \$101,671



AVERAGE
HOUSEHOLD
INCOME

Contact

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This information has been furnished by sources that we deem reliable, but for which we assume no liability. The information contained herein is given, in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

