

7172 MELROSE AVE

LOS ANGELES, CA 90046



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PROPERTY INFO

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This prime Melrose Avenue of Los Angeles retail property is in an ideal location. There is a ton of foot traffic and the car count is very high. This building can be delivered vacant, so a new owner can occupy it themselves or be leased for a great investment. Currently it is a storefront plus offices, kitchenette, storage & a bathroom in the back, along with gated parking for 4 cars. This space is surrounded by high-end retail shops & restaurants and can be designed to your liking. Very central part of LA. Close to West Hollywood, Hollywood.

3,380 building sq/ft

4,356 lot size sq/ft

Built in 1947

40' of frontage on Melrose Ave

39,185 daily traffic count

185,936 population within 2 miles of the subject property

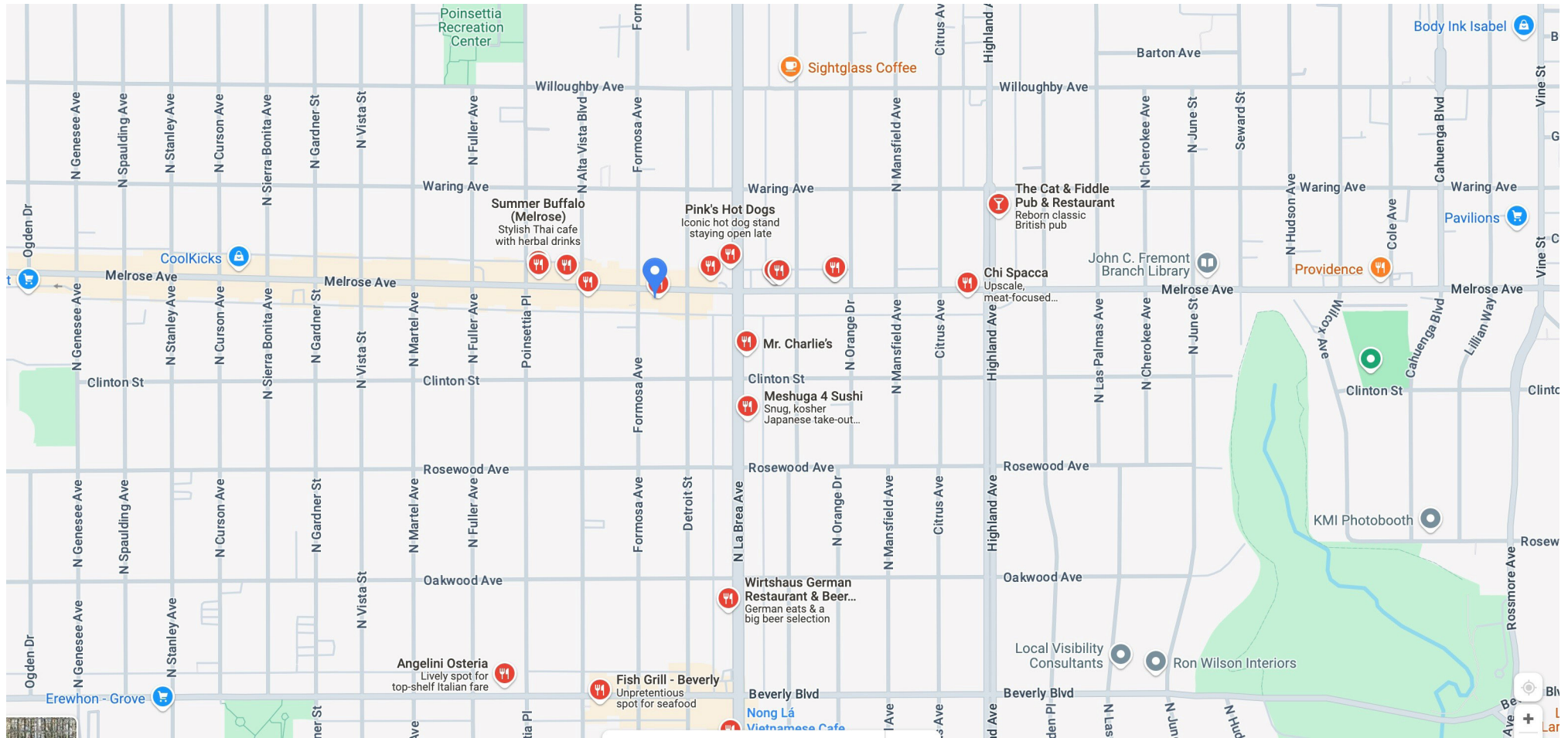
\$106,765 is Average Household Income within 2 miles

Zoning: C2

Asking \$3,288,000

AREA MAP

7172 MELROSE AVE



COMPS

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SALES COMPS

Address	Type	Building sq/ft	Sale Price	Price/sq/ft	Sold Date
7955-7959 Melrose Ave	Retail	2,925	\$2,175,000	\$744	6/5/2024
7965-7967 Melrose Ave	Retail	2,298	\$4,000,000	\$1,741	1/12/2024
8001 Melrose Ave	Retail	3,355	\$3,300,000	\$984	12/27/2023
8020 Melrose Ave	Retail	3,200	\$3,500,500	\$1,094	9/11/2023
712 N Alta Vista Blvd	Retail	6,700	\$6,750,000	\$1,007	4/4/2023
8025 Melrose Ave	Retail	7,416	\$6,300,000	\$850	3/23/2023
7525-7529 Melrose Ave	Retail	3,907	\$2,800,000	\$717	10/10/2022

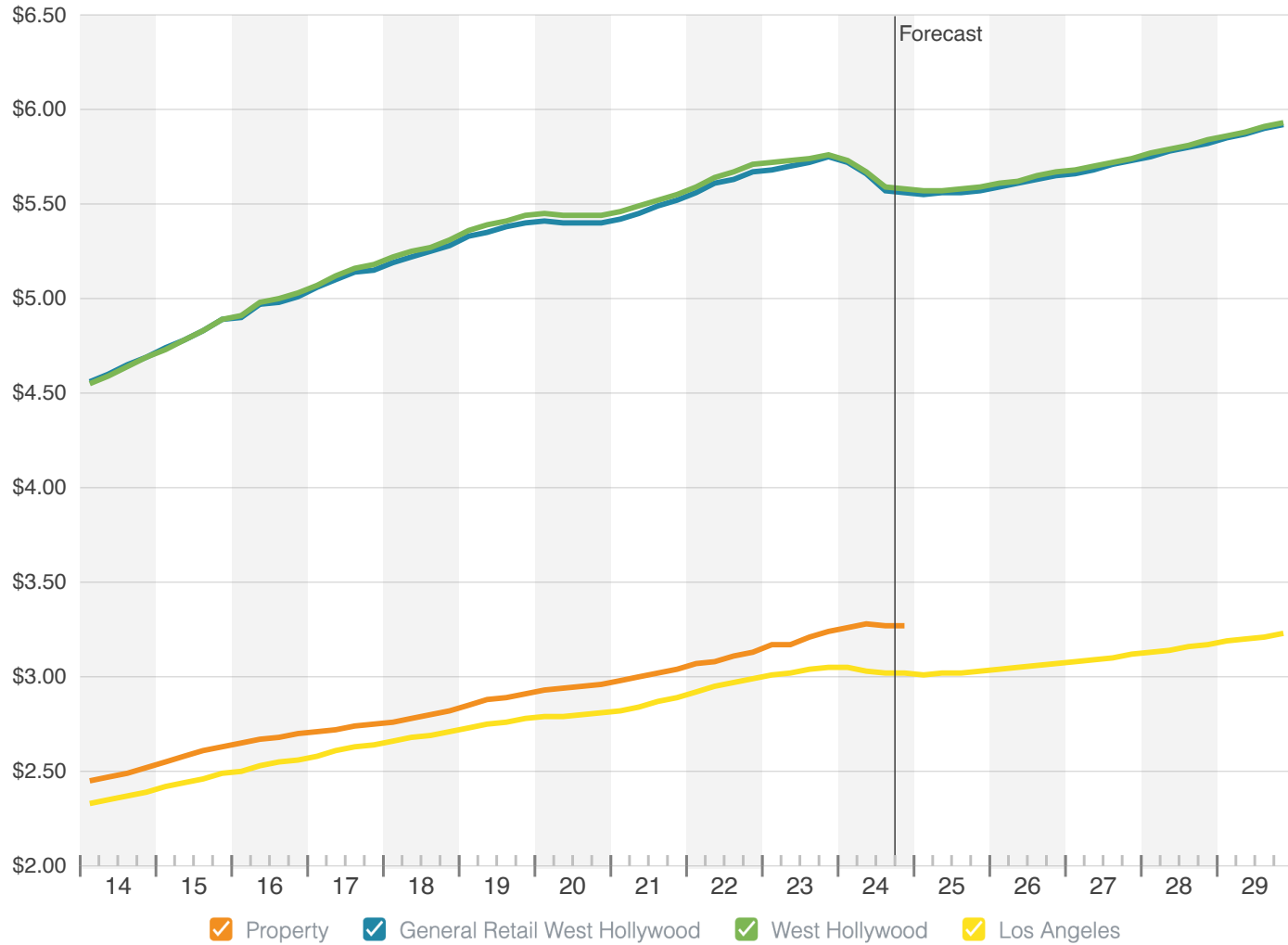
LEASE COMPS

Address	Floor	SF Leased	Rent/SF/Mo	Terms	Signing Date
7214-7218 Melrose Ave	1st	500	\$4.50	NNN	Sept. 2024
7164-7168 Melrose Ave	1st	1,133	\$5.50	MG	Aug. 2024
7274 Melrose Ave	1st	2,000	\$4.45	NNN	Aug. 2024
7410-7422 Melrose Ave	1st	600	\$6.00	NNN	Apr. 2024
7376-7384 Melrose Ave	1st	940	\$4.85	NNN	Feb. 2024
7224-7228 Melrose Ave	1st	2000	\$3.50	NNN	Feb. 2024
7210 Melrose Ave	1st	2724	\$3.50	NNN	Feb. 2024

WEST HOLLYWOOD RETAIL RATES ARE STRONG

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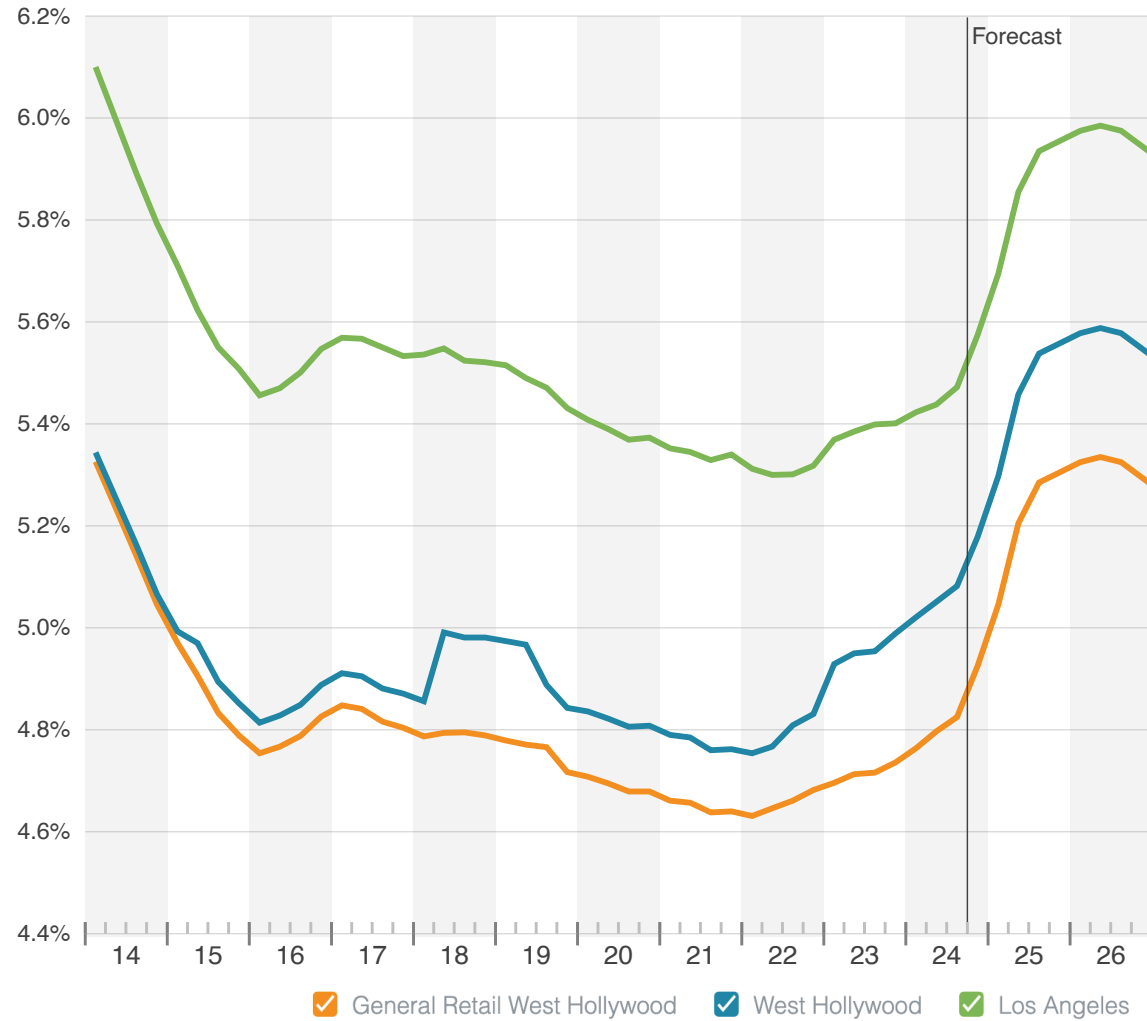
Market Asking Rent Per SF



MARKET CAP RATE

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Market Cap Rate





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