

# FOR LEASE

MELROSE ROSSMORE CENTER

5782-5788 1/2 MELROSE AVE | LOS ANGELES, CA 90038-3844



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LEASING

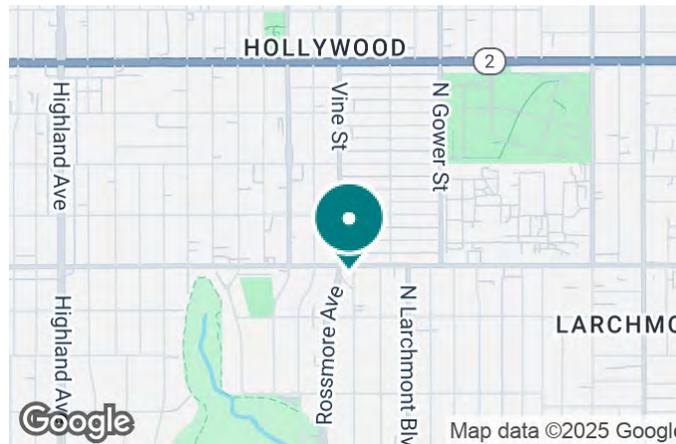
BROKERAGE

INVESTMENTS

## FEATURES & AMENITIES

MELROSE ROSSMORE CENTER | 5782-5788 1/2 MELROSE AVE, LOS ANGELES, CA 90038-3844

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## FEATURES & AMENITIES

- APPROX. 850 SF FORMER NAIL SALON AVAILABLE
- AMPLE PARKING IN ONSITE LOT
- INCREDIBLE SIGNAGE ON 40' POLE SIGN
- ADJACENT TO HIGH PERFORMING PAVILIONS + STARBUCKS
- COUNTLESS NATIONALS IN IMMEDIATE AREA
- ONE OF LA'S BUSIEST INTERSECTIONS- LANDMARK LOCATION
- AFFLUENT DEMOS \$95K+ HHI
- INCREDIBLE TRAFFIC COUNTS
- PRIME MELROSE LOCATION, NEAR LARCHMONT, HOLLYWOOD+ WEST HOLLYWOOD

### NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	23,265	229,318	461,938
Total Population	39,559	429,526	978,808
Average HH Income	\$101,588	\$89,511	\$90,093

EXCLUSIVELY REPRESENTED BY

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## PROPERTY SUMMARY

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### PROPERTY DESCRIPTION

RETAIL SPACE FOR LEASE ON BUSY MELROSE AVENUE IN PRIME LOS ANGELES. Approx. 850 SQFT former nail salon available in 7-Eleven anchored corner strip center. Property features ample parking in onsite lot, convenient access from both cross streets, and 40' pole sign.

### LOCATION DESCRIPTION

Situated at Melrose and Rossmore/Vine -- a landmark location on one of LA's most heavily trafficked intersections. Uniquely positioned at the convergence of Larchmont, Hollywood, and West Hollywood. Well located adjacent to high performing Pavilions & Starbucks stores and surrounded by countless successful national retailers.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	850 SF
Building Size:	6,300 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Suite 5788 1/2	Negotiable	850 SF

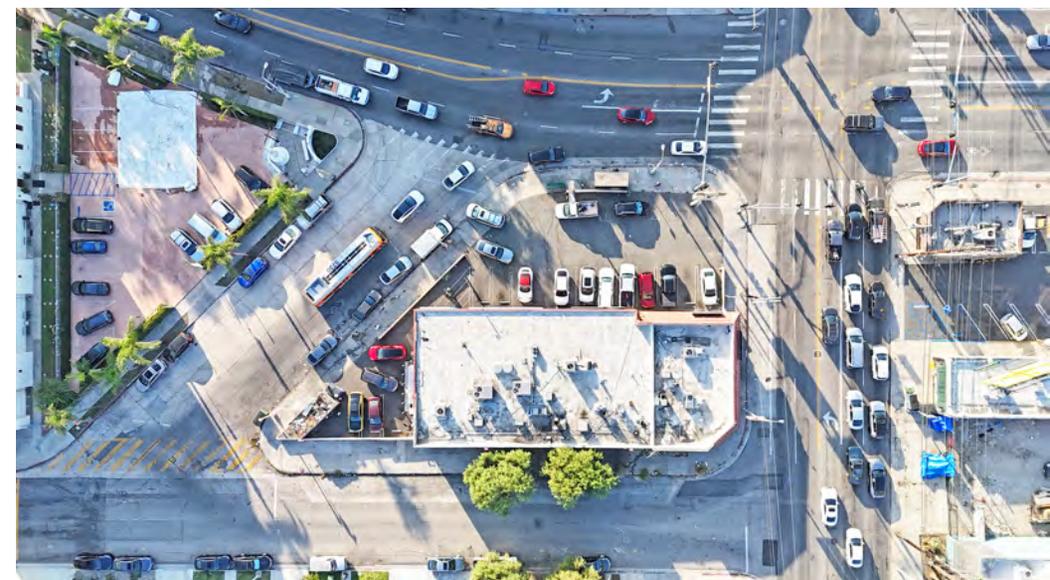
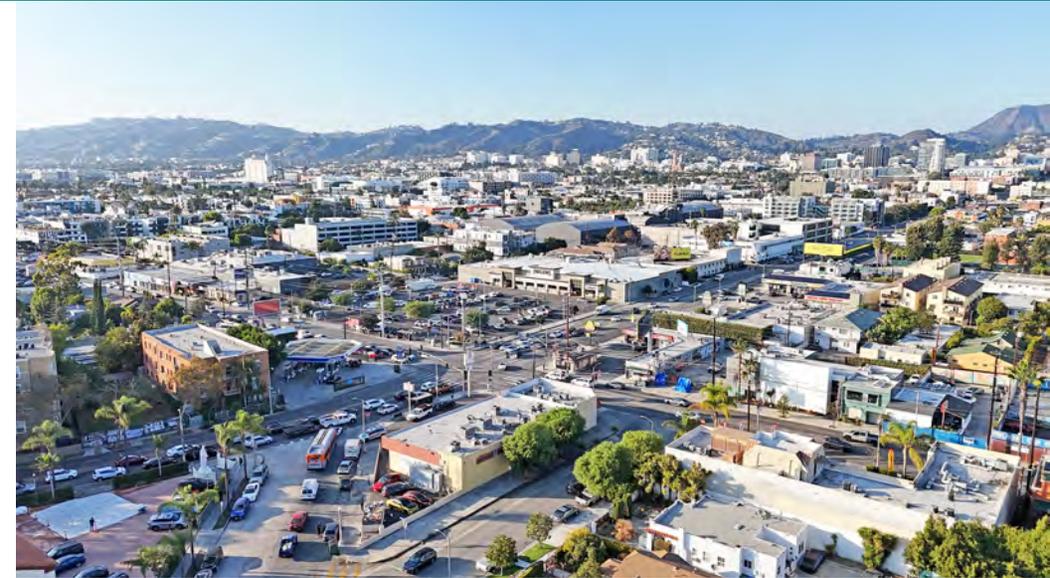
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## ADDITIONAL PHOTOS

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## RETAILER MAP

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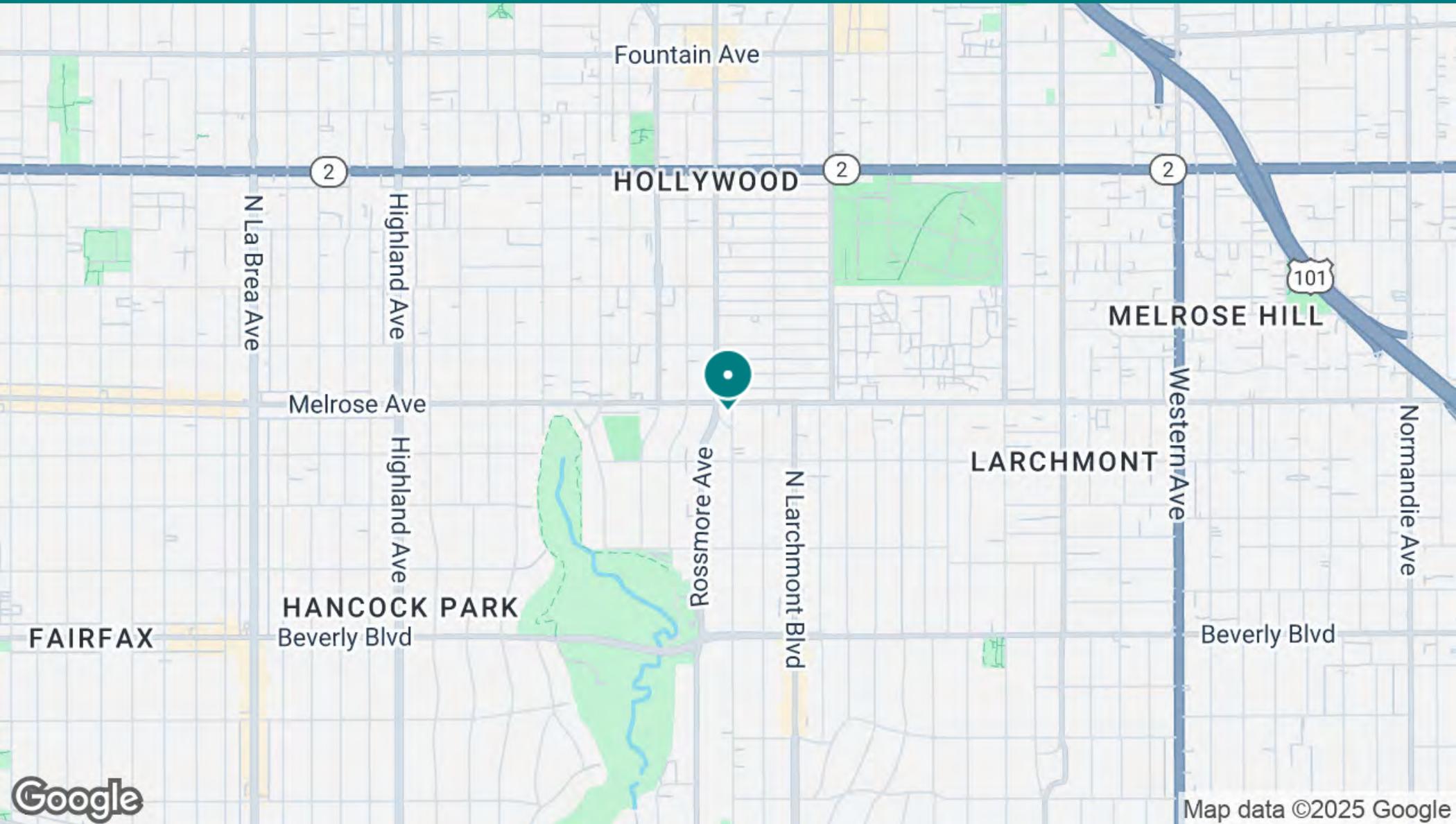
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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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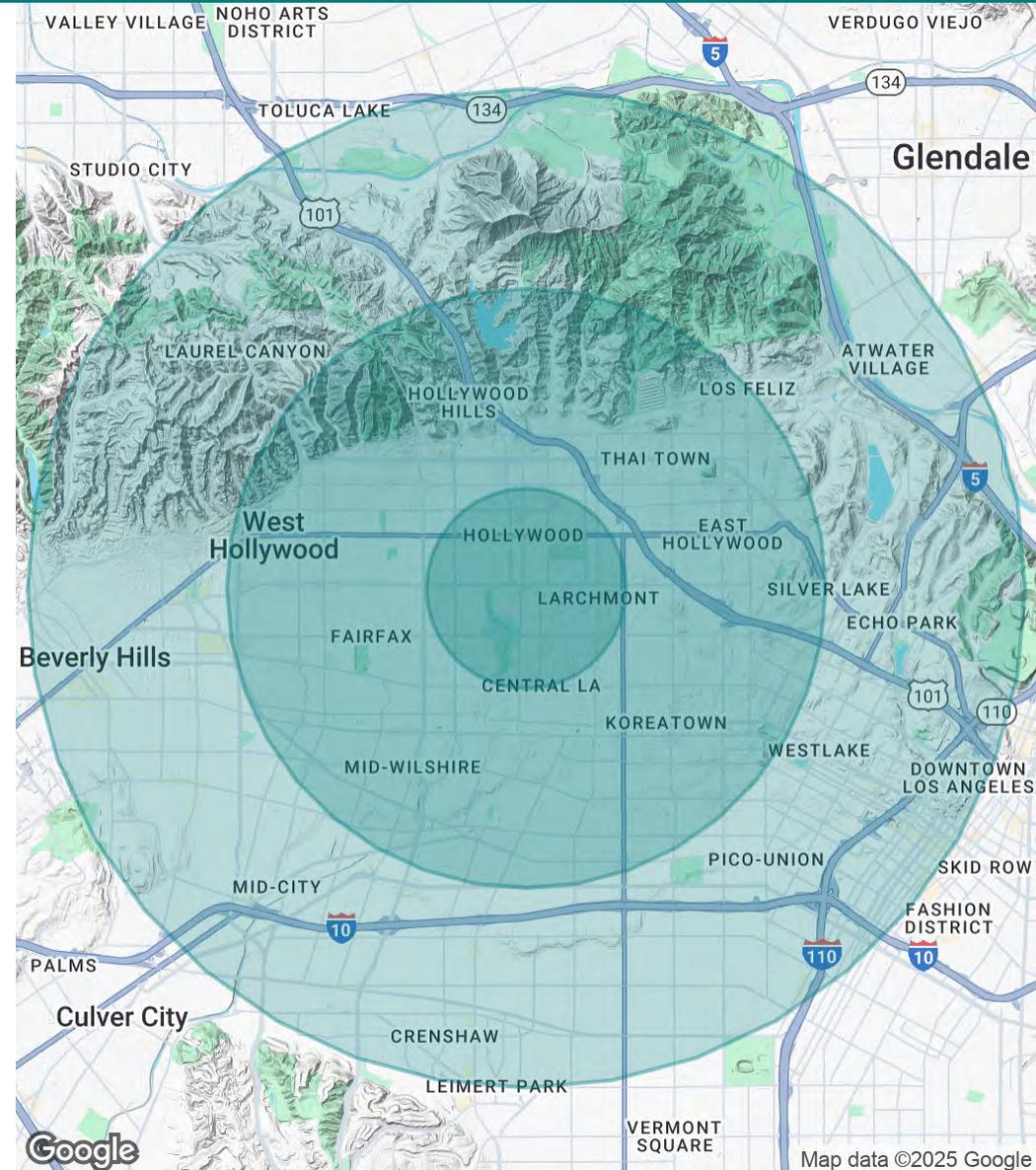
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	39,559	429,526	978,808
Average Age	37.8	38.4	37.4
Average Age (Male)	38.7	38.2	36.9
Average Age (Female)	37.1	39.0	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	23,265	229,318	461,938
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$101,588	\$89,511	\$90,093
Average House Value	\$761,209	\$695,896	\$735,080

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.1%	29.7%	39.5%

RACE	1 MILE	3 MILES	5 MILES
% White	72.1%	51.1%	47.5%
% Black	4.5%	6.7%	9.3%
% Asian	7.3%	17.9%	15.2%
% Hawaiian	0.2%	0.1%	0.2%
% American Indian	0.5%	0.4%	0.6%
% Other	6.8%	16.8%	20.6%

\* Demographic data derived from 2020 ACS - US Census



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