

RETAIL AND FOOD USE AVAILABLE AT THE GATEWAY TO LARCHMONT VILLAGE

5630 Melrose Avenue, Los Angeles, CA 90038



GREG OFFSAY (818) 697-9387

greg@illicre.com · DRE#01837719

ASHER PERGAMENT (818) 626-5770

asher@illicre.com · DRE#01922775

RACHEL ADAMS (818) 697-9375

rachel@illicre.com · DRE#02052879

17547 Ventura Blvd., Ste. 304 · Encino CA 91316 · 818.501.2212/Phone · 818.501.2202/Fax · www.illicre.com · DRE #01834124

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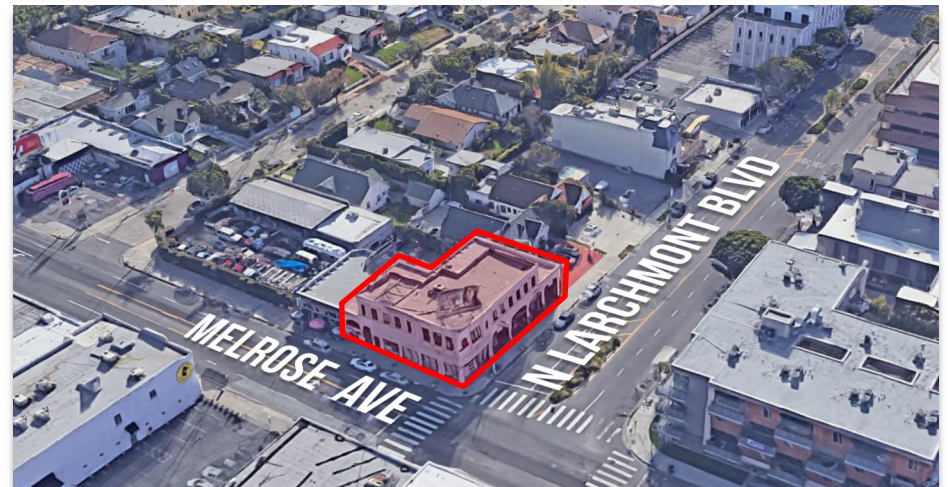
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PROPERTY FEATURES

- Retail, Food Use Available
- Approx. 850 - 2,749 SF Retail
- Move-in ready retail and office units
- High traffic signalized corner with signage
- Parking Available

AREA AMENITIES

- The gateway to Larchmont Village
- Neighbors include Lemonade, Cafe Gratitude, Coffee Coffee, Osteria Mama, Kali,
- Close to Hollywood/Vine, Hancock Park, 101 Freeway, multiple Metro stops, Hollywood Forever Cemetery, Paramount Studios, Raleigh Studios, Sunset Gower Studios, and more



DEMOS	1 mile	3 mile	5 mile
Population	48,835	542,696	1,082,939
Avg. HH Income	\$87,886	\$86,594	\$90,560
Daytime Pop.	40,476	449,996	891,847
Traffic Count	±40,889 cars per day		



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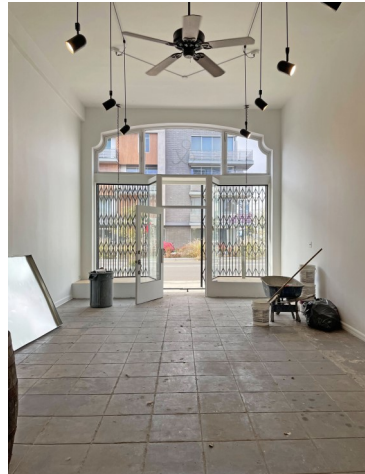
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Retail Spaces



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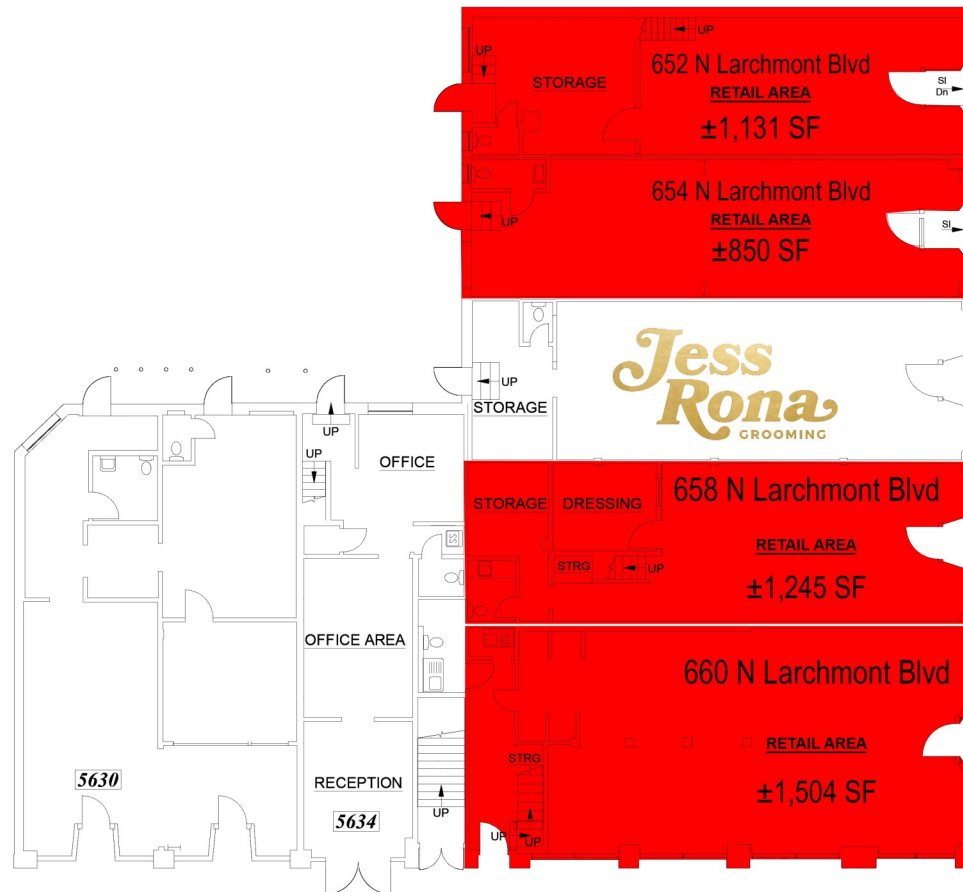
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FIRST FLOOR



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