CAFÉ/RETAIL SPACE
FOR LEASE - NO KEY MONEY
IN THE HEART OF THE MELROSE SHOPPING DISTRICT

AVAILABLE SPACE
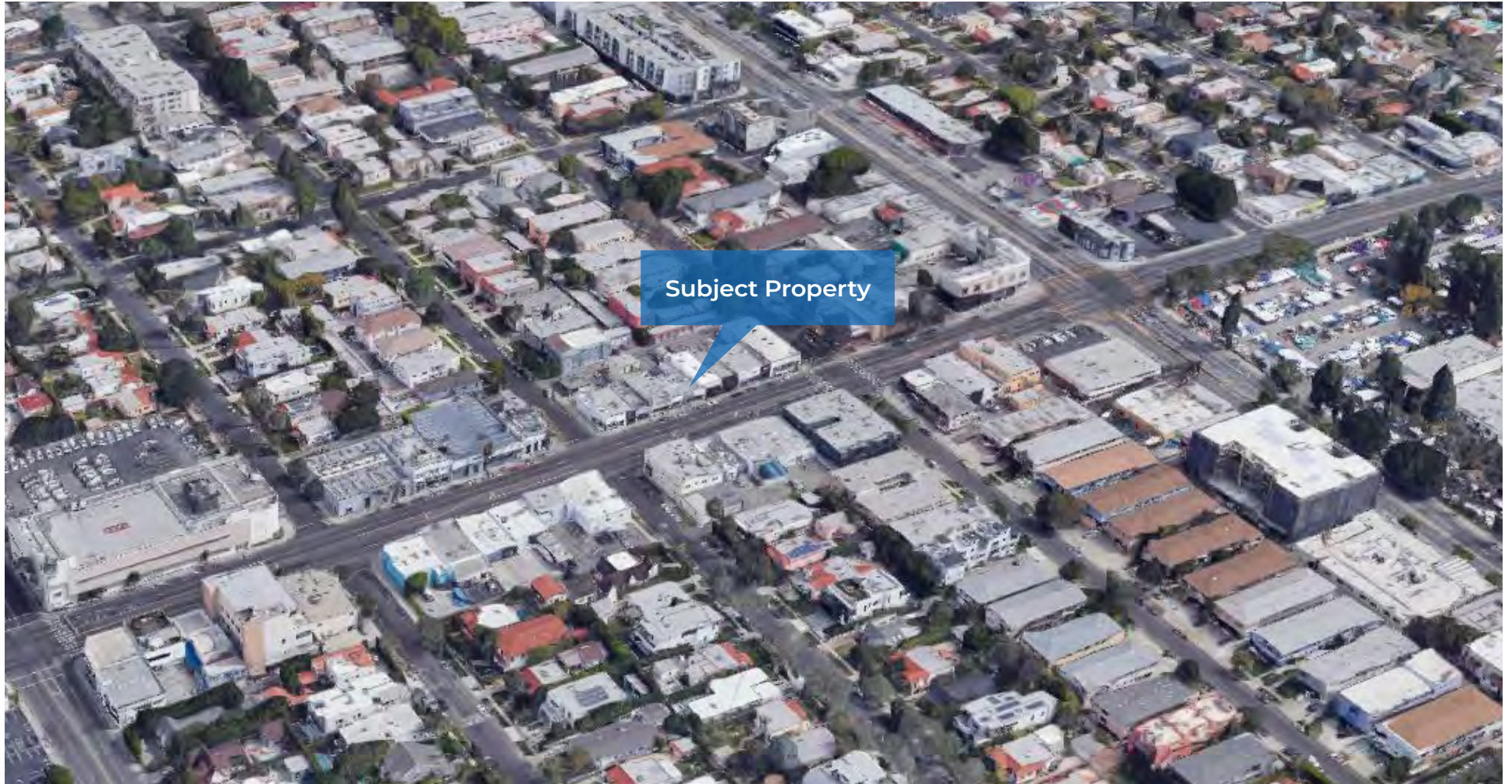±800 SF

TIMING
AVAILABLE IMMEDIATELY

RENTAL RATE
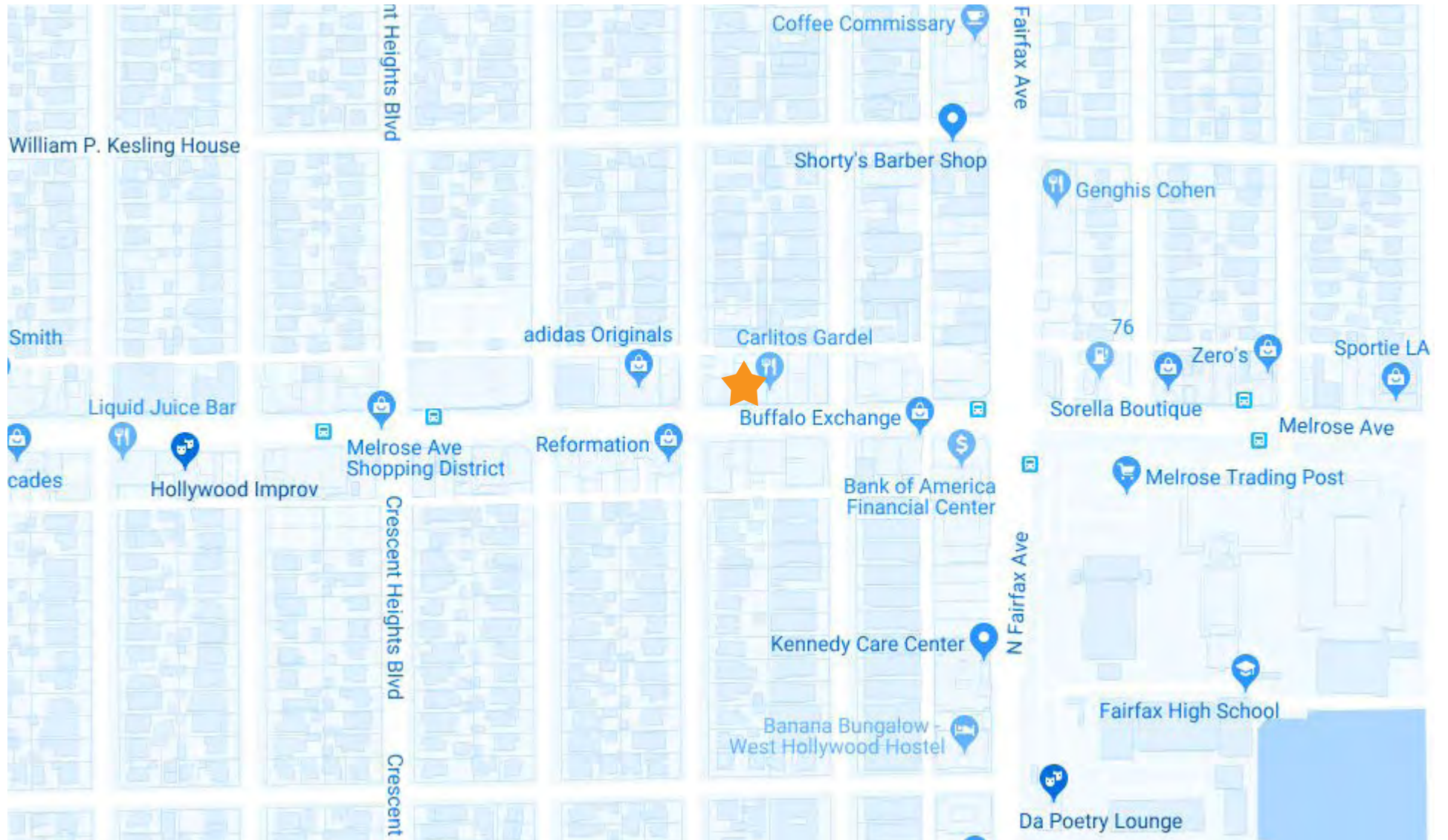$6.50 PSF/NNN
NNN=APPROX. $1.00PSF/MONTH

- FULLY VENTED SPACE - PERFECT FOR COFFEE SHOP/CAFÉ
- CENTRAL LOCATION BORDERING WEST HOLLYWOOD, FAIRFAX & BEVERLY GROVE
- NO KEY MONEY - NEW DIRECT DEAL WITH LANDLORD
- 7-DAY-A-WEEK PEDESTRIAN FOOT TRAFFIC
- SURROUNDED BY MULTI-MILLION DOLLAR HOMES AND HIGH PRICED MULTI-FAMILY UNITS
- ALL FF&E WILL STAY IN THE SPACE

AERIAL

Subject Property

MAP

INTERIOR PHOTOS

DAVID ASCHKENASY
EXECUTIVE VICE PRESIDENT
P 310.272.7381
E DAVIDA@CAG-RE.COM
LIC. 01714442

JEREMY WINTNER
DIRECTOR
P 310.272.7390
E JEREMY@CAG-RE.COM
LIC. 02062054

COMMERCIAL ASSET GROUP
1801 CENTURY PARK EAST, STE 1550
LOS ANGELES, CA 90067
P 310.275.8222 F 818.385.1470
WWW.CAG-RE.COM LIC. 01876070