



COMMERCIAL
ASSET GROUP

7965 1/2 MELROSE AVE
LOS ANGELES, CA 90046

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P/5

POINT FIVE
espresso bar

7965

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

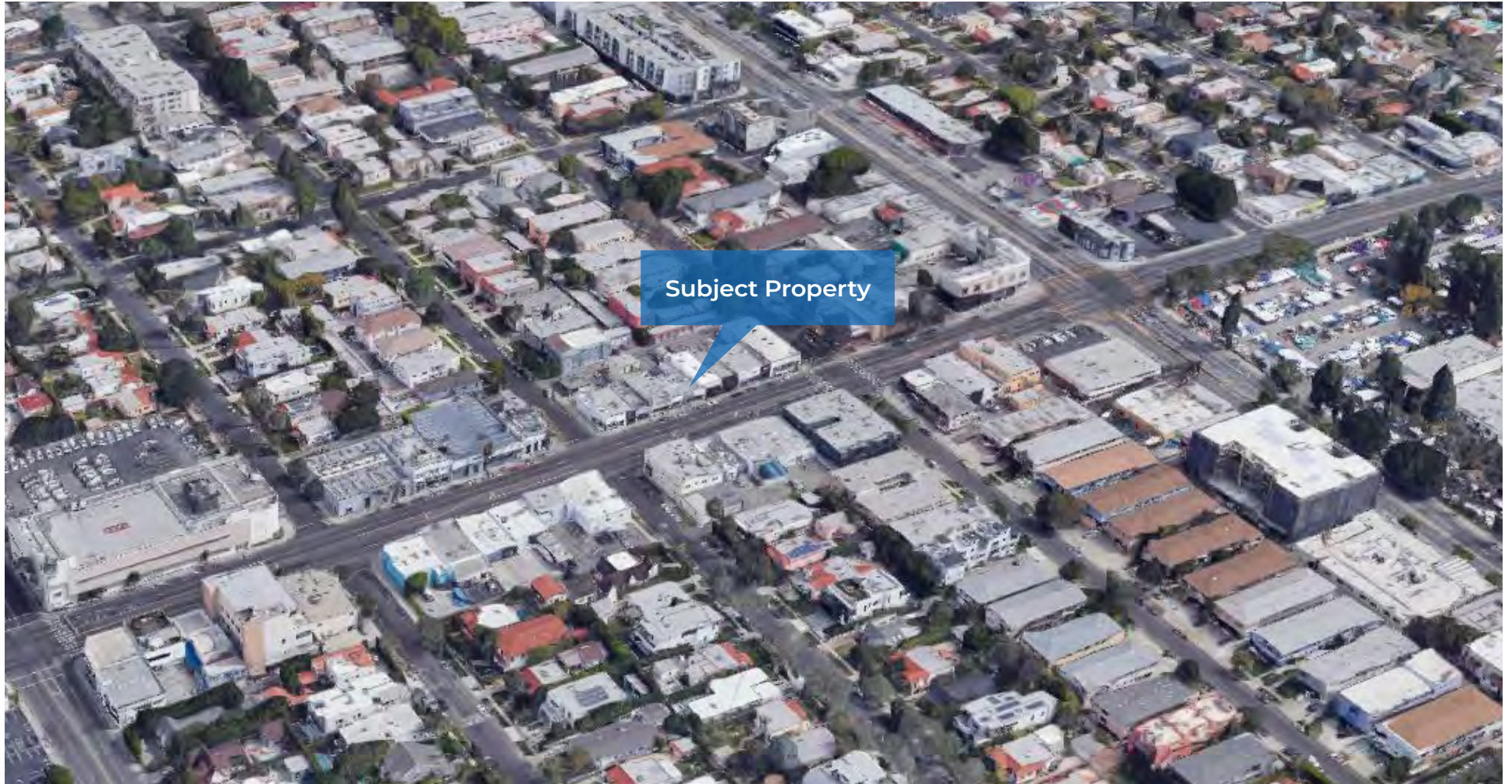
\$6.50 PSF/NNN

NNN=APPROX. \$1.00PSF/MONTH

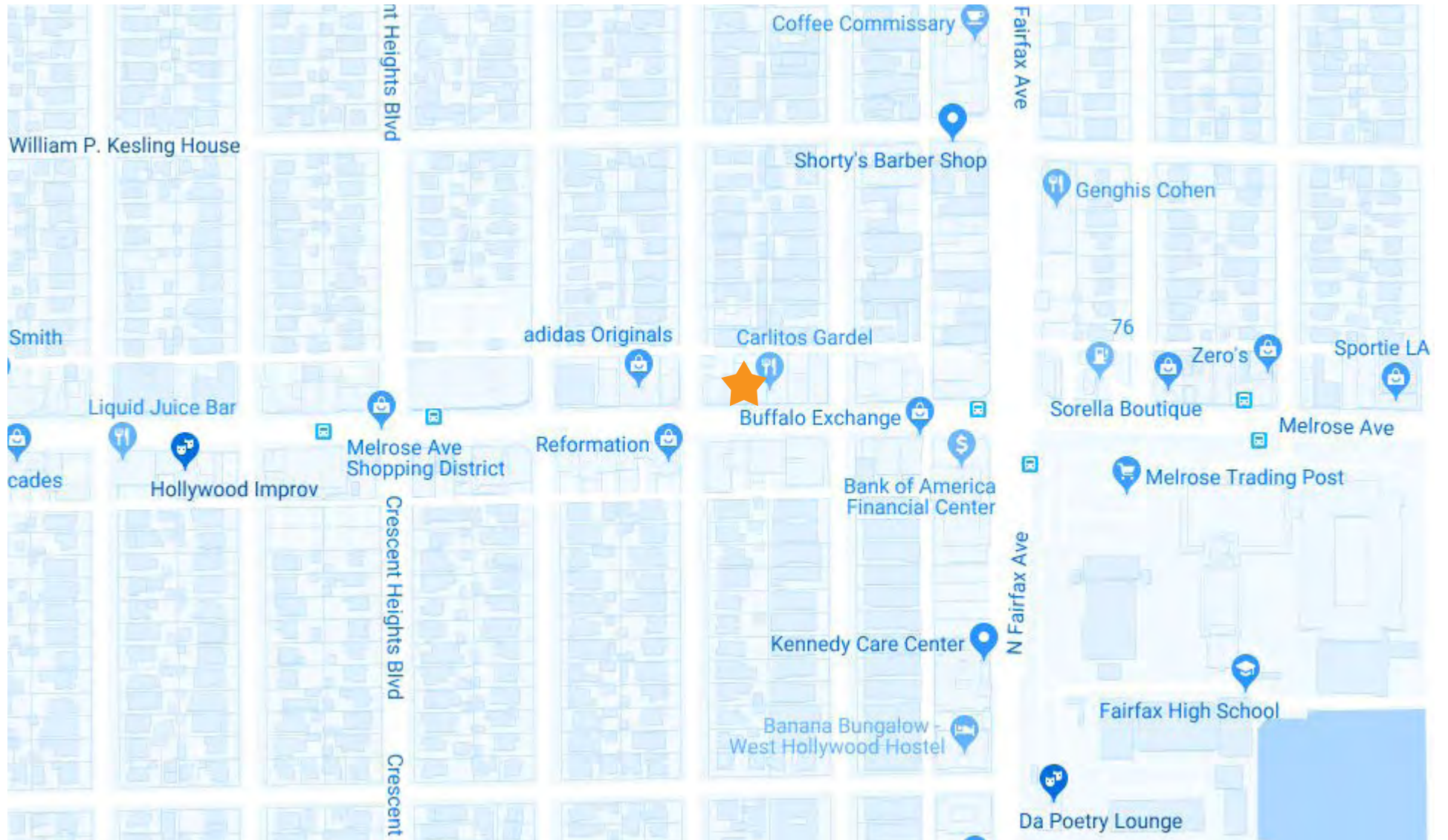
- FULLY VENTED SPACE - PERFECT FOR COFFEE SHOP/CAFÉ
- CENTRAL LOCATION BORDERING WEST HOLLYWOOD, FAIRFAX & BEVERLY GROVE
- NO KEY MONEY - NEW DIRECT DEAL WITH LANDLORD
- 7-DAY-A-WEEK PEDESTRIAN FOOT TRAFFIC
- SURROUNDED BY MULTI-MILLION DOLLAR HOMES AND HIGH PRICED MULTI-FAMILY UNITS
- ALL FF&E WILL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

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AERIAL



MAP



INTERIOR PHOTOS





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