

MELROSE AVE RETAIL SPACE FOR LEASE IN THE HEART OF THE FASHION & DESIGN DISTRICT



8117 MELROSE AVENUE
LOS ANGELES, CA 90046



COMMERCIAL
ASSET GROUP

AVAILABLE SPACE

GROUND FLOOR: ±1,124 SF

TIMING

AVAILABLE NOW

RENTAL RATE

\$3.95 PSF/NNN

NNN=APPROX. \$1.35 PSF/MONTH

PARKING

1 TANDEM SPACE (2 CARS)

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

EXIT

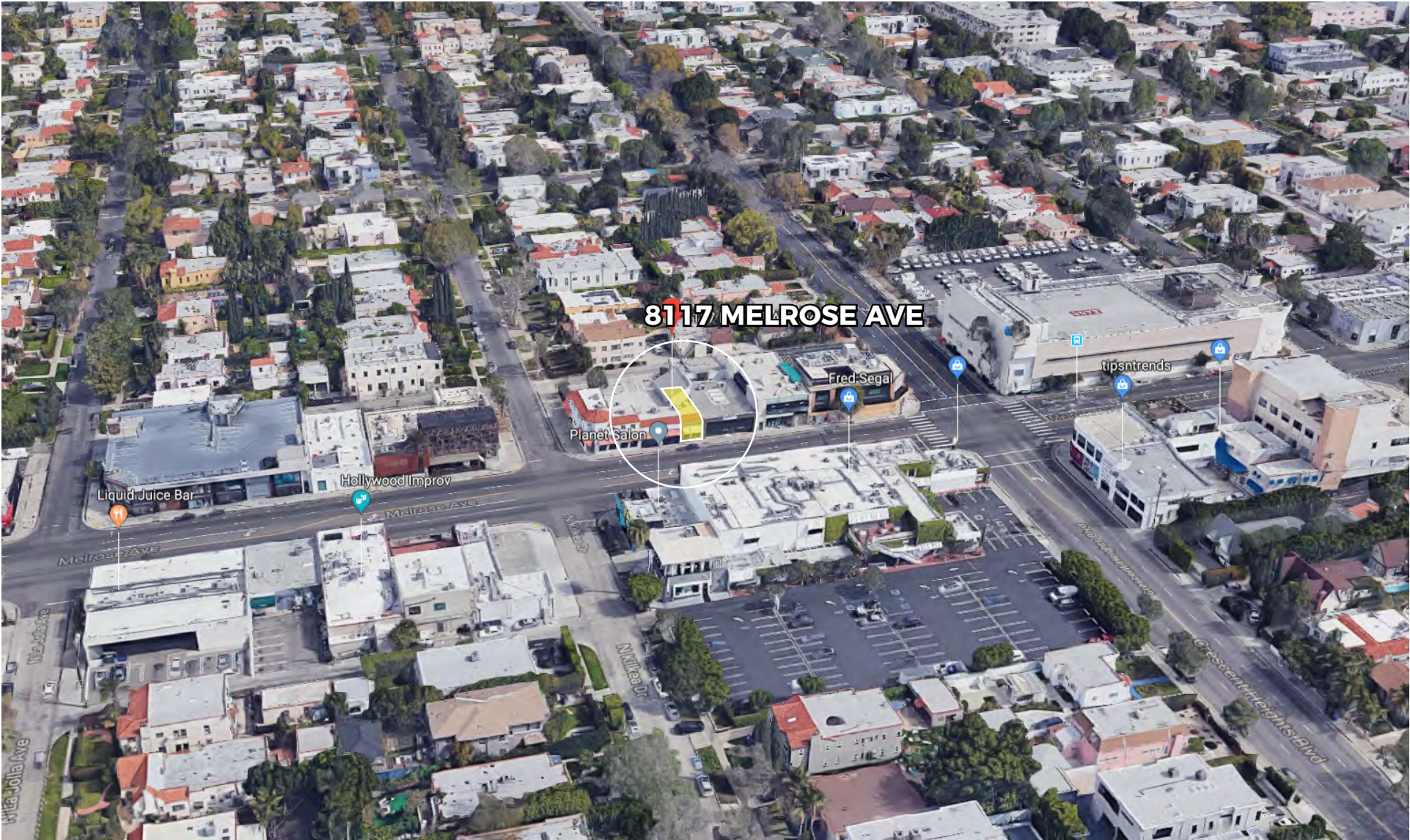


- SITUATED IN THE HEART OF THE TRENDY MELROSE FASHION AND DESIGN DISTRICT
- NEIGHBORS INCLUDE FRED SEGAL, JONATHAN ADLER, MELROSE AVE SHOPPING DISTRICT, AND TONS OF RESTAURANTS, CAFES, AND SERVICE RETAILERS
- CENTRAL LOCATION BORDERING FAIRFAX, BEVERLY GROVE, AND WEST HOLLYWOOD
- SPACE IS IN EXCELLENT CONDITION FEATURING POLISHED CONCRETE FLOORS, GREAT LIGHTING, NEW RESTROOM, ALL GLASS STOREFRONT
- 1 TANDEM PARKING SPOT (2 SPACES) ACCESSIBLE THROUGH REAR ACCESS

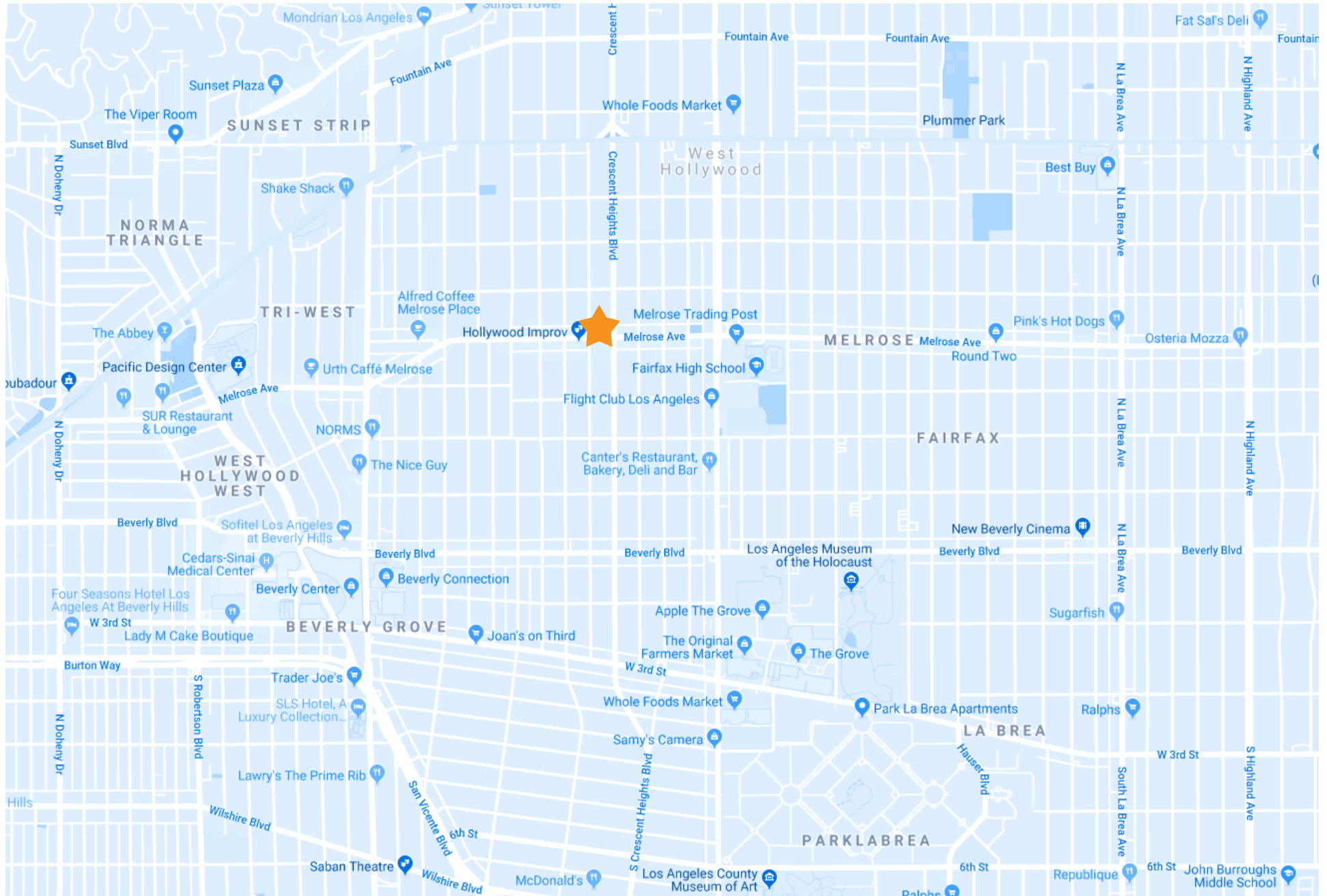
PROPERTY PHOTOS



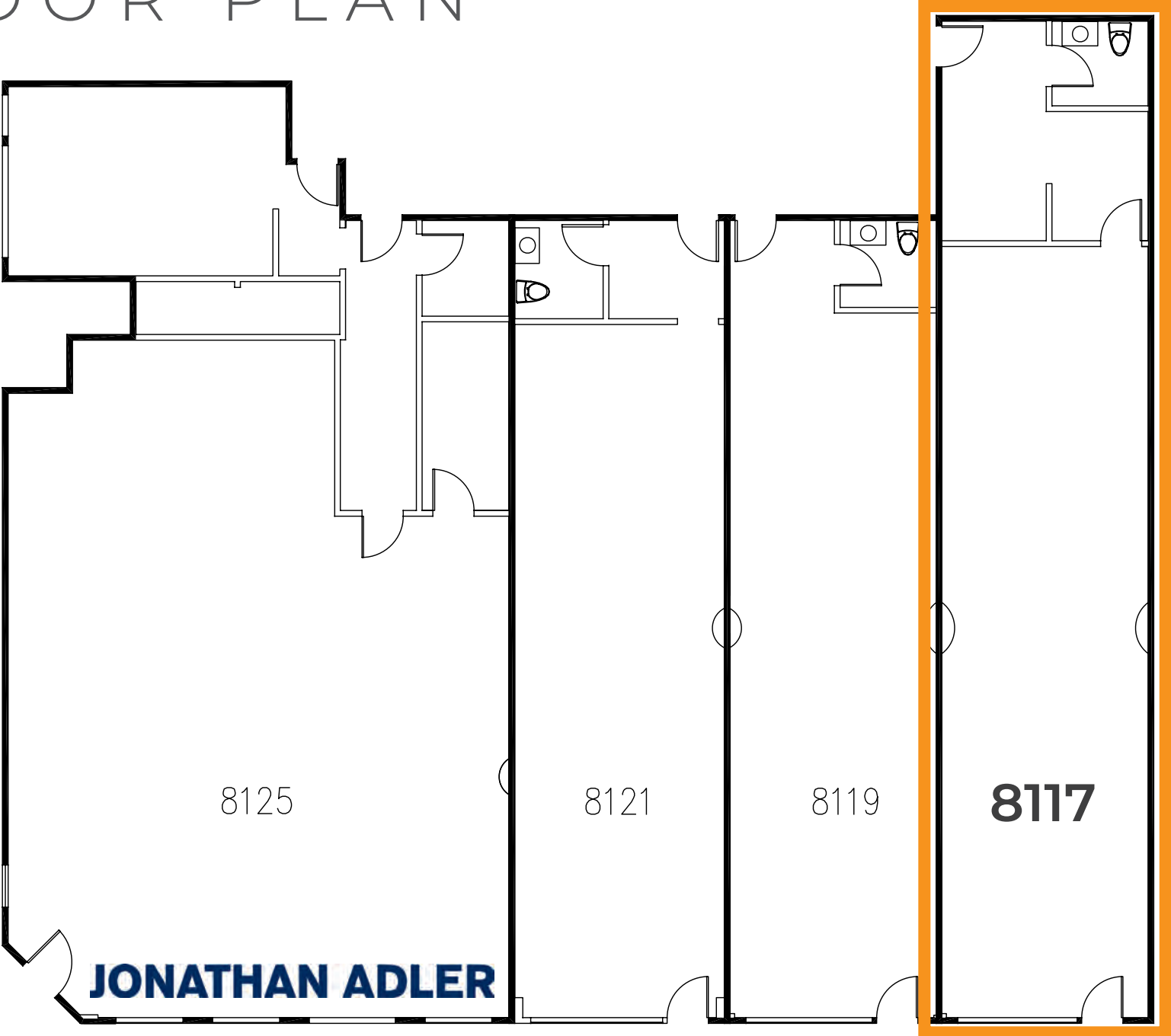
AERIAL



MAP



FLOOR PLAN





COMMERCIAL
ASSET GROUP



cag COMMERCIAL ASSET GROUP
www.cag-re.com
For Lease
David Ickovics
David Aschkenasy
Ryan Schimmel
310.275.8222

2 HOUR PARKING
8 AM - 11 AM
P

DAVID ICKOVICS

PRINCIPAL
P 310.272.7380
E DJI@CAG-RE.COM
LIC. 01315424

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