FOR LEASE - MELROSE AVENUE RETAIL

LOS ANGELES



Address: 8211 Melrose Avenue, Los Angeles, CA 90046 Approximately 2,300 square feet Available Space: Parking for four cars (two tandem stalls) Parking: **Rental Rate:** \$5.95 \$5.75 NNN per square foot per month. Tenant to pay prorata share of real property taxes, property and general liability insurance, common area repairs and maintenance, estimated at 38¢ per square foot per month. Comments: Located in the world-famous Melrose Shopping District; Highly improved retail showplace with lots of frameless glass frontage facing Melrose; ▶ Neighbors include Fred Segal, Paul Smith, Marc Jacobs,

Alexander McQueen, Herve Leger, Y3, DASH, Vivienne Westwood, Diane von Furstenberg, Ludmila Couture, Nialaya, Kelly Wearstler, and dozens more well-established stores and restaurants.



For further information or tour, please contact exclusive agents:

Marc Pollock

License #00881177 Marc@WestsideRetail.com

Mark Einbund

License #00826287 Mark@WestsideRetail.com

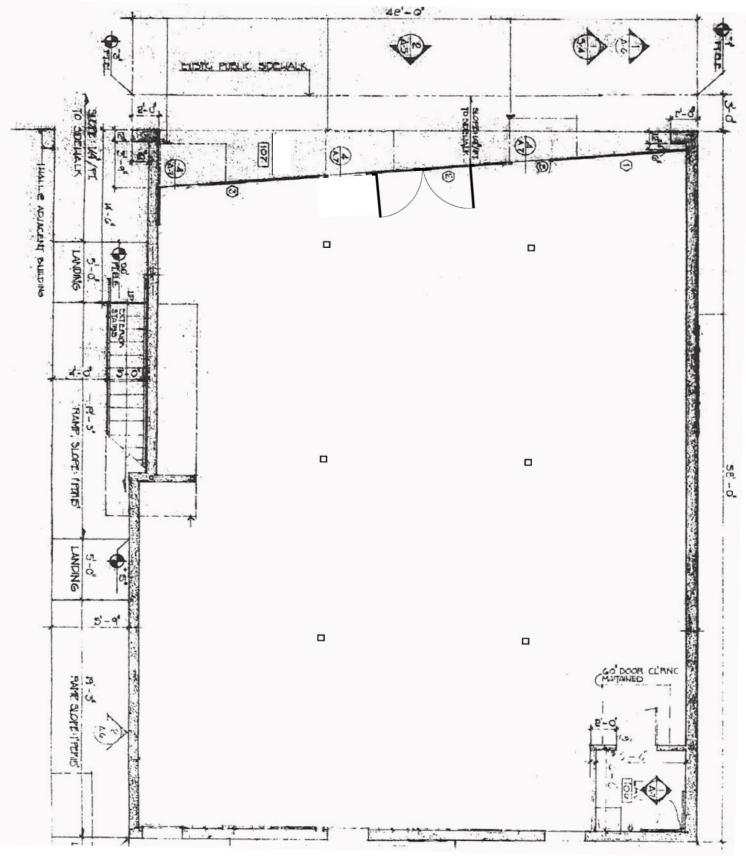
11847 Gorham Avenue Suite 120 Los Angeles, CA 90049 Phone 310.826.8000 Fax 310.826.8333

Additional information on this property can be found online at www.WestsideRetail.com

This information has been obtained from sources believed to be reliable. We have not verified it, and make no guarantee, warranty or representation about it. Any projections, opinions, suggested uses, existence of current or proposed neighboring businesses, current NNN charges, and other various assumptions or estimates used are for example only and may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. The property offered is subject to prior sale, lease, change in terms, or withdrawn from the market, all without notice. Westside Retail, Inc. 2017

8211 MELROSE AVENUE LOS ANGELES, CA 90046

Melrose Avenue



The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. Westside Retail, Inc. 2017