

# FOR LEASE

END-CAP RESTAURANT IN BUSY MELROSE CENTER WITH EXCELLENT SIGNAGE



## NEIGHBORING RETAILERS

PAVILIONS

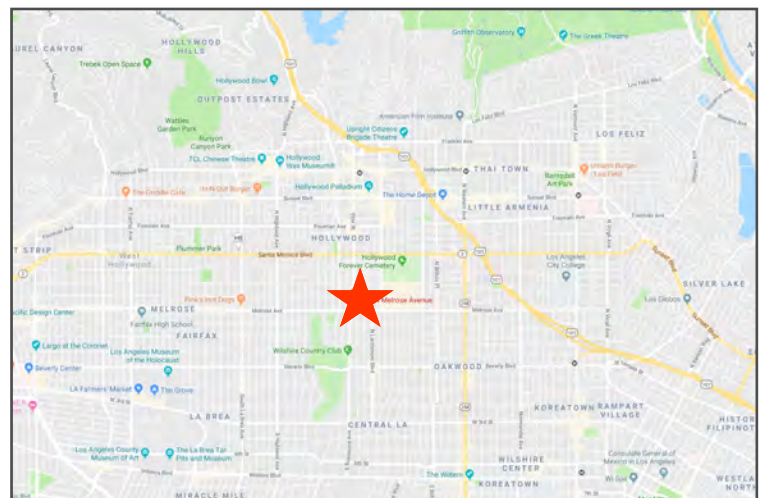


5784 MELROSE AVENUE | LOS ANGELES, CA 90038

SEC OF MELROSE & VINE/ROSSMORE

## FEATURES + AMENITIES

- APPROX. 1,500 SF END-CAP RESTAURANT AVAILABLE
- INCLUDES ALL EQUIPMENT
- AMPLE PARKING IN ONSITE LOT
- INCREDIBLE SIGNAGE! TOP PANEL ON 40' POLE SIGN
- ADJACENT TO HIGH PERFORMING PAVILIONS & STARBUCKS
- COUNTLESS NATIONALS IN IMMEDIATE AREA
- DO NOT DISTURB TENANT
- ONE OF LA'S BUSIEST INTERSECTIONS—LANDMARK LOCATION
- AFFLUENT DEMOS—\$81K+HHI
- INCREDIBLE TRAFFIC COUNTS
- PRIME MELROSE LOCATION, NEAR LARCHMONT, HOLLYWOOD + WEST HOLLYWOOD



EXCLUSIVELY REPRESENTED BY

**JASON EHRENPREIS**

CA REAL ESTATE LIC #1741961

310.231.5213

JASON@CBM1.COM

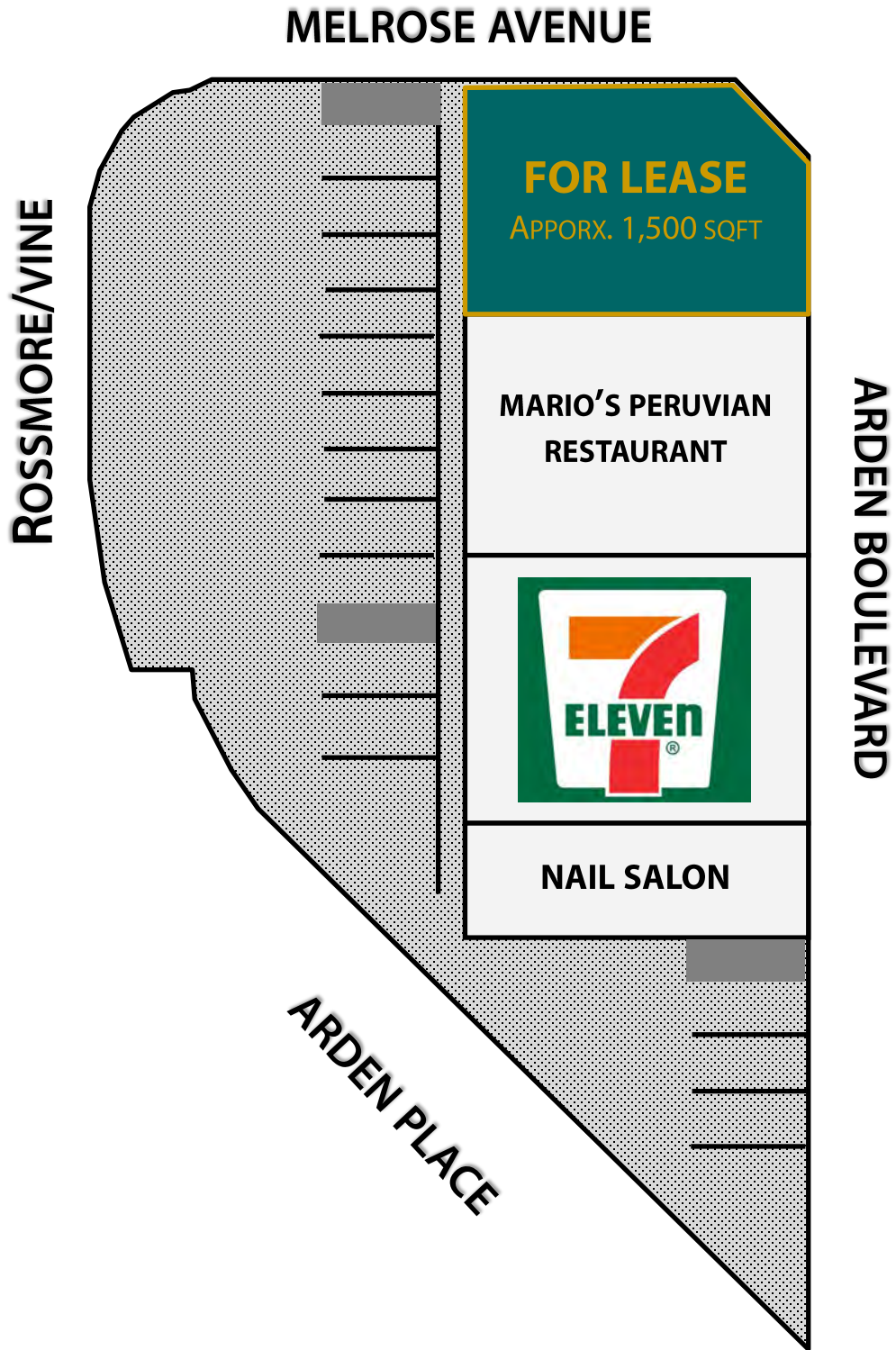
DEMOGRAPHICS SNAPSHOT	1-MILE	3-MILE	5-MILE
POPULATION	27,486	182,666	528,954
AVG HH INCOME	\$55,203	\$69,847	\$68,829

1517 S. SEPULVEDA BLVD.  
LOS ANGELES, CA 90025

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# SITE PLAN

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JASON EHRENPREIS [JASON@CBM1.COM](mailto:JASON@CBM1.COM)



# AERIAL PHOTO

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JASON EHRENPREIS JASON@CBM1.COM

	1 mile(s)	3 mile(s)	5 mile(s)
<b>Population: 2017A</b>			
Total Population	45,574	527,664	1,071,528
Female Population	48.39%	49.07%	49.43%
Male Population	51.61%	50.93%	50.57%
Population Density	14,504	18,659	13,641
Population Median Age	36.6	36.5	35.8
Employed Civilian Population 16+	23,752	288,412	546,729
% White Collar	57.3%	61.0%	59.4%
% Blue Collar	42.7%	39.0%	40.6%
Total Q2 2017 Employees	21,681	243,827	659,238
Total Q2 2017 Establishments*	2,489	27,022	63,158
Population Growth 2000-2010	-8.89%	-5.11%	-1.87%
Population Growth 2017A-2022	-0.79%	0.36%	0.61%
<b>Income: 2017A</b>			
Average Household Income	\$81,759	\$77,407	\$80,886
Median Household Income	\$44,148	\$45,232	\$44,867
Per Capita Income	\$35,205	\$34,675	\$33,879
Avg Income Growth 2000-2010	44.65%	44.73%	36.50%
Avg Income Growth 2017A-2022	14.56%	15.22%	14.87%
<b>Households: 2017A</b>			
Households	19,511	234,259	443,800
Average Household Size	2.31	2.21	2.35
Hhld Growth 2000-2010	-1.16%	0.27%	2.08%
Hhld Growth 2017A-2022	0.97%	1.92%	2.55%
<b>Housing Units: 2017A</b>			
Occupied Units	19,511	234,259	443,800
% Occupied Units	96.94%	96.60%	96.02%
% Vacant Housing Units	3.06%	3.40%	3.98%
Owner Occ Housing Growth 2000-2010	4.21%	1.04%	1.24%
Owner Occ Housing Growth 2000-2022	7.22%	5.20%	5.14%
Owner Occ Housing Growth 2017A-2022	1.01%	1.27%	1.39%
Occ Housing Growth 2000-2010	-1.16%	0.27%	2.08%
Occ Housing Growth 2010-2022	7.41%	8.81%	9.32%
Occ Housing Growth 2017A-2022	0.97%	1.92%	2.55%
<b>Race and Ethnicity: 2017A</b>			
% American Indian or Alaska Native Population	0.48%	0.64%	0.76%
% Asian Population	14.62%	21.94%	17.12%
% Black Population	4.08%	5.91%	9.37%
% Hawaiian or Pacific Islander Population	0.12%	0.10%	0.11%
% Multirace Population	4.74%	4.68%	4.95%
% Other Race Population	22.71%	18.72%	21.61%
% White Population	53.25%	48.01%	46.08%
% Hispanic Population	46.07%	38.18%	42.62%
% Non Hispanic Population	53.93%	61.82%	57.38%