



COMMERCIAL
REAL ESTATE
the sign of a profitable property

AVAILABLE



CREATIVE OFFICE AVAILABLE FOR SUBLEASE ON LARCHMONT BLVD

5636-B Melrose Ave., Los Angeles, CA 90038



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EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

PROPERTY FEATURES

5636-B Melrose Avenue, Los Angeles, CA 90038







APPROX. 1,013 SF

CREATIVE OFFICE SPACE AVAILABLE

- ✓ Signalized corner of Melrose Avenue and Larchmont Boulevard
- ✓ In close proximity to Lemonade, Cafe Gratitude, and Paramount Studios
- ✓ Parking available

AREA AMENITIES

- ✓ One major intersection to Larchmont Village
- ✓ Close to Hollywood/Vine, Hancock Park, 101 Fwy, Hollywood Forever Cemetery, Paramount Studios, Raleigh Studios, Sunset Gower Studios, and more

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	48,835	542,696	1,082,939
 Avg. HH Income	\$87,886	\$86,594	\$90,560
 Daytime Pop	40,476	449,996	891,847
 Traffic Count	± 40,889 CPD ON MELROSE AVE		

CREATIVE OFFICE
LOS ANGELES

INTERIOR PHOTOS

5636-B Melrose Avenue, Los Angeles, CA 90038



FLOOR PLAN

5636-B Melrose Avenue, Los Angeles, CA 90038



Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

PAVILIONS

VINE ST

AVAILABLE



MELROSE AVE

CAFÉ GRATITUDE

KALI

OSTERIA MANNA

Jess Rona GROOMING



Lemonade



Wilshire Country Club

GOOD GOOSE authentic thai & asian inspired cafe at larchmont

N. LARCHMONT BLVD

Kreation ORGANIC

BEVERLY BLVD

NOAH'S NY BAGELS

burgerlounge

SALT & STRAW

pressed

jamba

Peet's Coffee



AERIAL MAP





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