

**cag** | COMMERCIAL  
ASSET GROUP

7318 #B MELROSE AVENUE  
LOS ANGELES, CA 90046



DOUBLE HEIGHT STOREFRONT RETAIL  
FOR LEASE ON MELROSE AVE

## AVAILABLE SPACE

GROUND FLOOR: ±1,115 SF

## TIMING

AVAILABLE IMMEDIATELY

## RENTAL RATE

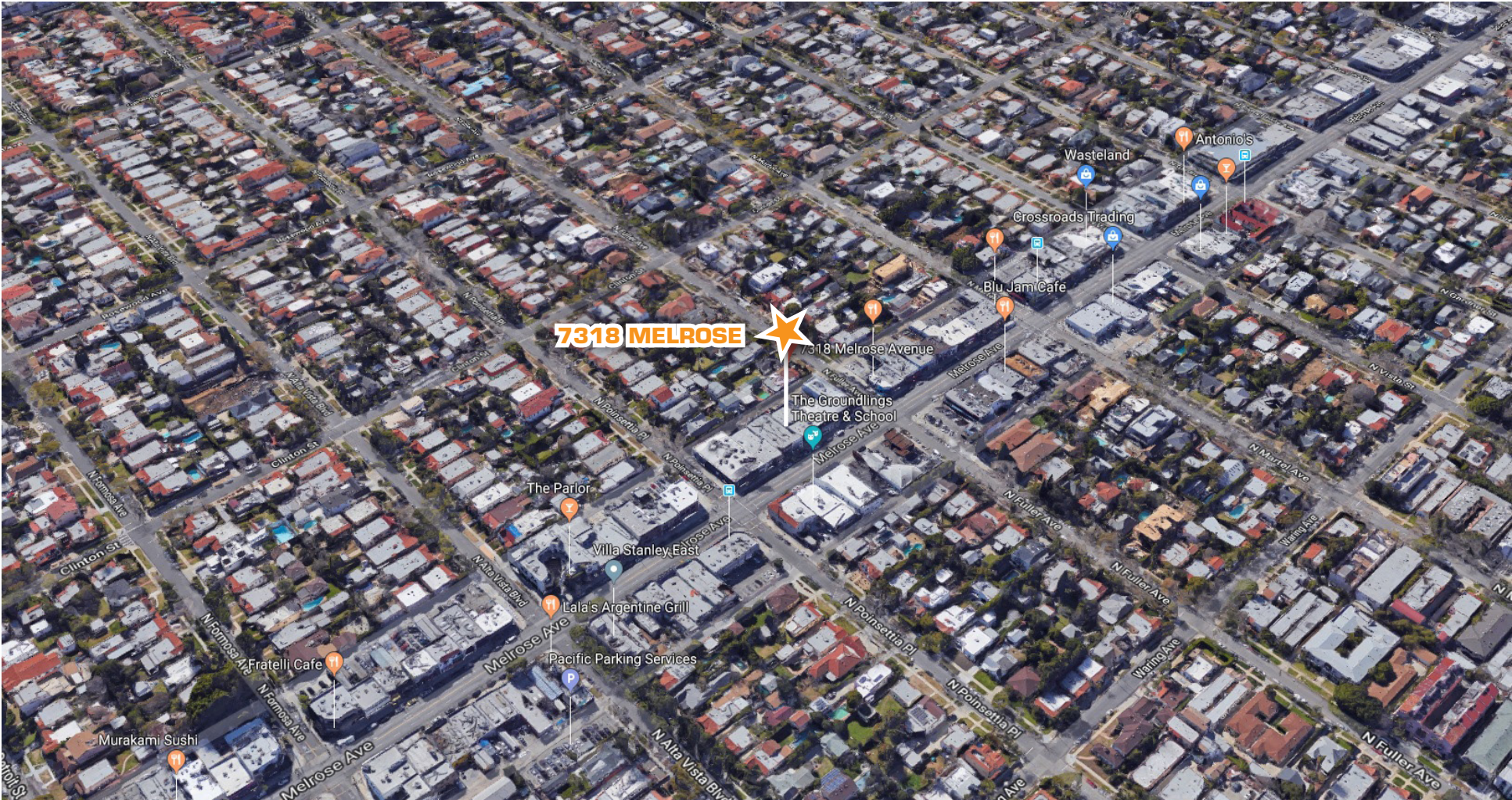
\$3.15 PSF/NNN

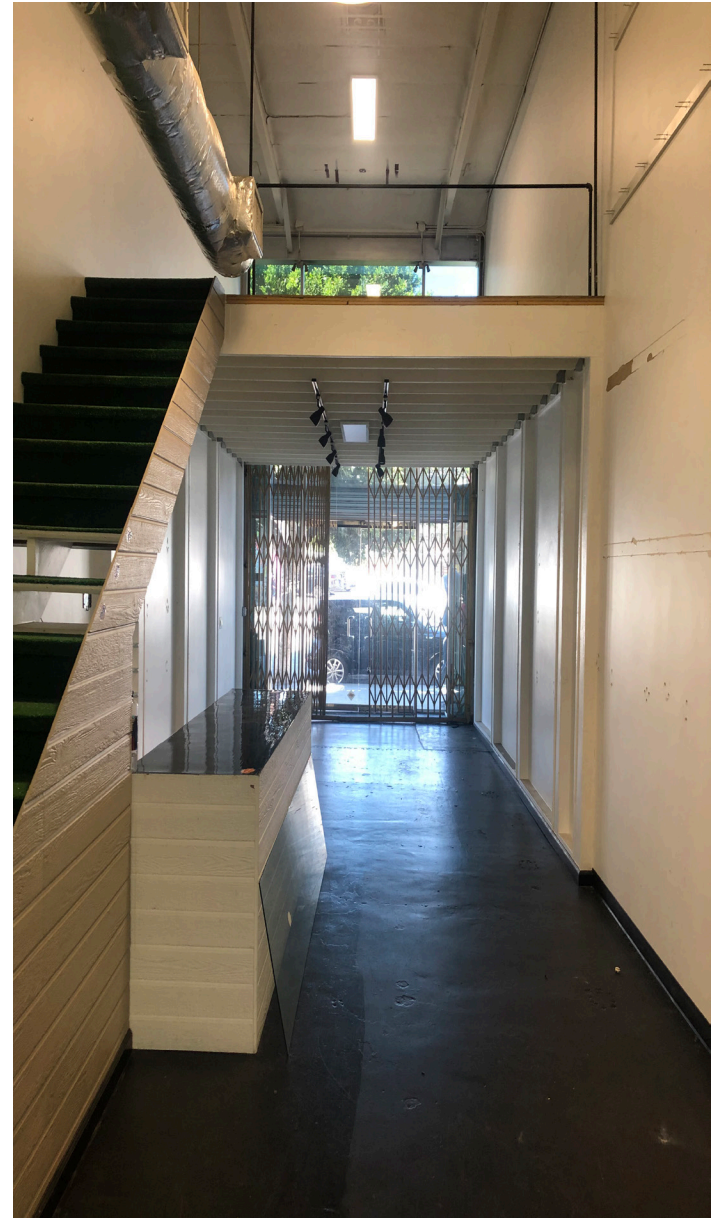
NNN=APPROX. \$0.88 PSF/MONTH

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- . DOUBLE HEIGHT CEILINGS/STOREFRONT EXPOSURE ON MELROSE AVENUE
- . CENTRAL LOCATION BORDERING WEST HOLLYWOOD, FAIRFAX, & BEVERLY GROVE
- . 2 BONUS MEZZANINES LOCATED IN THE FRONT AND REAR OF THE SPACE
- . 7-DAY-A-WEEK PEDESTRIAN FOOT TRAFFIC
- . PERFECT FOR ANY TRENDY RETAIL OR SERVICE USE

# AERIAL





PROPERTY  
PHOTOS



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310.275.8222

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