

**SPECTACULAR RESTAURANT SPACE  
FOR LEASE - CORNER OF MELROSE & CITRUS**  
**ON MELROSE'S RESTAURANT ROW**



**6623 MELROSE AVE  
LOS ANGELES CA 90038**



# ANTI-VIRUS PURIFICATION SYSTEM

NASA derived technology is lab tested system to be up to 99% effective against allergies, mold bacteria, viruses, smoke and formaldehyde.



Converted to harmless water vapor



The technology purifies the air and surfaces by using the whole ducting system - creating blanket protection throughout entire space.

Two advanced units combine for high effectiveness. Bi-Polar 2400 is a filterless air purifier that uses "cold-plasma" to effectively destroys airborne contaminants. It is combined with a Nano-Induct UV unit with ionization that further clears the air of viruses, bacteria and mold.



	nano Induct™	Bi-Polar® 2400
HVAC Whole House	✓	✓
Ionizer	✓	✓
UV	✓	
Virus & Bacteria	✓ <sup>+</sup>	✓ <sup>+</sup>
Mold & Mycotoxins	✓ <sup>+</sup>	✓ <sup>+</sup>
Allergens	✓	✓ <sup>+</sup>
VOCs, Smoke & Odors	✓ <sup>+</sup>	✓

✓<sup>+</sup> = Most effective against named contaminant.



## SPACE DETAILS

±2,000 SF

## LEASE RATE

INQUIRE WITH BROKER:  
COVID REALISTIC LANDLORD

## AVAILABLE

30 DAYS NOTICE

- Fully builtout restaurant located on Melrose Restaurant Row with no Key Money - Type 47 liquor license can be purchased from landlord.
- Over \$1,500,000 was spent on this high end, no expense spared, no corners cut restaurant space.
- Majority of kitchen equipment to remain with space.
- One of the most architecturally green masterpieces in LA.
- Situated on what has become one of the most popular and successful restaurant corridors in LA with famous neighbors including Pizzeria Mozza, Osteria Mozza, Auburn, Le Petit Trois and numerous others.
- Unbelievable rooftop deck which can be rented separately for private events; opportunity to cater events that will take place on the rooftop deck.



## 6623 MELROSE RESTAURANT

**6623 Melrose is a unique opportunity** to lease a spectacular restaurant space with no key money. It is very rare in Los Angeles to see a fully built out restaurant space become available, as a turn-key opportunity, in one of the most desirable culinary streets in the city. Even rarer is finding a restaurant space available in such pristine shape, fully upgraded to code, and with a Type 47 liquor license (to be purchased separately). This is a rare opportunity, as the building was built with deep pride of ownership, as should be evident by the architectural significance of the structure itself. It is their belief that a building of this quality deserves a restaurant operator on the ground floor of equal stature. Rather than allow his previous tenant to market the space for sublease, the Landlord arranged to regain possession of the space, so he could be a part of the search for a new tenant.

**The space itself** was built with no expense spared. A subterranean glass floor at the entrance features a running stream and waterfall designed by Takeo Uesugi, the master garden designer for the Huntington Gardens. A stunning ceiling of sculptural maple offsets stone panelling and Brazilian cherry millwork. The large kitchen is brand new, with an open space design, an approx. 16 foot hood, and relatively new equipment. The space has two ADA restrooms, two dining bars, a 10 seat PDR, and additional outdoor seating.

**Most notably**, the restaurant space is located right in the heart of what is now Los Angeles' premier gastronomic zone. Famous neighbors include the Nancy Silverton collection (Pizzeria Mozza, Osteria Mozza, Mozza to go, and Chispacca), the Ludo Lefebvre restaurants (Trois Mec and Le Petit Trois), Michael Cimarusti's Michelin starred Providence, Eric Bost's Auburn, Michelin starred Kali, and many more. The restaurant is surrounded by multi-million dollar homes, luxury apartments, and is located in one of the premier food streets in all of Los Angeles.







POPULATION 42,830

AVERAGE AGE 39



MEDIAN HOUSEHOLD INCOME \$65,303

MEDIAN HOME PRICE \$1,022,084

\*ALL DEMOGRAPHICS ARE WITHIN ONE MILE



SUBJECT PROPERTY

Mobile Wash  
OUT FRONT

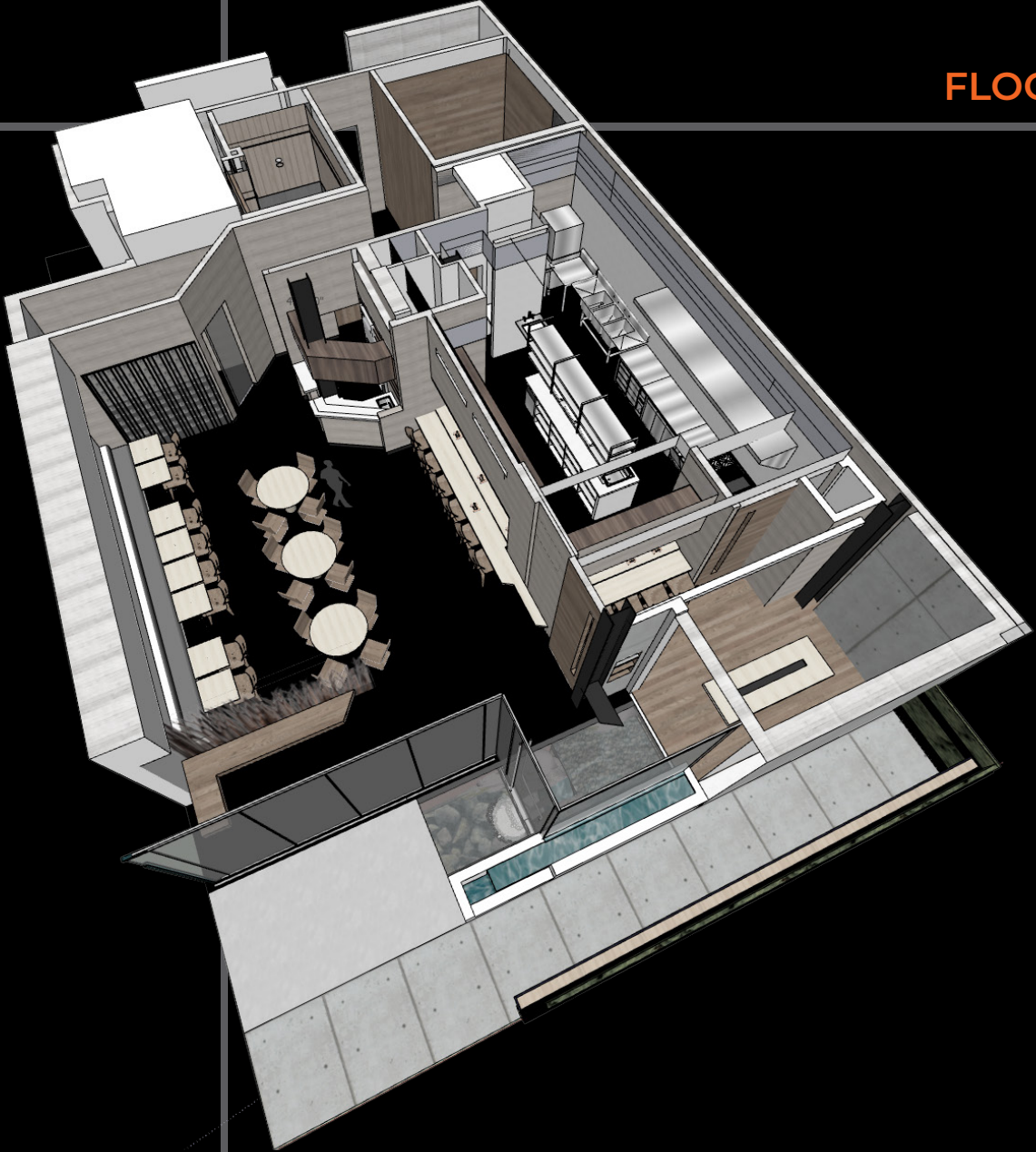
Mobil

MelroseINC

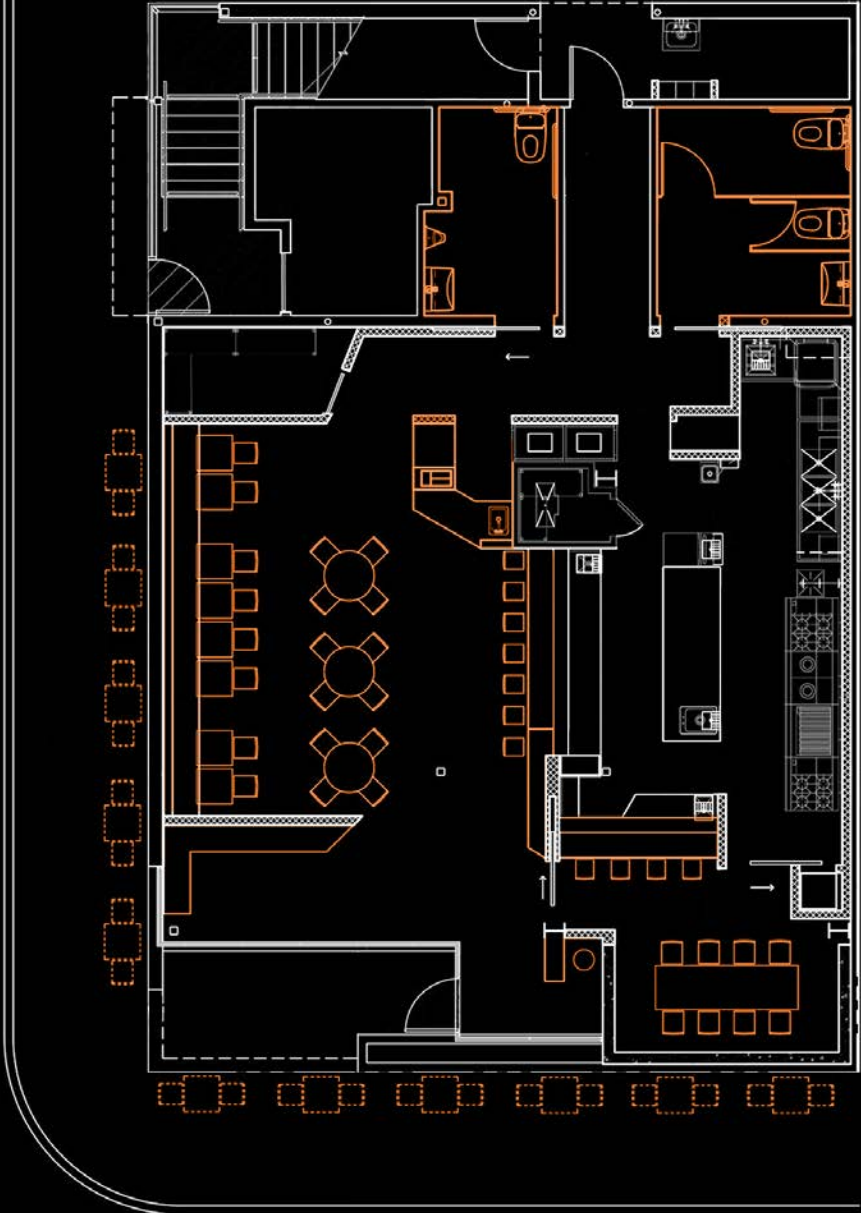
SOL  
CHELARA BAG ARRIVED



# FLOORPLAN



N. CITRUS AVE.

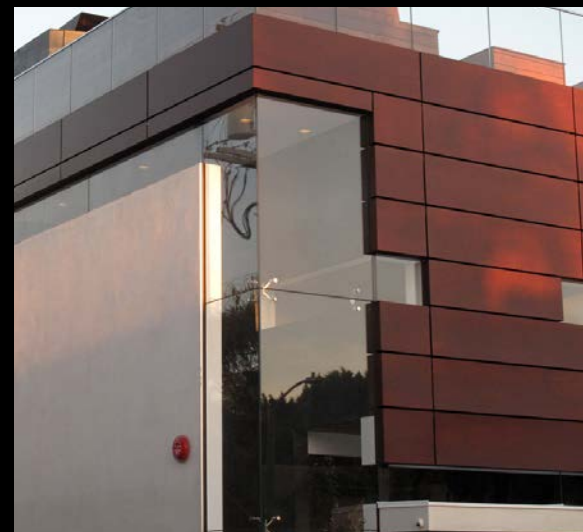


MELROSE AVE.











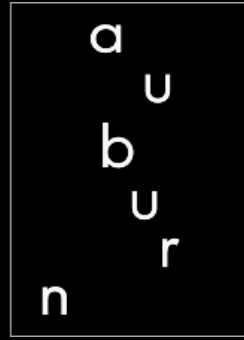
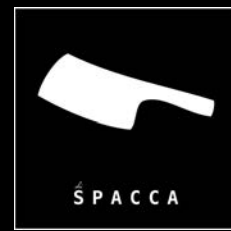








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QUALITY  
MEZZA

