

FOR LEASE

SECOND GENERATION RESTAURANT ON MELROSE AVENUE

7422 Melrose Ave., Los Angeles, CA 90046



MICHAEL SHARON (818) 572-4050

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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 footage 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.

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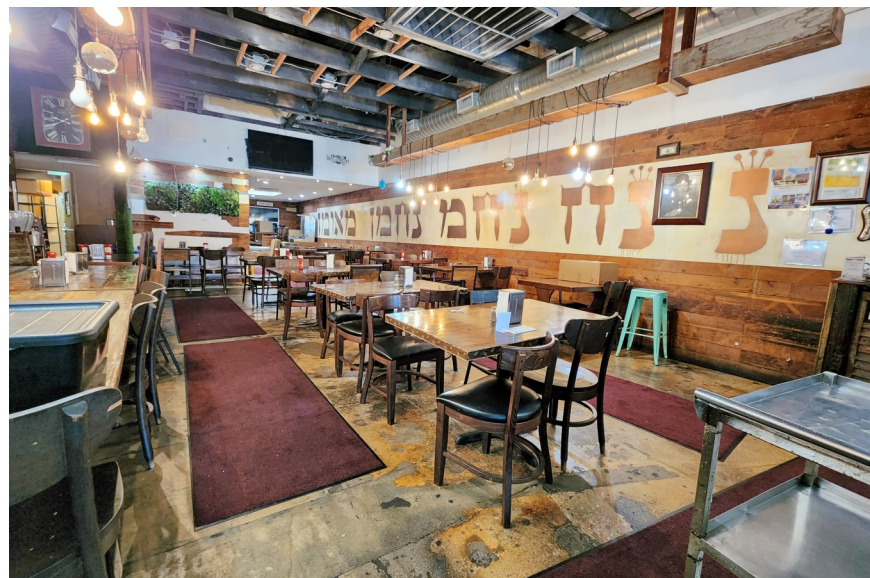
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PROPERTY FEATURES

- Approx. 2,488 sq. ft. open seating floor plan
- 2 kitchens including 2 exhaust hoods, sinks, floor drains, dry storage, and more
- Signage and approximately 24 feet of frontage on Melrose
- Generous seating capacity
- Lots of Natural Light
- Truck Delivery Access
- Zoning: LAC4

AREA AMENITIES

- Heavy day/night pedestrian and automobile traffic
- Located in the heart of the Melrose Ave. retail district with many shops, art galleries, restaurants, bars, and more
- High residential density and additional new multifamily projects in the area
- Located at the signalized intersection of Melrose Ave. and N Vista St.
- Neighboring tenants include: Pink's Hot Dogs, Milk Bar LA, Bludso's Bar & Que, Snake Pit Alehouse Whiskey Bar & Kitchen, Wasteland, CoolKicks, Crossroads Trading, Dr. Martens, House of Intuition, American Vintage, Blue Jam Cafe, Spartina, Melrose Umbrella Co, nomoo burgers, Zephyr Theatre
- Nearby colleges, schools, and places of worship, financial services, restaurants, shopping, and entertainment



RENTAL RATE

- 7422 & 7424 ±2,500 SF \$4.25 PSF + \$0.40 NNN per month

DEMOS	1 MILE	3 MILE	5 MILE
Population	46,242	387,427	966,680
Avg. HH Income	\$108,933	\$104,407	\$97,216
Daytime Pop	47,500	389,203	947,030
Traffic Count	± 29,841 cars per day		



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