

8627 MELROSE AVE
LOS ANGELES, CA 90069



COMMERCIAL
ASSET GROUP



RARE SMALL RETAIL SPACE ON THE
BEST STRETCH OF MELROSE

LEASE RATE
\$9.50 PSF/MONTH + NNN

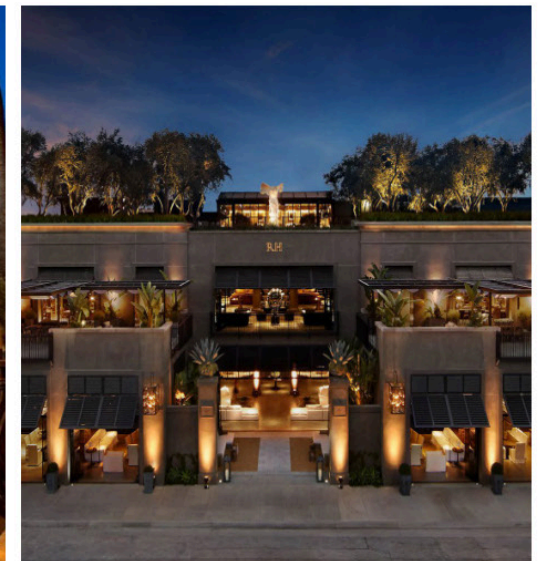
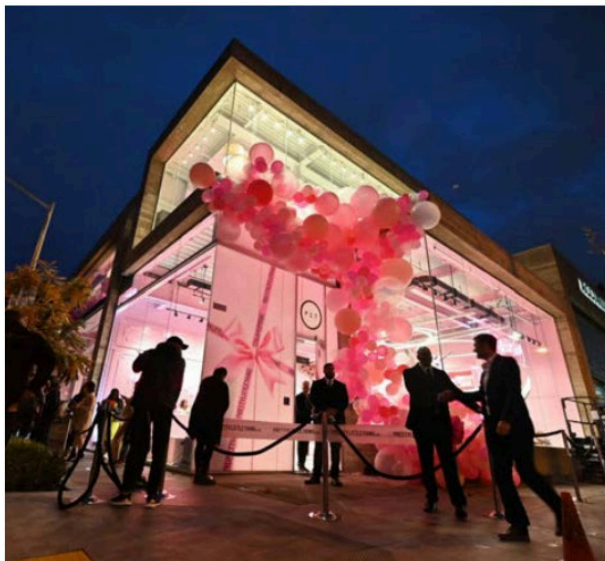
SPACE SIZE
APPROX. 662 SF

AVAILABLE
PLEASE INQUIRE

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

- ONE OF THE ONLY SMALL SPACES ON THE **BEST STRETCH OF MELROSE**
- **BELOW MARKET RENT** AND MARKET NNN CHARGES FOR THE STREET
- REGARDED AS THE BEST STREET IN LOS ANGELES FOR BOTH FASHION AND DESIGN TENANTS
- DIRECTLY NEXT DOOR TO THE PACIFIC DESIGN CENTER AND SITUATED AMONGST **SOME OF THE MOST HIP** FASHION BRANDS AND POPULAR CAFES IN WEST HOLLYWOOD
- SURROUNDED BY **MULTI MILLION DOLLAR HOMES**, HUNDREDS OF THOUSANDS OF SQUARE FEET OF CREATIVE OFFICE SPACE, AND HIGH PRICED APARTMENTS AND CONDOMINIUMS
- **AMPLE STREET PARKING** AS WELL AS NUMEROUS MONTHLY PARKING OPPORTUNITIES
- EXCELLENT **FRONTAGE** FOR THIS SIZE OF SPACE

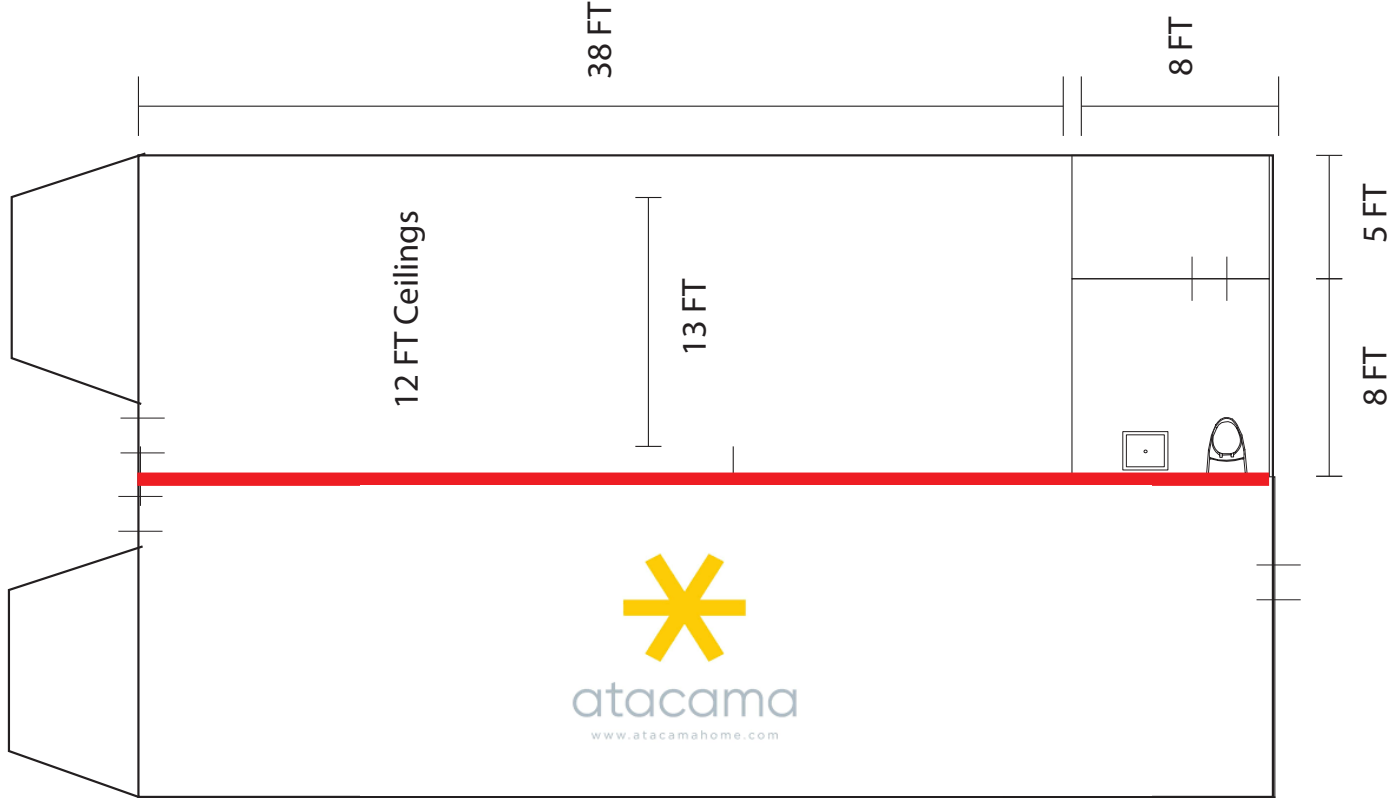




STREET MAP



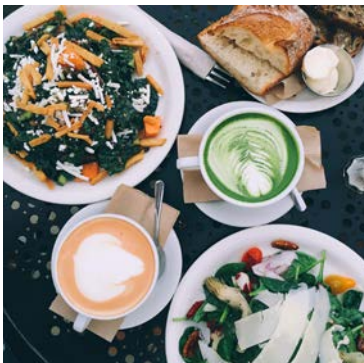
FLOOR PLAN



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AERIAL





DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 43,842

3 MILE: 266,570

5 MILE: 835,659

AVERAGE HOUSEHOLD INCOME

1 MILE: \$80,387

3 MILE: \$75,754

5 MILE: \$59,095

MEDIAN AGE

1 MILE: 42.70

3 MILE: 40.50

5 MILE: 38.70

WALK SCORE

94



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