



YOUR SIGN HERE

AVAILABLE

RESTAURANT
SPACE

LEASED

GREAT OPPORTUNITY FOR RESTAURANT USE ON MELROSE +/-2,000 SF

7265 MELROSE AVENUE, LOS ANGELES, CA 90046

Sharona E. Javaheri
Director
Phone 310.272.7391
email sharona@cag-re.com

Commercial Asset Group
1801 Century Park East, Suite 1550
Los Angeles, CA 90067
Phone 310.275.8222

cag | COMMERCIAL
ASSET GROUP

RESTAURANT USE IN THE HEART OF LOS ANGELES FOR LEASE

7265 MELROSE AVENUE, LOS ANGELES, CA 90046

RARE opportunity for RESTAURANT USE in the Heart of Los Angeles! Highly visible and busy prime retail location– SINGLE STORY RESTAURANT SPACE. Situated on one of the most hustle and bustle streets in Los Angeles, Melrose Avenue, also known for its upscale eateries, trendy boutiques, designer showrooms and its close proximity to the GROVE. Total space is approximately 2,000 square feet. This space offers 20 feet of street frontage along the ever dynamic Melrose Avenue. This space is situated west of La Brea Avenue. This is the perfect location for MAXIMUM SIGNAGE AND VISIBILITY along a very busy street filled with tourists, residents and shoppers as well as high amounts of auto traffic and foot traffic.



7265 Melrose Avenue
Los Angeles, CA 90046

Available Now

\$4.00/sf/nnn

Landlord will provide TI Dollar Allowance

Up to 32 Parking Spaces Available (by Valet)

ABC Liquor License to be Acquired by Tenant

Highlights:

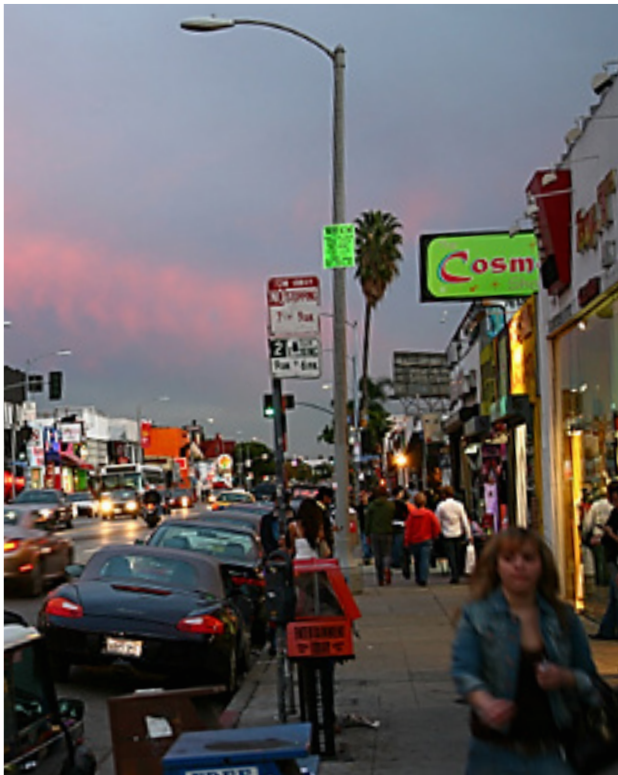
Approved for a FULL SERVICE RESTAURANT with 89 seats to serve alcoholic beverages via a variance for 32 Off-Site Parking Spaces (Formosa and Melrose)

Approximately 2,000 SF of Restaurant Space

PROPERTY PHOTOGRAPHS

7265 MELROSE AVENUE, LOS ANGELES, CA 90046

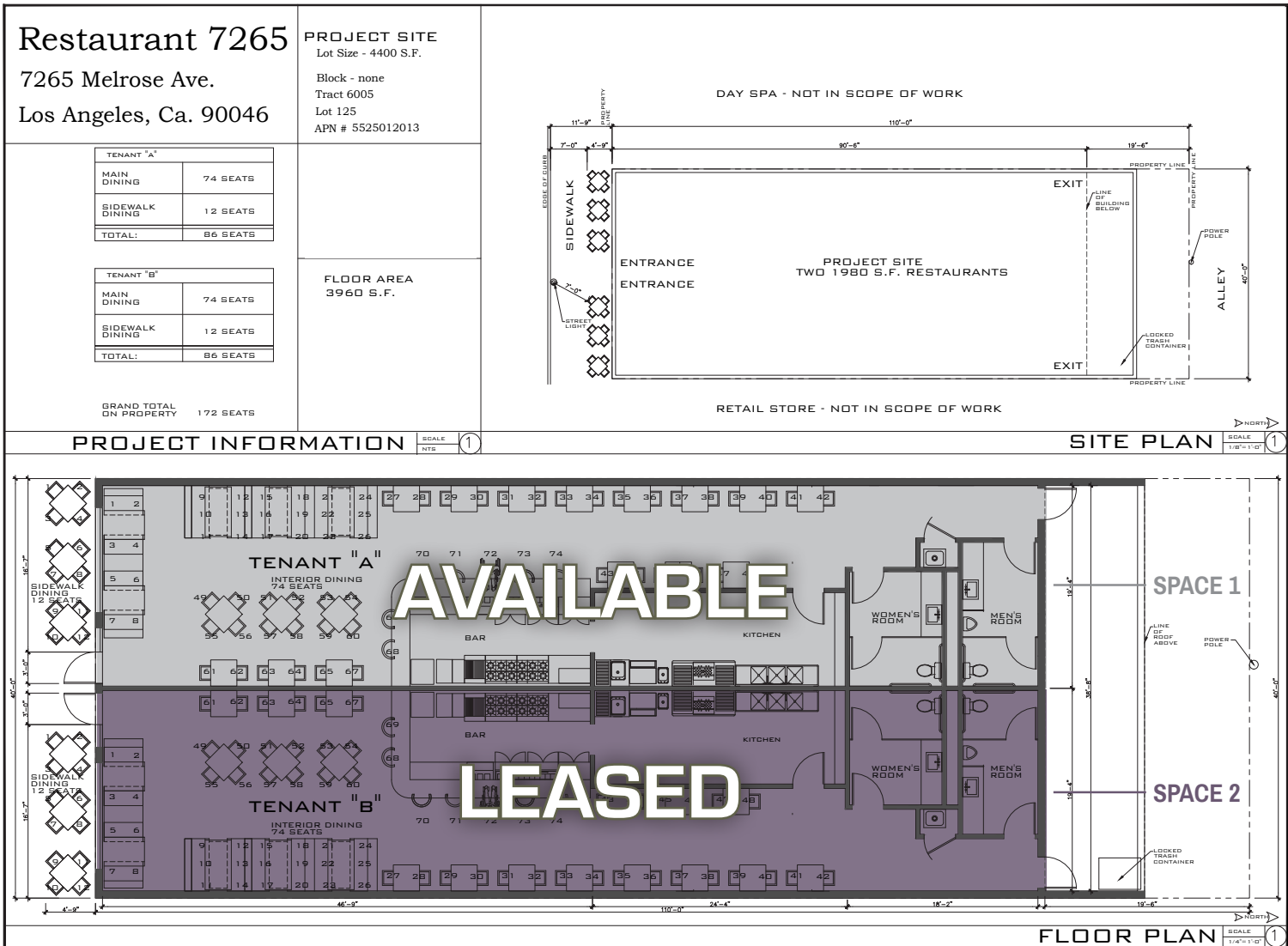
Melrose Avenue is one of L.A.'s most famous streets, featuring a myriad of shopping, dining and entertainment destinations. Melrose runs north of Beverly Boulevard and south of Santa Monica Boulevard. Along its "west end," Melrose Avenue is all about strolling and shopping, so bring dough and plenty of it. The street begins at Santa Monica Boulevard where the cities of Beverly Hills and West Hollywood meet, otherwise known as the intersection of posh and funky.



The eastern end of the district, which runs from Fairfax to Highland Avenue, became a popular underground and new wave shopping area in the early 1980s. Pioneered by adventurous independent retailers and restaurateurs, Melrose Avenue captured the global imagination as the birthplace of Southern California's New Wave and Punk cultures. Rapid notoriety quickly lured movie stars, moguls, and style seekers, leading the press to dub Melrose Avenue "the new Rodeo Drive." Ready for its close-up, the avenue enjoyed its share of TV and movie cameos, and appeared regularly on **Jay Leno's** "Jaywalking" segments of **The Tonight Show With Jay Leno**, in addition to pop culture gems like **Entourage** and **LA Ink**.

FLOOR PLAN FOR DIVISIBLE SPACE

7265 MELROSE AVENUE, LOS ANGELES, CA 90046



MELROSE AVE

N →

N. ALTA VISTA BLVD



Newman Building Designs
6529 Visto del Mar
Playa del Rey, Ca. 90293
(310) 384-9473
newmanbuildingdesigns.com
newmanbuildingdesigns@gmail.com

Restaurant 7265
7265 W. Melrose Avenue
Los Angeles, Ca. 90046

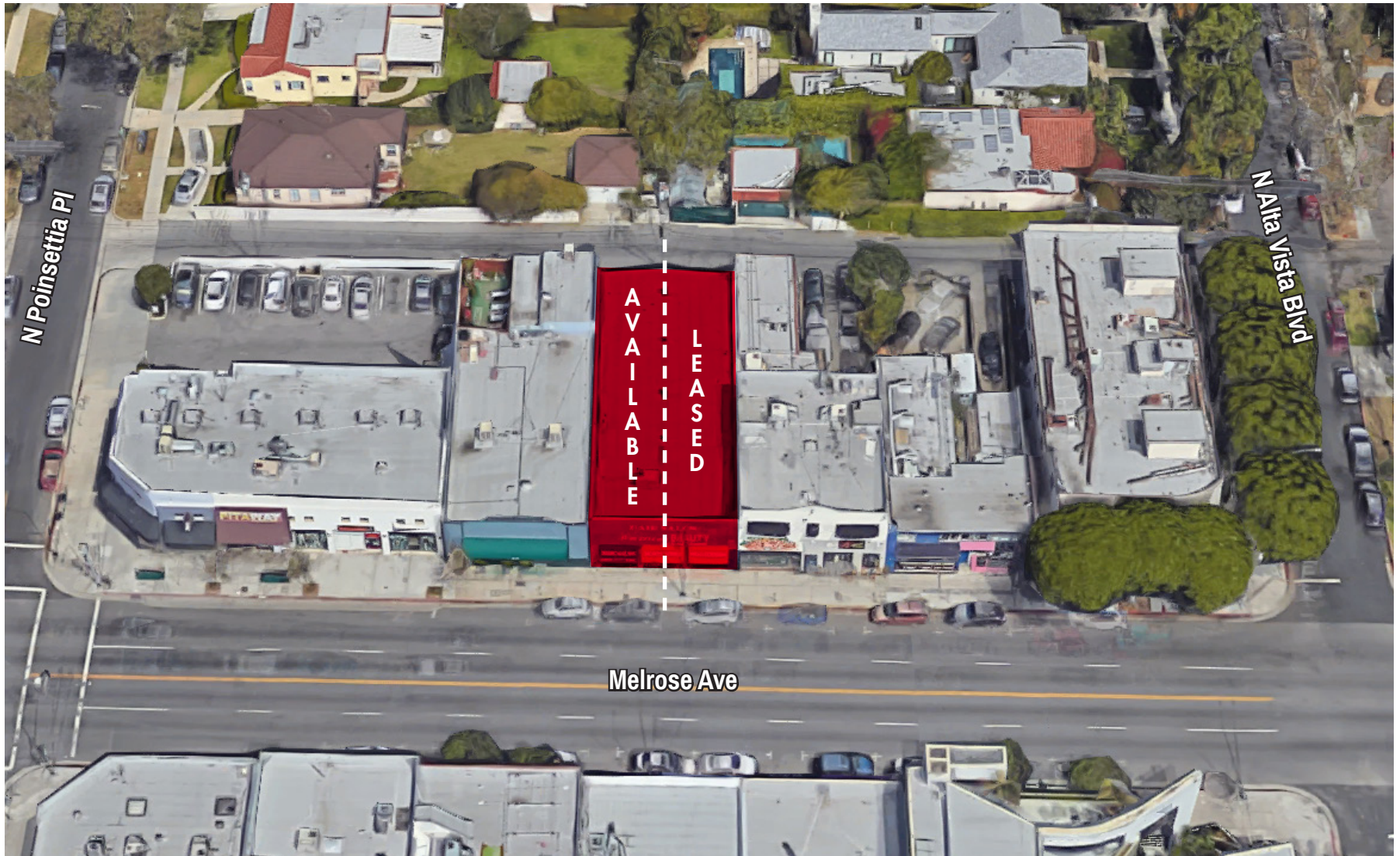
☐ Restaurant 7265
7265 W. Melrose Avenue
Los Angeles, Ca. 90046
Lot 125, Tract 6005

EXHIBIT FOR CUB

Date: 07/27/15 Scale: Per Plan
Sheet: **X1**
REVISED

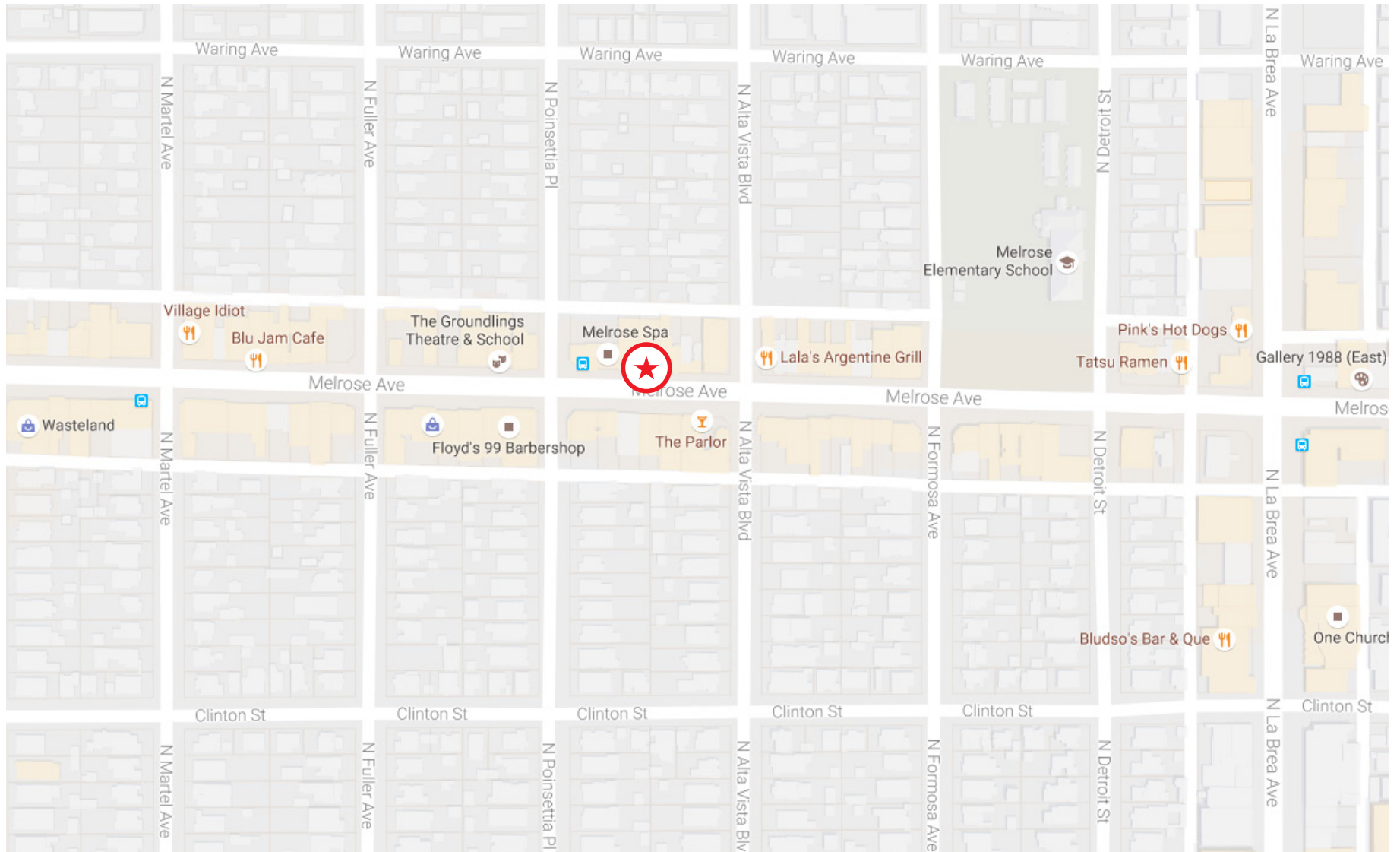
AERIAL MAP

7265 MELROSE AVENUE, LOS ANGELES, CA 90046



PROPERTY MAP

7265 MELROSE AVENUE, LOS ANGELES, CA 90046



NEIGHBORING TENANTS

7265 MELROSE AVENUE, LOS ANGELES, CA 90046



PINK'S HOT DOGS



JET RAG



M CAFE DE CHAYA



LALA'S ARGENTINE GRILL



THE PARLOR



BLU JAM CAFE



THE VILLAGE IDIOT



THE GROUNDINGS THEATRE



MELROSE UMBRELLA COMPANY



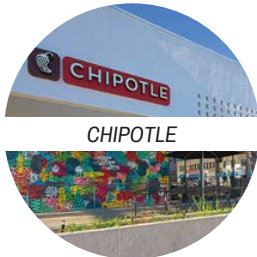
ANTONIO'S



SPARTINA



TATSU RAMEN



CHIPOTLE



FRANCO ON MELROSE



CALIFORNIA CHICKEN CAFE



CVS



For more information, please call.



Sharona E. Javaheri
Director
Phone 310.272.7391
email sharona@cag-re.com
Lic. 01916705

Commercial Asset Group
1801 Century Park East, Suite 1550
Los Angeles, CA 90067
Phone 310.275.8222
www.cag-re.com
Lic: 01876070

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.