

daniel patrick

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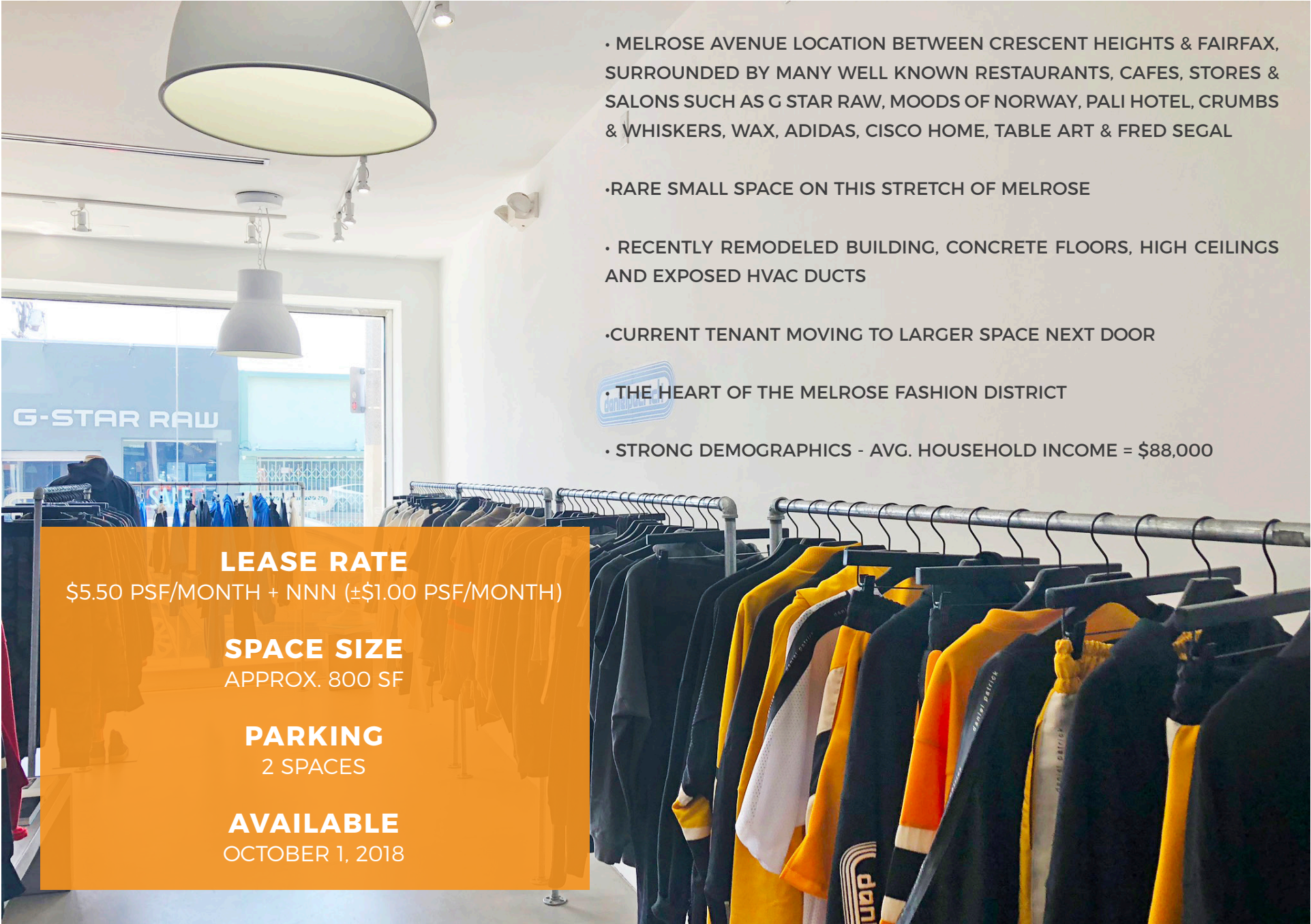
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PRIME MELROSE RETAIL FOR LEASE

7967 MELROSE AVENUE, WEST HOLLYWOOD, CA 90046



- MELROSE AVENUE LOCATION BETWEEN CRESCENT HEIGHTS & FAIRFAX, SURROUNDED BY MANY WELL KNOWN RESTAURANTS, CAFES, STORES & SALONS SUCH AS G STAR RAW, MOODS OF NORWAY, PALI HOTEL, CRUMBS & WHISKERS, WAX, ADIDAS, CISCO HOME, TABLE ART & FRED SEGAL

- RARE SMALL SPACE ON THIS STRETCH OF MELROSE

- RECENTLY REMODELED BUILDING, CONCRETE FLOORS, HIGH CEILINGS AND EXPOSED HVAC DUCTS

- CURRENT TENANT MOVING TO LARGER SPACE NEXT DOOR



- THE HEART OF THE MELROSE FASHION DISTRICT

- STRONG DEMOGRAPHICS - AVG. HOUSEHOLD INCOME = \$88,000

LEASE RATE

\$5.50 PSF/MONTH + NNN (±\$1.00 PSF/MONTH)

SPACE SIZE

APPROX. 800 SF

PARKING

2 SPACES

AVAILABLE

OCTOBER 1, 2018





THE NEIGHBORS



AERIAL





DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 52,185

3 MILE: 313,571

5 MILE: 922,069

AVERAGE HOUSEHOLD INCOME

1 MILE: \$74,262

3 MILE: \$70,900

5 MILE: \$56,752

MEDIAN AGE

1 MILE: 41.20

3 MILE: 40.00

5 MILE: 38.70

WALK SCORE

90



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ASSET GROUP

DAVID ASCHKENASY
EXECUTIVE VICE PRESIDENT
P 310.272.7381
E DAVIDA@CAG-RE.COM
LIC. 01714442

DAVID ICKOVICS
PRINCIPAL
P 310.272.7380
E DJI@CAG-RE.COM
LIC. 01315424

COMMERCIAL ASSET GROUP
1801 CENTURY PARK EAST, STE 1550
LOS ANGELES, CA 90067
P 310.275.8222 F 818.385.1470
WWW.CAG-RE.COM LIC. 01876070