

**EXCELLENT VISIBILITY & SIGNAGE!**



**PRIME CORNER LOCATION ON MELROSE AVENUE FOR LEASE**

7201 MELROSE AVENUE, LOS ANGELES, CA 90046

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## HIGHLIGHTS

7201 MELROSE AVENUE, LOS ANGELES, CA 90046

Amazing opportunity for retail use in the Heart of Los Angeles! Highly visible and busy prime retail location– two story retail/office building. Situated on the most sought after street in Los Angeles, Melrose Avenue also known as the Design District, renown for its upscale eateries, design tenants, and trendy boutiques, designer showrooms, and its close proximity to the Grove. One (1) Dedicated Covered Parking Space is located in the back of the building for easy access to the store front. The space is approximately 1,000 square feet and is a multi-tenant building with approximately 40 feet of street frontage along trendy Melrose Avenue. This store is on the corner of Melrose Avenue and Formosa Avenue. This space possesses two large storefront windows for display, allowing maximum visibility and signage, with lots of natural light.

## Former GNC Location for 30 Years!

- HVAC
- Natural Light
- Parking
- Large Display Windows
- Storage Space
- Restroom

## Property Facts

<b>Building Size</b>	1,000 SF of space
<b>Available</b>	September, 2017
<b>Monthly Rate</b>	\$5,000/Month/MG
<b>Parking</b>	One (1) Dedicated Covered Space

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## BUILDING PHOTOS

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## SPACE PHOTOS - PRIME VISIBILITY AND SIGNAGE ON INTERSECTION!

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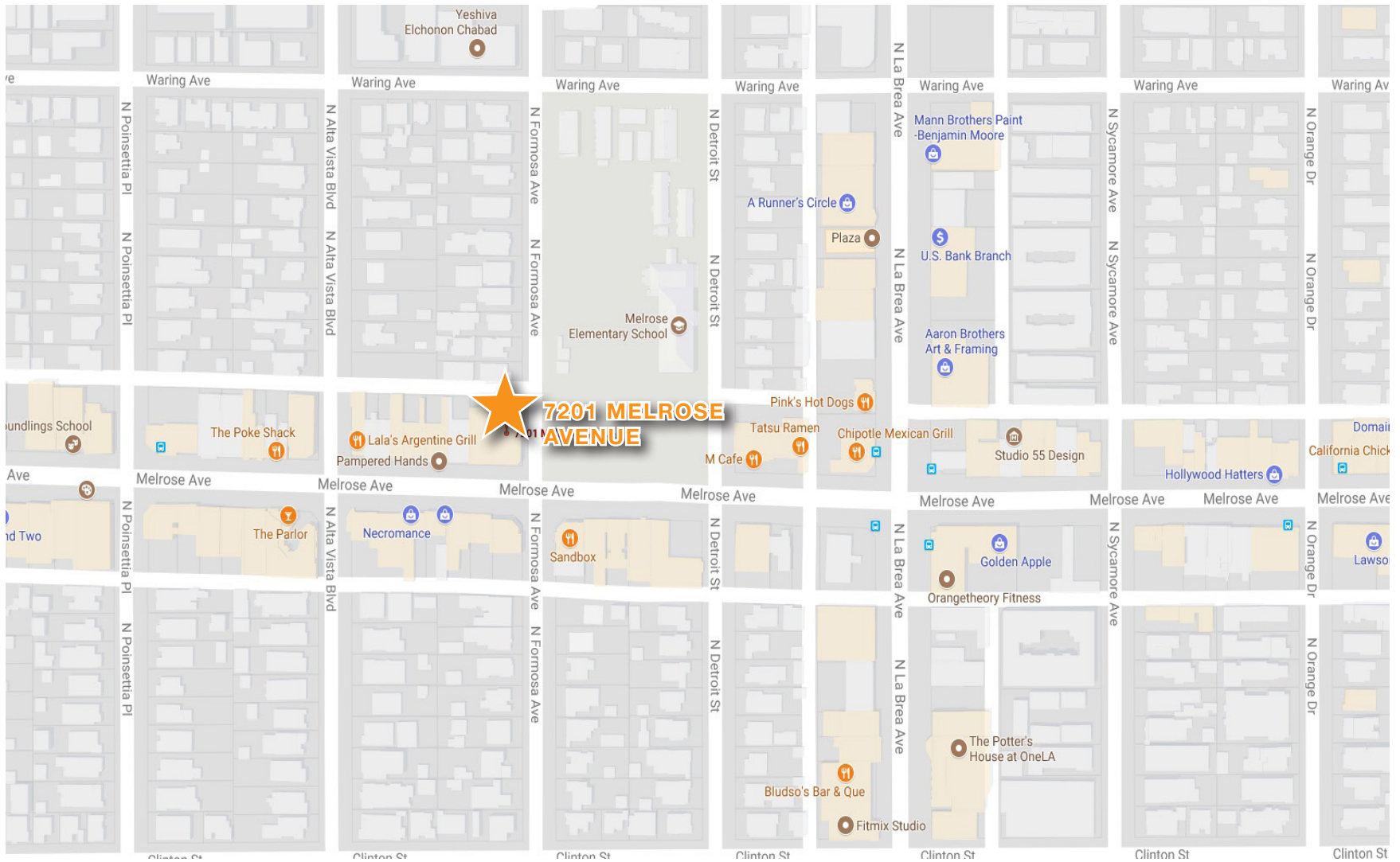
## AERIAL MAP - FORMOSA AVE & MELROSE AVE INTERSECTION

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## PROPERTY MAP

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For more information, please call.



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