

8627 & 8627 1/2 MELROSE AVENUE
WEST HOLLYWOOD, CA 90069

cag | COMMERCIAL
ASSET GROUP



RARE SMALL RETAIL SPACE ON THE
BEST STRETCH OF MELROSE

- ONE OF THE ONLY SPACES LESS THAN 1,200 SQ FT 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 DOLLARS 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

LEASE RATE

\$8.00 PSF/MONTH + NNN (±\$0.67 PSF/MONTH)

SPACE SIZE

APPROX. 1,200 SF

DIVISIBLE TO TWO (2) ±600 SF SPACES

AVAILABLE

SPACE IS AVAILABLE IMMEDIATELY

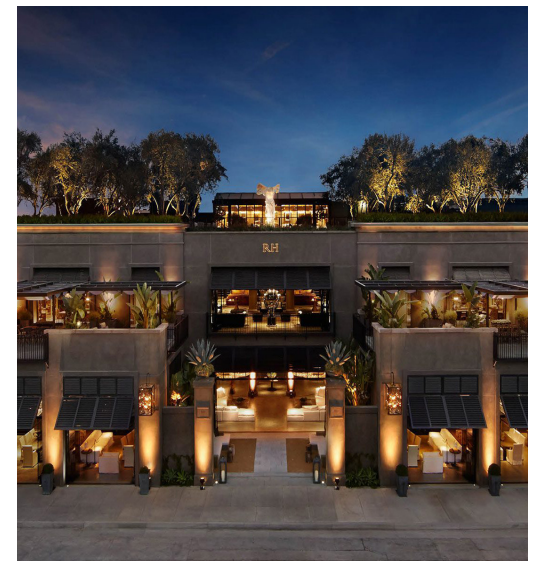


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ADDITIONAL PICTURES

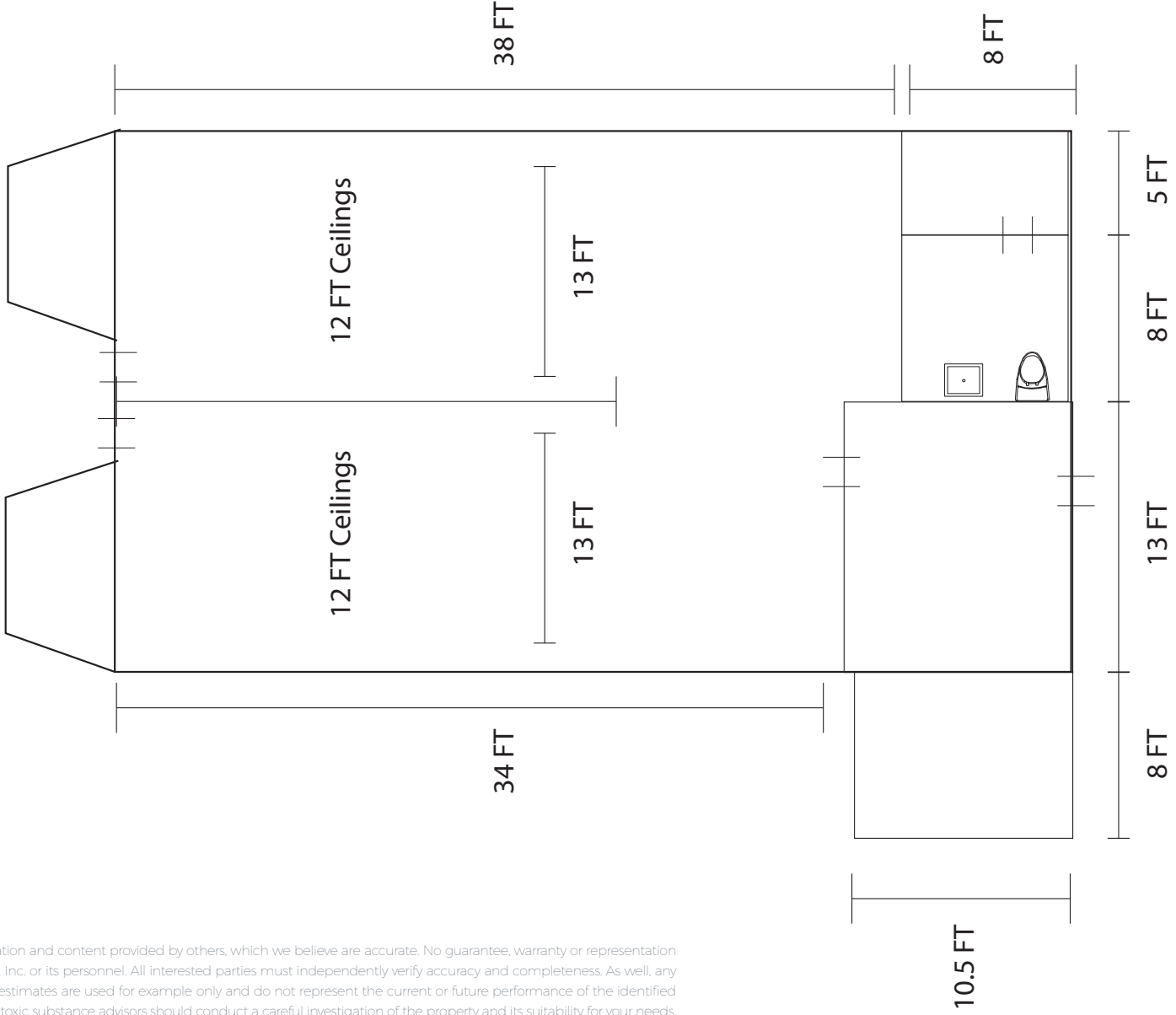




STREET MAP



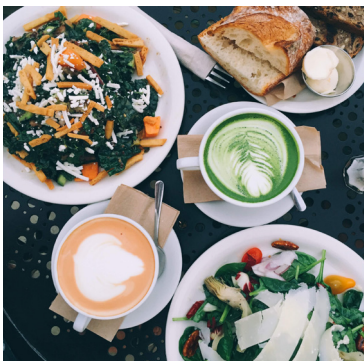
FLOOR PLAN



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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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