

PRIME MELROSE AVENUE RESTAURANT & BAR

7174 Melrose Avenue | Los Angeles, CA 90046



PRIME MELROSE RESTAURANT & BAR FOR LEASE

7174 Melrose Ave, Los Angeles, CA 90046

PROPERTY HIGHLIGHTS:

- Massive, prime corner restaurant space along the dynamic Melrose shopping district, near many prominent eateries including The Village Idiot, Mozza, Jones Bar and an upcoming Nobu concept
- Highly profitable throughout its history – buyer can continue current operation or convert to new concept
- Beautifully fixturized and fully-equipped space with full Type 47 Liquor License
- Phenomenal patio and balcony spaces
- Can easily be redesigned to suit virtually any style or concept

*** PLEASE DO NOT DISTURB TENANT OR ITS EMPLOYEES UNDER ANY CIRCUMSTANCES – CONTACT BROKERS TO ARRANGE TOUR ***

YOAV SARRAF
Managing Partner
T 310.551.0660 x110
E ysarraf@concord-re.com
BRE # 01856362

MAJID RIAHI
Investment Associate
T 310.551.0660 x103
E mriahi@concord-re.com
BRE # 01968264

CONCORD REAL ESTATE SERVICES
449 South Beverly Drive, First Floor
Beverly Hills, CA 90212
www.concord-re.com
BRE # 01931128

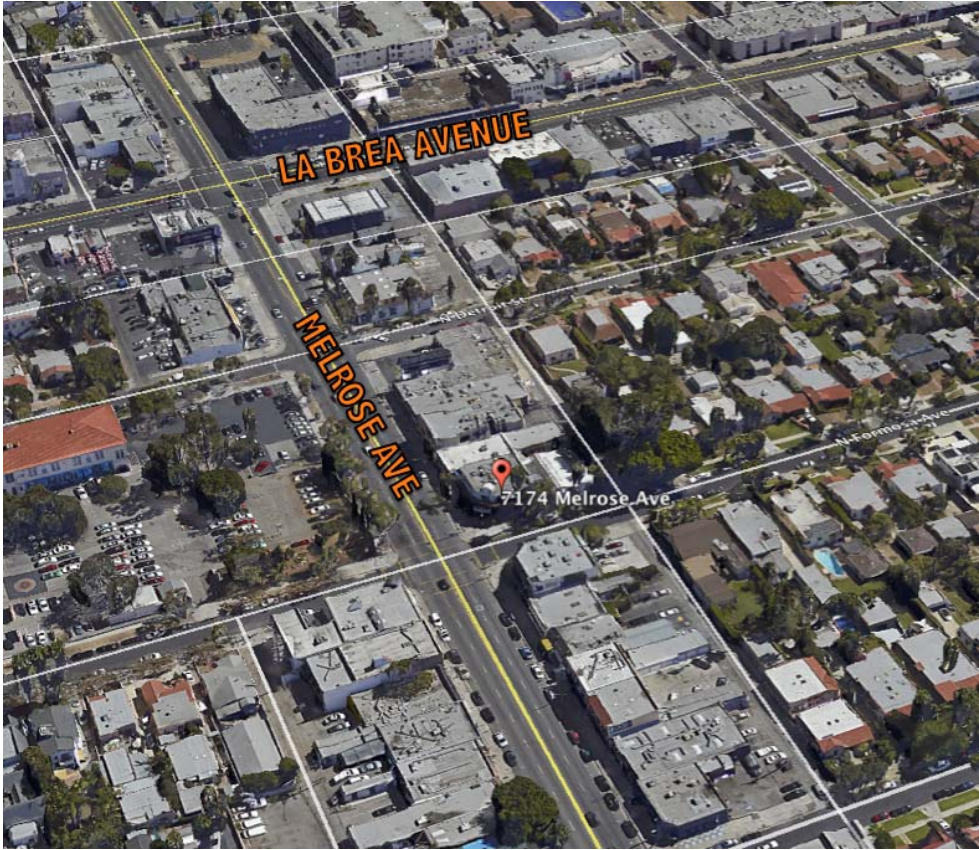
Key Money:	\$350,000
Lease Rate:	\$4.50 PSF, NNN
Lease Term:	Flexible - Brand new lease terms available
Approx. Size:	5,700 SF

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PRIME RESTAURANT
OPPORTUNITY IN ONE OF
THE MOST PROMINENT
AND DYNAMIC AREAS
OF LOS ANGELES



DEMOGRAPHICS:

Population:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
	49,021	416,020	1,014,273

HH Income:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
	\$131,423	\$124,240	\$110,800

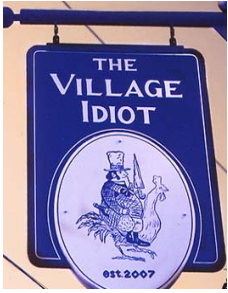


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NEIGHBORING TENANTS



BAKERY & CAFE
THE SYCAMORE KITCHEN **JONES**
HOLLYWOOD



Fred Segal



SPARTINA



VINO
TEQUE



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INTERIOR IMAGES



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