



SOUTH PARK GROUP



CREATIVE OFFICE SPACE

FOR LEASE

8342 MELROSE AVE. WEST HOLLYWOOD, CA 90069



— AVAILABLE IMMEDIATELY

8342 MELROSE AVE.
WEST HOLLYWOOD, CA 90069

APPROX. 1,000 SF

PRICE

UNIT B: \$3,600/MONTH
INCLUDING UTILITIES

USE

CREATIVE OFFICE

PARKING

UNIT B: 2 RESERVED SPACES

WALK SCORE

91 (WALKER'S PARADISE)

SPACE OVERVIEW

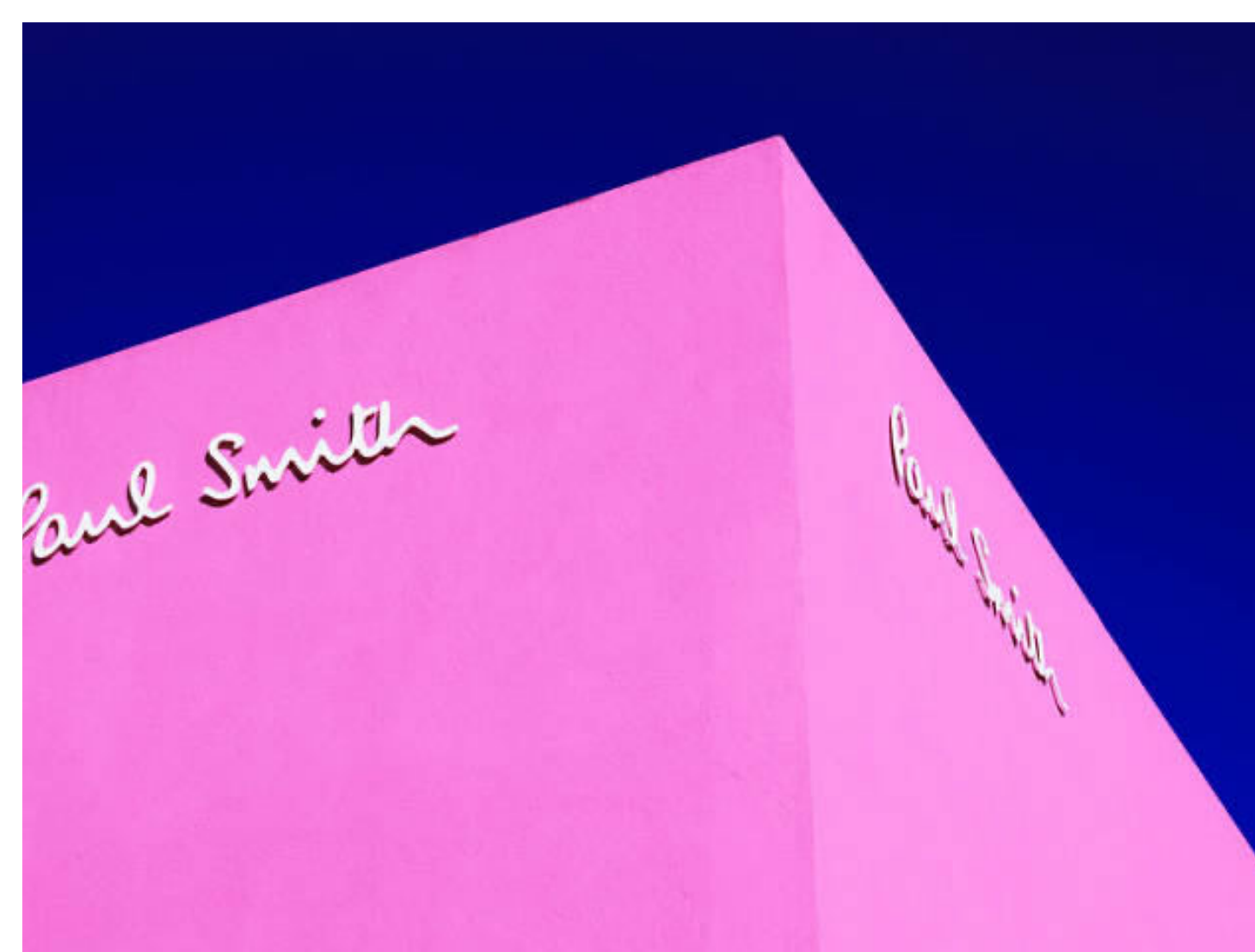


— UNIT B

8342 MELROSE AVE.







THE AREA

The submarket is one of the most high-profile locations in Greater Los Angeles. Several corridors, including Melrose Avenue, hold quite a cachet and attract both local and national high-end retailers.

Correspondingly, asking rates in the submarket are among the priciest in the metro.



— AREA MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 POPULATION	47,518	284,883	897,193
2025 POPULATION	48,071	295,014	905,233
2020 HOUSEHOLD INCOME	\$122,713	\$127,411	\$107,553
2025 HOUSEHOLD INCOME	\$142,813	\$144,712	\$121,275
2020 BUSINESSES	7,005	34,503	66,962
2020 EMPLOYEES	56,955	249,248	621,357
BACHELORS DEGREE OR HIGHER	27,944 (66.9%)	140,388 (62.4%)	323,250 (50.7%)





GET IN TOUCH

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