

RETAIL AND FOOD USE AVAILABLE AT THE GATEWAY TO LARCHMONT VILLAGE

5630 Melrose Avenue, Los Angeles, CA 90038



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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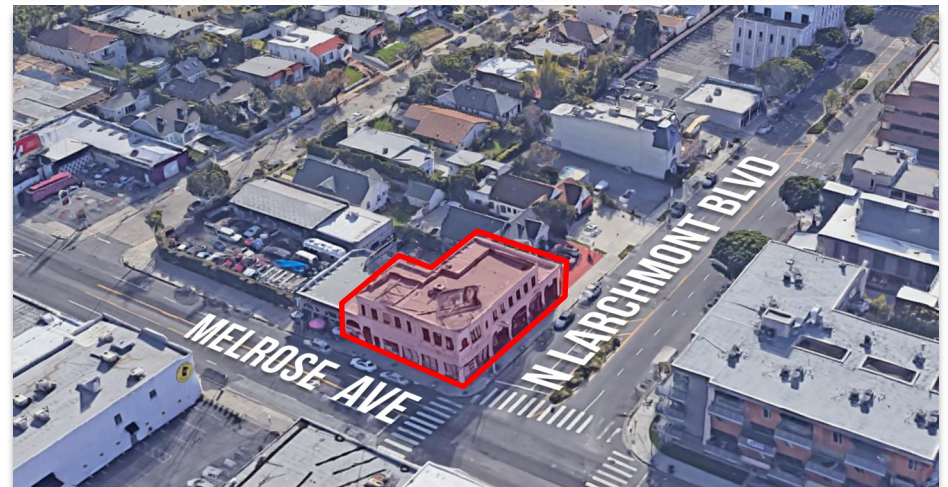
PROPERTY FEATURES

- Retail, Food Use Available
- Approx. 1,131 - 2,749 SF Retail
- Move-in ready retail and office units
- High traffic signalized corner with signage
- Parking Available

AREA AMENITIES

- The gateway to Larchmont Village
- Neighbors include Lemonade, Cafe Gratitude, Coffee Coffee, Osteria Mama, Kali,
- Close to Hollywood/Vine, Hancock Park, 101 Freeway, multiple Metro stops, Hollywood Forever Cemetery, Paramount Studios, Raleigh Studios, Sunset Gower Studios, and more

DEMOS	1 mile	3 mile	5 mile
Population	48,835	542,696	1,082,939
Avg. HH Income	\$87,886	\$86,594	\$90,560
Daytime Pop.	40,476	449,996	891,847
Traffic Count	±40,889 cars per day		



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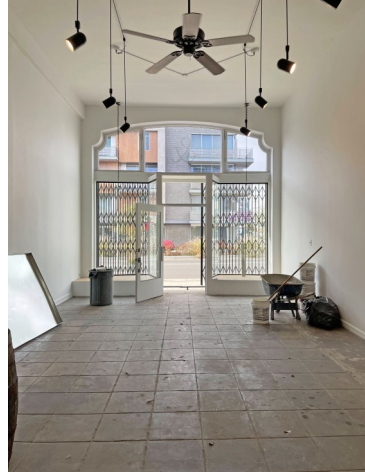
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Retail Spaces



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FIRST FLOOR



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