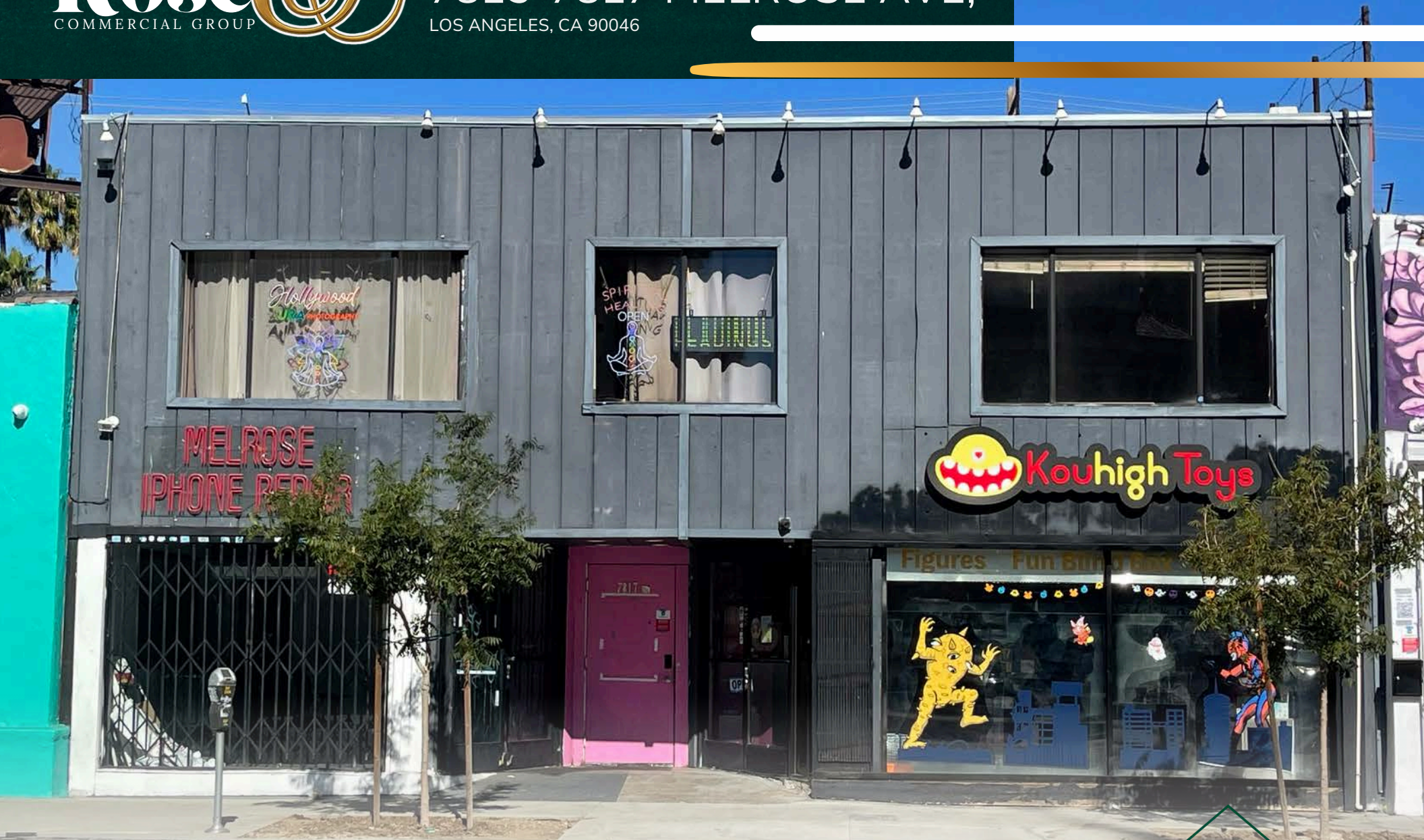




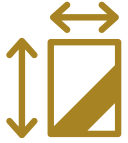


# PROPERTY AERIAL MAP





# PROPERTY OVERVIEW



## SIZE & RATE

CURRENT AVAILABILITY: 3 SPACES | ±3,050 SF

**Downstairs Retail Store Front** = ±2,000 SF > **\$3.50 PSF (MG)**

**Suite B-1 (Upstairs)** = ±500 SF > **\$2.75 PSF (FG)**

**Suite B-2 (Upstairs)** = ±550 SF > **\$2.75 PSF (FG)**

**Suite B-3 (Upstairs)** = ±500 SF > **LEASED**



## YEAR BUILT

1940



## TERM

3-5 Years



## ZONING

C2





# STORE FRONT RETAIL



- **Located in the Heart of the Fairfax District:** Discover a hidden gem at 7815 Melrose Avenue, a vibrant two-story property surrounded by some of Los Angeles' most iconic retail, lifestyle, and creative destinations.
- **Versatile & Customizable Spaces:** Shell-condition suites ready for tenant build-out, ideal for retail, wellness, fashion, or service-based concepts seeking a dynamic Melrose presence.
- **Exceptional Visibility & Foot Traffic:** Prime exposure along the bustling Melrose corridor, directly across from Fairfax High School, offering steady daily traffic and strong brand visibility.



# STORE FRONT RETAIL

7817 Melrose Unit



Rose & Co.  
COMMERCIAL GROUP



# OFFICE

## Unit B-1





# OFFICE

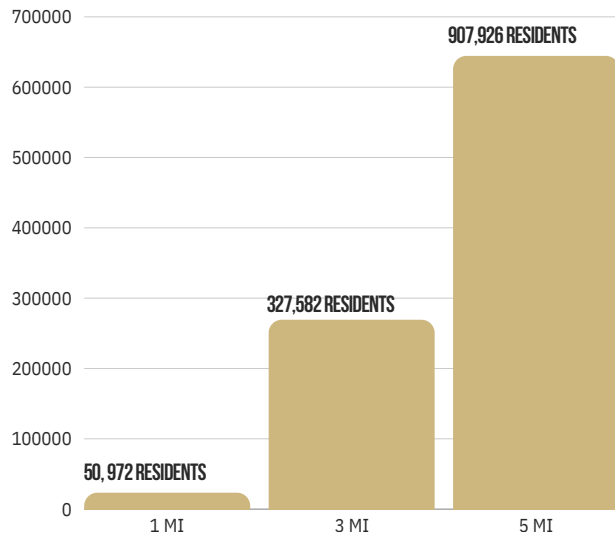
## Unit B-2



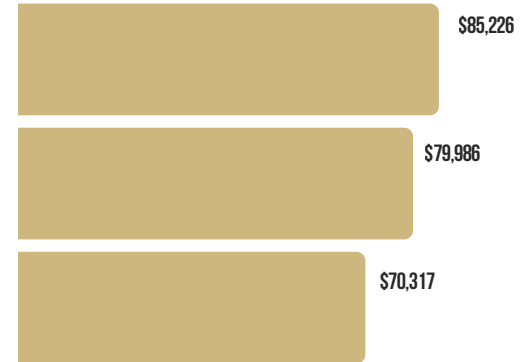


# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

| ADDRESS         | CROSS STREET     | TRAFFIC VOLUME      | DISTANCE FROM SUBJECT |
|-----------------|------------------|---------------------|-----------------------|
| Melrose Ave N   | N Fairfax Ave    | 29,802 vehicles/day | .06 miles             |
| Fairfax Ave N   | Melrose Ave N    | 31,914 vehicles/day | .09 miles             |
| Genesee Ave     | Waring Ave N     | 1,724 vehicles/day  | .11 miles             |
| Waring Ave N    | Genesee Ave      | 1,775 vehicles/day  | .12 miles             |
| Fairfax Ave N   | Clinton St - S   | 33,310 vehicles/day | .13 miles             |
| Melrose Ave     | Hayworth Ave - W | 25,813 vehicles/day | .13 miles             |
| Waring Ave N    | Genesee Ave - W  | 1,930 vehicles/day  | .15 miles             |
| Genesee Ave     | Clinton St - S   | 1,833 vehicles/day  | .15 miles             |
| Spaulding Ave N | Waring Ave N     | 2,429 vehicles/day  | .16 miles             |
| Genesee Ave     | Waring Ave S     | 1,042 vehicles/day  | .16 miles             |



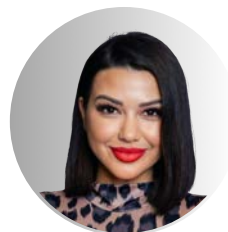


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### ARIE ROSE

Director of Leasing | DRE 02226762

- 📞 424.421.4241
- ✉️ arie@roseandcogroup.com
- 🌐 roseandcogroup.com



### STEPHANIE ALFARO

Commercial Agent | DRE 02311041

- 📞 323.534.0987
- ✉️ stephanie@roseandcogroup.com
- 🌐 roseandcogroup.com



### ALEX URENA

Commercial Agent | DRE 02227366

- 📞 661.547.7224
- ✉️ alex@roseandcogroup.com
- 🌐 roseandcogroup.com