



# 8552 MELROSE AVENUE

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 **CUSHMAN &  
WAKEFIELD**  
**NEWMARK**

# PROPERTY DETAILS



## ADDRESS

8552 Melrose Avenue  
West Hollywood, CA 90069



## USE

Retail



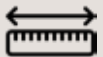
## SIZE

± 4,479 SF



## RENT

Available upon Request



## FRONTAGE

± 55' on Melrose Avenue



## PARKING

10 spaces (7 spaces on roof  
and 3 spaces in rear)



# HIGHLIGHTS



Surrounded by high-end retail and restaurants



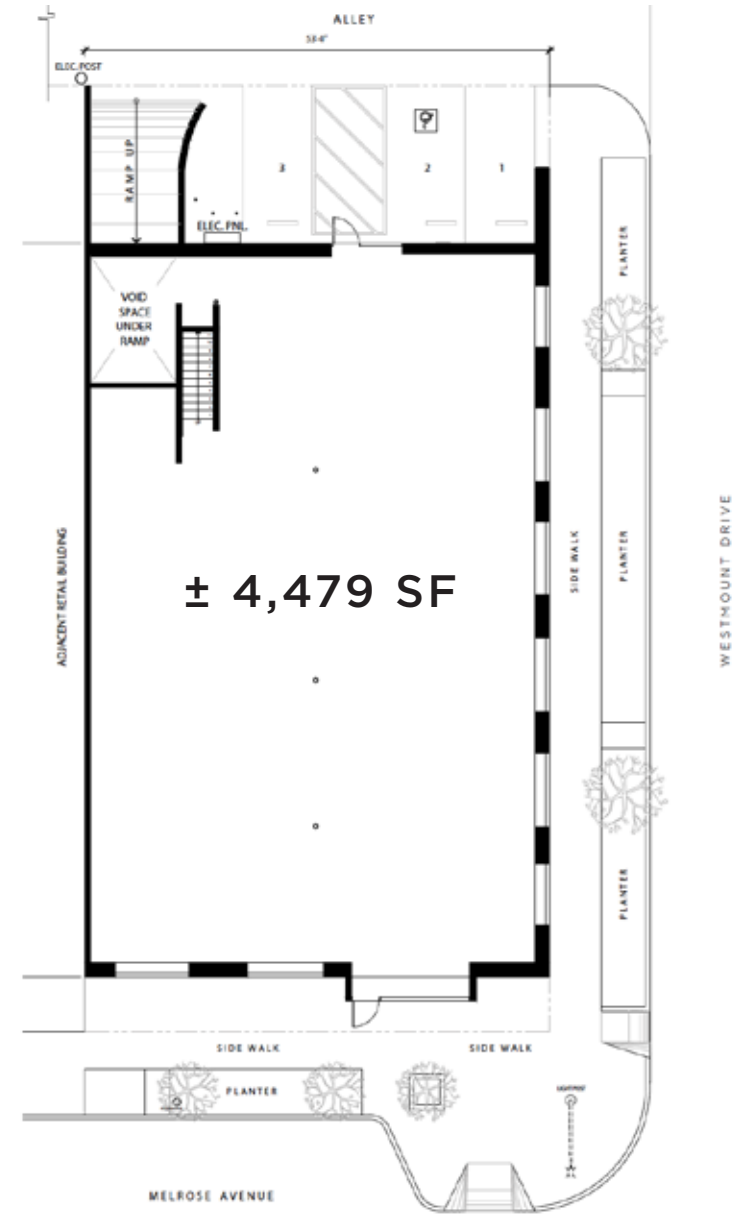
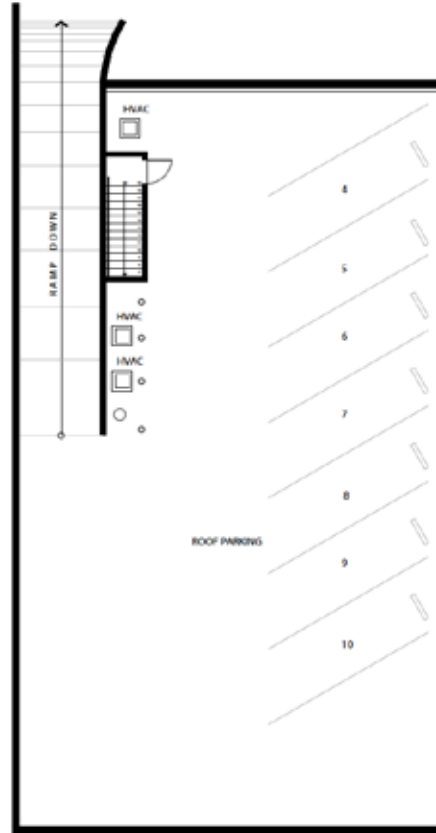
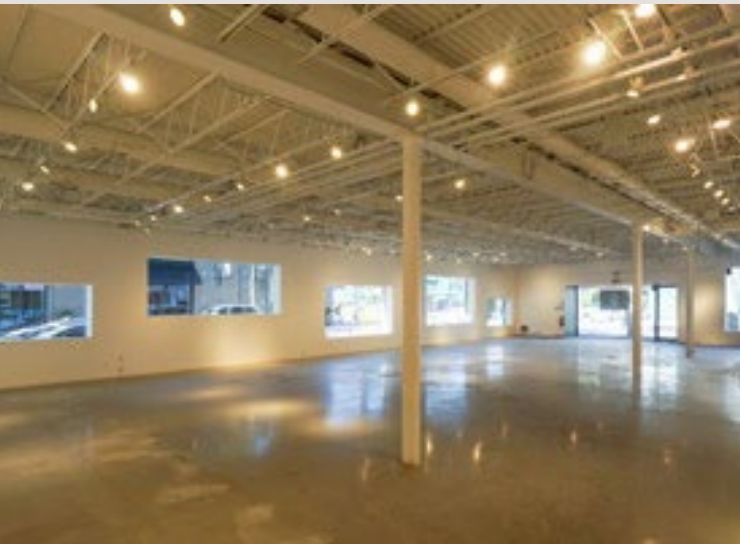
Ground floor retail with an open layout



Offers ample natural light



On-site parking accessible from Westmount Drive and ample street parking available



NEWMARK



# DEMOGRAPHICS



## POPULATION

**44,069**  
1 MILE

**262,504**  
3 MILE

**812,602**  
5 MILE



## DAYTIME POPULATION

**77,899**  
1 MILE

**396,522**  
3 MILE

**1,048,296**  
5 MILE



## MEDIAN AGE

**43**  
1 MILE

**40**  
3 MILE

**38**  
5 MILE



## AVERAGE HOUSEHOLD INCOME

**\$158,713**  
1 MILE

**\$155,601**  
3 MILE

**\$131,999**  
5 MILE





AERIAL

8552  
MELROSE AVENUE

VINCE.

MARTYN LAWRENCE BULLARD DESIGN

TEMPUR-PEDIC

RH  
RESTORATION HARDWARE

zinqué

CATCH  
ARTERIALS  
sootvo  
THE SHADE STORE

PDC  
PHYSICIAN CENTER

DESIGN WITHIN REACH

PRETTYLITTLETHING  
office

ami

THE GREAT

With Coffee  
Espresso-Cappuccino  
20oz. 2.99



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