

EXCLUSIVE LEASE OFFERING

# 7365 MELROSE AVENUE

PREMIUM STREET-FRONT RETAIL & TURNKEY FAST-CASUAL OPPORTUNITY



*Property Visual Profile: Current street-front profile paired with modern fast-casual architectural concept configuration.*

## PROPERTY PROFILE

Available Space	± 2,100 SF (The Former Surrender Tattoo Space)
Property Type	Street-Front Retail / Turnkey Restaurant Opportunity
Frontage & Access	Excellent high-visibility identity with dedicated secure rear parking stalls

FOR LEASING INQUIRIES & PRIVATE VIEWINGS

**David Hay**

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## MAIN SELLING FLOOR & ENTRY GALLERY



High-clearance entrance looking inward



Spacious, clear-span open layout main floor

## AGGRESSIVE LEASE TERMS & LANDLORD INCENTIVES

PARAMETER	VALUE / STRUCTURE
Asking Rent	\$5.00 PSF NNN
TI Allowance	\$100.00 PSF Landlord-provided Tenant Improvement Allowance to fund custom restaurant/retail buildout
Rent Abatement	9 Months of full rent abatement allowed for restaurant buildout, permitting, and fixture period

### Unmatched Buildout Opportunity

The landlord is offering aggressive financial incentives specifically tailored for experienced operators ready to position a premier brand within one of Los Angeles' most vibrant retail corridors.

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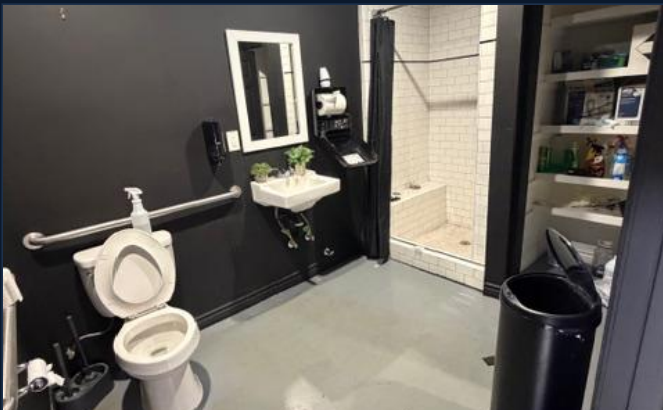
## BACK OF HOUSE INFRASTRUCTURE & PARKING



*Rear plumbing connectivity & kitchenette area*



*Dedicated secondary storage room / flex area*



*ADA compliant tile restroom facility*



*Secure, fenced rear alley loading & parking stalls*

## SPACE & LOCATION HIGHLIGHTS

- **Premier Location:** Situated in the heart of the highly trafficked Melrose Arts District with stellar street-front visibility.
- **Infrastructure:** Fully ADA-compliant entrances/exits, secure gated rear alley access for loading, and a recently improved roof under active warranty.
- **Neighboring Hotspots:** Immediate proximity to iconic drivers generating exceptional foot traffic, including Pink's Hot Dogs, Osteria Mozza, Wasteland, Brooklyn Projects, and Playground LA.

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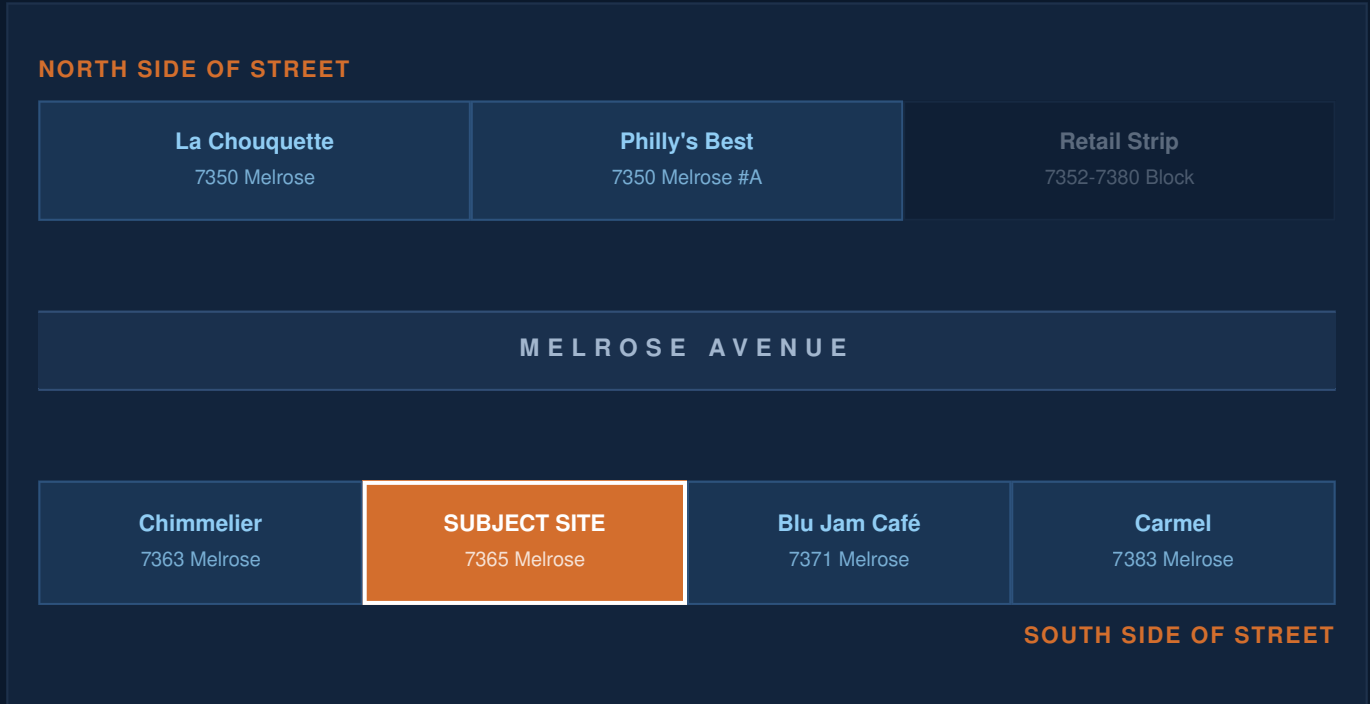


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## MICRO-LOCATION CO-TENANCY & STREET VIEW PLOTTING



Verified micro-market positional alignment mapping across the corridor block.

## DEMOGRAPHIC OVERVIEW (2024 ESTIMATES)

DEMOGRAPHIC METRIC	1 MILE RADIUS	3 MILE RADIUS
Population Estimate	43,684	374,779
Average Household Income	\$139,395	\$130,510
Daytime Workplace Employees	27,161	234,575

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