



RETAIL FOR LEASE

4228
MELROSE AVENUE ▲ LOS ANGELES

CONTACT INFORMATION:

ERIK KRASNEY
+1 323 270 1920
Lic. 01970585
erik.krasney@cbre.com

ZACHARY CARD
+1 310 497 5218
Lic. 01717802
zachary.card@cbre.com

CBRE

Charming 1928 retail building in the heart of the Bicycle District. This standalone Gothic Revival building is bookended by captivating neighborhoods like Virgil Village and Melrose Hill, and close to the hustle bustle of East Hollywood, Los Angeles City College, and the 101 freeway.

The corner offers 2,200 SF with expansive windows and tall ceilings. Shared parking in the back and plentiful meters on Melrose.

Space is suitable for fitness, service, showroom / gallery and light F&B. Tenant improvement allowance and landlord work available for qualified operators.

PROPERTY HIGHLIGHTS

2,200 SF (DIVISIBLE)



Tall ceilings and expansive window line



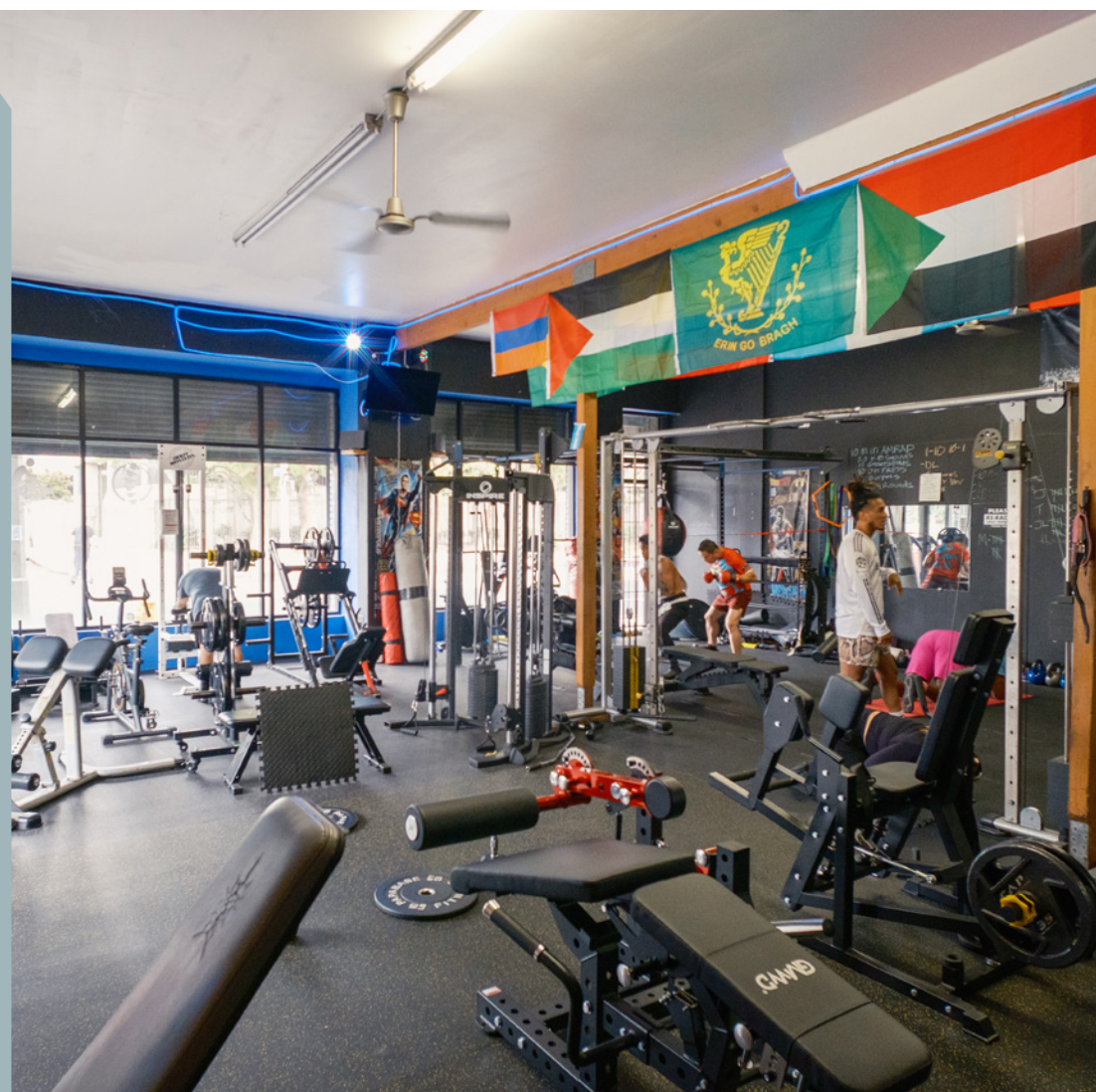
On-site parking and easy metered parking



60,000 cars per day at Melrose & Vermont



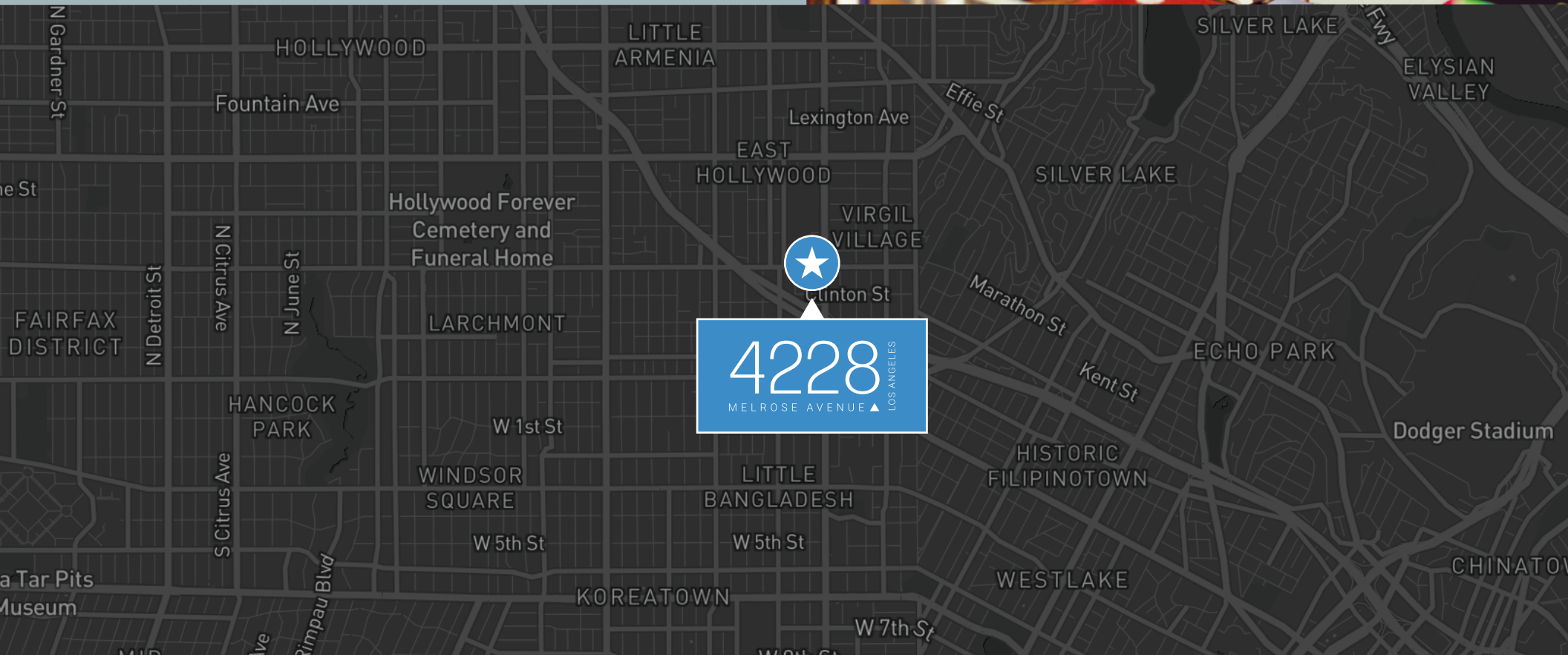
High Visibility Corner Space





EAST HOLLYWOOD

This vibrant area, encompassing Virgil Village and historic Melrose Hill, offers an immersive city life experience. Residents enjoy a dynamic blend of diverse cultures, thriving arts scenes, and eclectic culinary experiences right at their doorstep. Located in the heart of East Hollywood, it provides unparalleled access to urban amenities, including Los Angeles City College, and convenient freeway connections, all within a bike-friendly environment perfect for exploring the bustling surroundings.



DEMOGRAPHICS (3-MILE RADIUS)

532,890 2025 Est.
Population

224,333 2025
Employees

26,172 2025
Businesses

500,757 2025 Daytime
Population

35.1%
Millennials
(1981–1998)
Generations

\$103,713
2025 Average
Household Income

LOCAL AMENITIES:



NORITUH



UKRAINIAN
CULTURAL
CENTER



MUSEUMOFLOVE

EYETAilor



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