

For Lease



Highly Visible 2nd Gen Restaurant

5818-5820 Melrose Ave., Los Angeles, CA 90038



Available

Size:	±3,125 SF
Rent:	\$4.15 PSF/Mo., NNN
NNN	±\$1.00 PSF/Mo.
Parking:	Private lot
Available:	Immediately

Features

- ▶ Fully built-out 2nd gen restaurant on busy Melrose Avenue just off Vine St. with ±72,217 CPD
- ▶ Large outdoor patio
- ▶ 16-foot Type 1 hood
- ▶ Private parking lot on-site
- ▶ Directly across from high performing Pavilions and near the L.A. Tennis Club and Wilshire Country Club
- ▶ Down the street from popular restaurants including Providence, Pawn Shop Sports Bar, Tu Madre, Awan, Alfalfa, Mozza, California Chicken Cafe, and more

Prospective tenants are hereby advised that all uses are subject to City approval



Dining Room



Outdoor Patio



Looking Northeast

Less than half a mile from Paramount Skydance and across the street from busy Pavillions grocery store



Looking Southwest

Less than half a mile from the Los Angeles Tennis Club and Wilshire Country Club



Amenity Map

Close proximity to major credit tenants, local favorites and less than half a mile from the Studios at Paramount



Hancock Park Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	10,077	44,274	256,168
2030 Projected Population	9,870	45,843	257,166
2020 Census Population	10,336	43,172	254,868
2010 Census Population	9,704	41,870	246,256
Projected Annual Growth 2025 to 2030	-0.4%	0.7%	-
Historical Annual Growth 2010 to 2025	0.2%	0.4%	0.3%
2025 Median Age	37.9	37.7	37.5
HOUSEHOLDS			
2025 Estimated Households	5,183	22,108	127,532
2030 Projected Households	5,085	23,233	128,622
2020 Census Households	5,008	19,491	119,534
2010 Census Households	4,532	18,187	111,113
Projected Annual Growth 2025 to 2030	-0.4%	1.0%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	1.3%	0.9%
RACE & ETHNICITY			
2025 Estimated White	47.5%	43.6%	42.3%
2025 Estimated Black or African American	6.7%	6.6%	6.7%
2025 Estimated Asian or Pacific Islander	13.9%	14.3%	20.3%
2025 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.2%
2025 Estimated Other Races	30.5%	34.1%	29.5%
2025 Estimated Hispanic	36.6%	39.4%	34.6%
INCOME			
2025 Estimated Average Household Income	\$155,464	\$141,527	\$122,871
2025 Estimated Median Household Income	\$101,475	\$93,234	\$85,726
2025 Estimated Per Capita Income	\$80,039	\$70,888	\$61,564
EDUCATION			
2025 Estimated High School Graduate	15.2%	15.4%	15.0%
2025 Estimated Some College	15.5%	15.0%	15.5%
2025 Estimated Associates Degree Only	2.5%	4.9%	6.2%
2025 Estimated Bachelors Degree Only	34.8%	34.3%	34.8%
2025 Estimated Graduate Degree	19.7%	15.4%	15.5%
BUSINESS			
2025 Estimated Total Businesses	1,224	3,253	16,215
2025 Estimated Total Employees	8,193	25,952	111,978
2025 Estimated Employee Population per Business	6.7	8.0	6.9
2025 Estimated Residential Population per Business	8.2	13.6	15.8

Your trusted *partners*

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