

Melrose

2ND GENERATION CAFE SPACE / RETAIL

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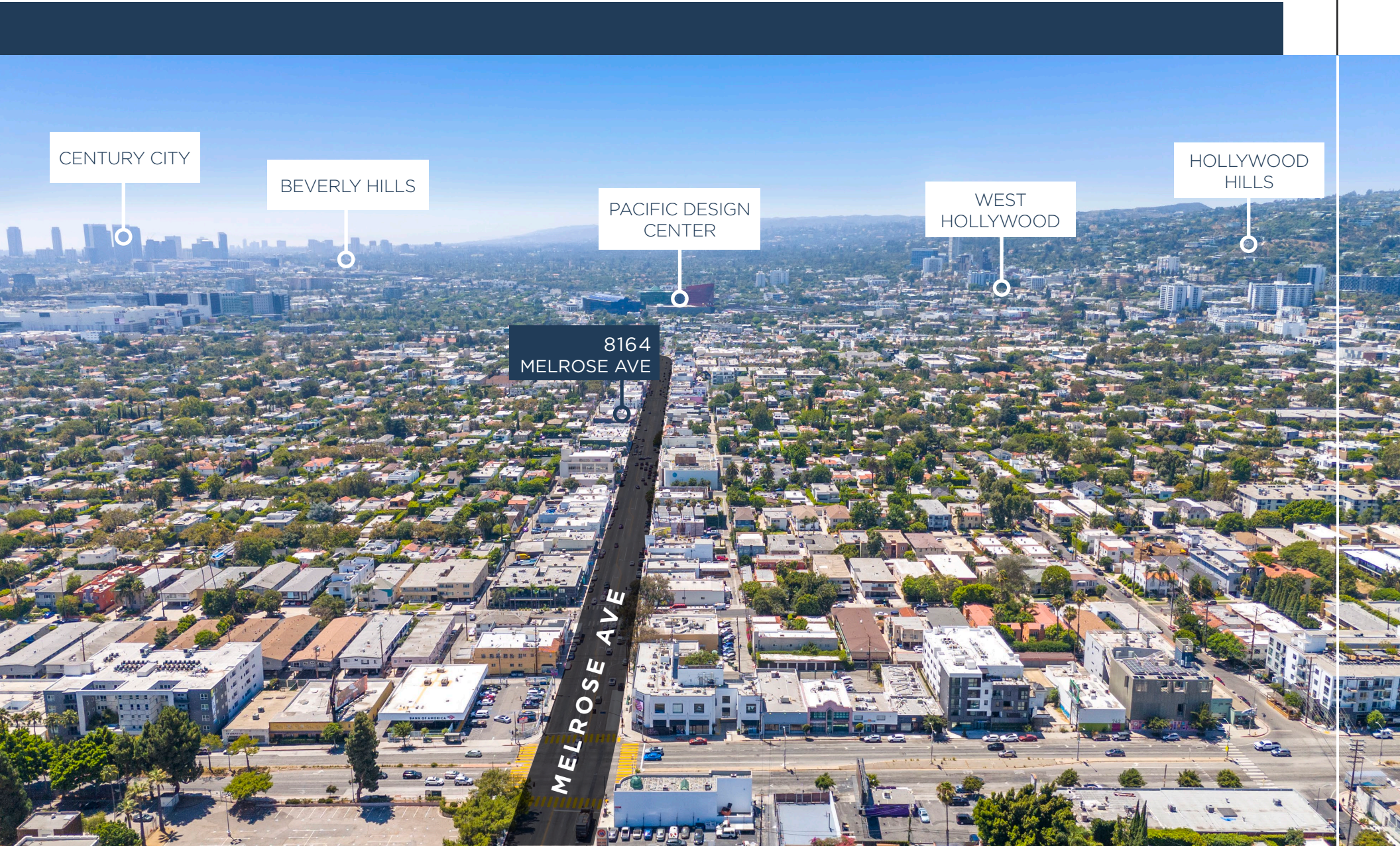
CBRE



FOR LEASE

8164 MELROSE AVE,
LOS ANGELES, CA 90036

THE AREA



CENTURY CITY

BEVERLY HILLS

PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HOLLYWOOD HILLS

8164
MELROSE AVE

MELROSE AVE

SPACE DETAILS

SEEKING PROMINENT RETAIL USERS

On one of the busiest streets in Los Angeles, Melrose Ave is filled with unique retail and restaurants. The property has rear parking, additional metered-street parking and excellent frontage. Neighboring tenants include Anine Bing, Jonathan Adler, Crossroads Kitchen, and much more!



ASKING RATE

\$7.00 PSF/Mo. + NNN



AVAILABLE

Immediately



SQUARE FEET

±800 SF



LOCATION

8164 Melrose Ave,
Los Angeles, CA 90036



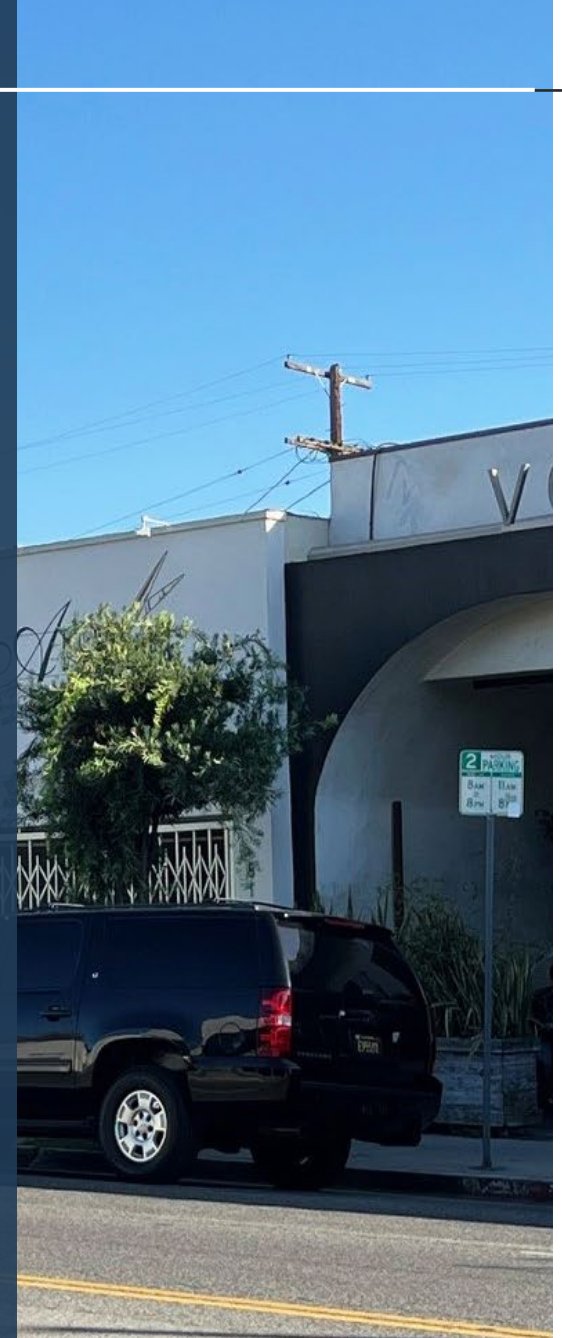
PARKING

On-Site Parking plus
Street-Metered Parking



USE

2nd Generation
Cafe



ON-SITE PARKING



THE AREA

AMENITY OVERVIEW MAP

SHOPPING

- Pavilions
- Christian Louboutin
- Chrome Hearts
- Maxfield
- John Varvatos
- Bape Store
- JAMES PERSE
- Acne Studios
- Petco
- Bristol Farms
- Ralphs
- Ganni
- Roche Bobois
- Stella McCartney
- Between the Sheets
- DACHA
- Du Vin Wine & Spirits
- Palace
- Kiltson
- HUGO
- Oliver Peoples
- The Koooples
- Tanya Heath
- Kiehl's Since 1851
- INTERMIX
- CHANEL
- Michael Aram
- RH Modern
- Bloomingdale's
- Beverly Center
- Apple
- CVS
- Target
- Marshalls
- Old Navy
- T.J. Maxx
- Nordstrom Rack
- PetSmart
- H&M
- Le Labo
- Drybar
- Aesop

EATERIES

- Gracias Madre
- Salt & Straw
- PUMP Restaurant
- The Abbey
- TomTom Bar
- Rocco's
- Izakaya Tora
- Guisados
- Fiesta Cantina
- Hedley's
- Tortilla Republic
- SUR Restaurant
- Craig's
- Lemonade
- Petrossian Restaurant
- Il Piccolino
- Conceon's
- Catch LA
- Zinqué
- Dan Tana's
- Doheny Room
- Il Cielo
- Le Pain Quotidien
- Pizzeria Il Fico
- A.O.C.
- Cafe Angelino
- The Henry
- The Ivy
- Granville
- Farmhouse
- Manpuku Japanese
- The Phoenix
- Toca Madera
- The IZAKA-YA
- The Shelby
- Son of a Gun
- Matsumoto
- Bao Dim Sum
- The Rogar Room
- The Nice Guy

LODGING

- Kimpton La Peer Hotel
- Hotel Beverly Terrace
- Viceroy L'Ermitage
- Four Seasons Hotel
- Sofitel Los Angeles
- The Orlando Hotel
- Le Parc Suite Hotel
- Petit Ermitage
- Pallhouse
- Sunset Marquis
- Chamberlain West
- 1 Hotel
- Grafton on Sunset
- Mondrian
- Andaz
- Sunset Tower Hotel
- The London
- Montrose
- The West Hollywood EDITION
- Pendry West Hollywood

CAFES

- Verve Coffee
- Starbucks
- Kreation
- The Assembly
- The Coffee Bean
- Cha Cha Matcha
- Georgetown Cupcake
- Blue Bottle Coffee
- Trader Joe's
- Healthy Spot
- Earthbar
- JOE & THE JUICE
- Urth Caffé
- Alfred Tea Room
- Alfred Coffee
- Bean Coffee Roasters
- Pressed Juicery
- Dialog Cafe
- Heritage Classics
- Ebanista
- Formations

FITNESS

- Nine Treasures Yoga
- LIT Method
- SWERVE Studio
- StretchLab
- Lagree Fitness
- Cycle House
- Rise Nation
- Reebok CrossFit LAB
- PLAYLIST. Yoga
- 24 Hour Fitness
- Barry's Bootcamp
- Equinox

ATTRACTIONS

- Leica Gallery
- Tok
- Largo at the Cornet
- The Comedy Store
- The Viper Room
- Whisky a Go Go
- The Roxy Theatre
- Soho House



STRONG INCOME DEMOS

POPULATION

1 MILE 46,398

3 MILES 282,109

5 MILES 852,871

AVG HOUSEHOLD INCOME

1 MILE \$153,176

3 MILES \$163,385

5 MILES \$141,042

HOUSEHOLDS
WITHIN A
1 MILE RADIUS
ON AVG. MAKE NEARLY

\$153K

NUMBER OF LOCAL
BUSINESSES WITHIN
A 1-MILE RADIUS

5,650



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CBRE

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