
OFFERING MEMORANDUM

CAROLWOOD

CHRIS MARA

+1 310.927.5865

cmara@carolwoodre.com

LAUREN MARA

+1 310.402.4180

lmara@carolwoodre.com

RYAN MARA

+1 310.920.1558

rmara@carolwoodre.com

maracommercial.com

DRE 00886282 | DRE 02109375 | DRE 02237813



7519 Melrose Ave.
Los Angeles, CA 90046

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COMMERCIAL

Contents

PROPERTY DESCRIPTION	4
PROPERTY DETAILS	5
PROPERTY IMAGES	6
OVERHEAD MAP	10
AREA IMAGES	12
WHY LOS ANGELES	14

FOR SALE

7519 MELROSE AVE

LOS ANGELES, CA 90046

\$3,250,000 SELLER CARRIED

FINANCING TO QUALIFIED BUYER

PROPERTY DESCRIPTION

Rare opportunity to acquire a versatile, multi-use building in one of Los Angeles's premier retail corridors, **WITH SELLER CARRIED FINANCING** available to qualified and approved buyers. Currently vacant, this two story building (formerly Bottom Bunk) is centrally located on Melrose Avenue between Fairfax and La Brea, near the intersection of Gardner. The immediate area features strong neighborhood draws, including Marathon Burger (formerly Johnny Rocket's), the soon to open Blind Butcher restaurant, and Wasteland vintage clothing. The ground floor offers excellent retail space fronting Melrose, with tuck-under parking reconfigured into additional storage/warehouse space (buyer to verify all uses through independent inspection). The second floor presents a true showroom build-out fronting Melrose Avenue, featuring clear-span construction and high ceilings, along with additional offices, open work areas, a kitchen, and restrooms. A truly functional, multi-use space perfect for an owner-user looking to establish a presence on Melrose Avenue.

Please contact Chris Mara to discuss or to arrange a tour at 310.927. 5865.



NUMBER OF BUILDINGS

1

BUILDING SIZE

± 5,400 SF*

LAND SIZE

± 4,356 SF*

LOT DIMENSIONS

± 40 SF X 110 SF*

ZONING

LAC2*

APN

5526-012-026

ENTITLEMENTS

TOC Tier 1, TOIA 1, OC-2,
TCAC, ED1: review eligibility

OCCUPANCY

Commercial – Vacant
Office – Vacant

USAGE

Retail/Showroom/Office

FRONTAGE

± 40 FT on Melrose Avenue*

YEAR BUILT

1970

WALK SCORE PER LOOPNET

80 Walkers Paradise

PARKING SPACE

In rear for
Commercial Space

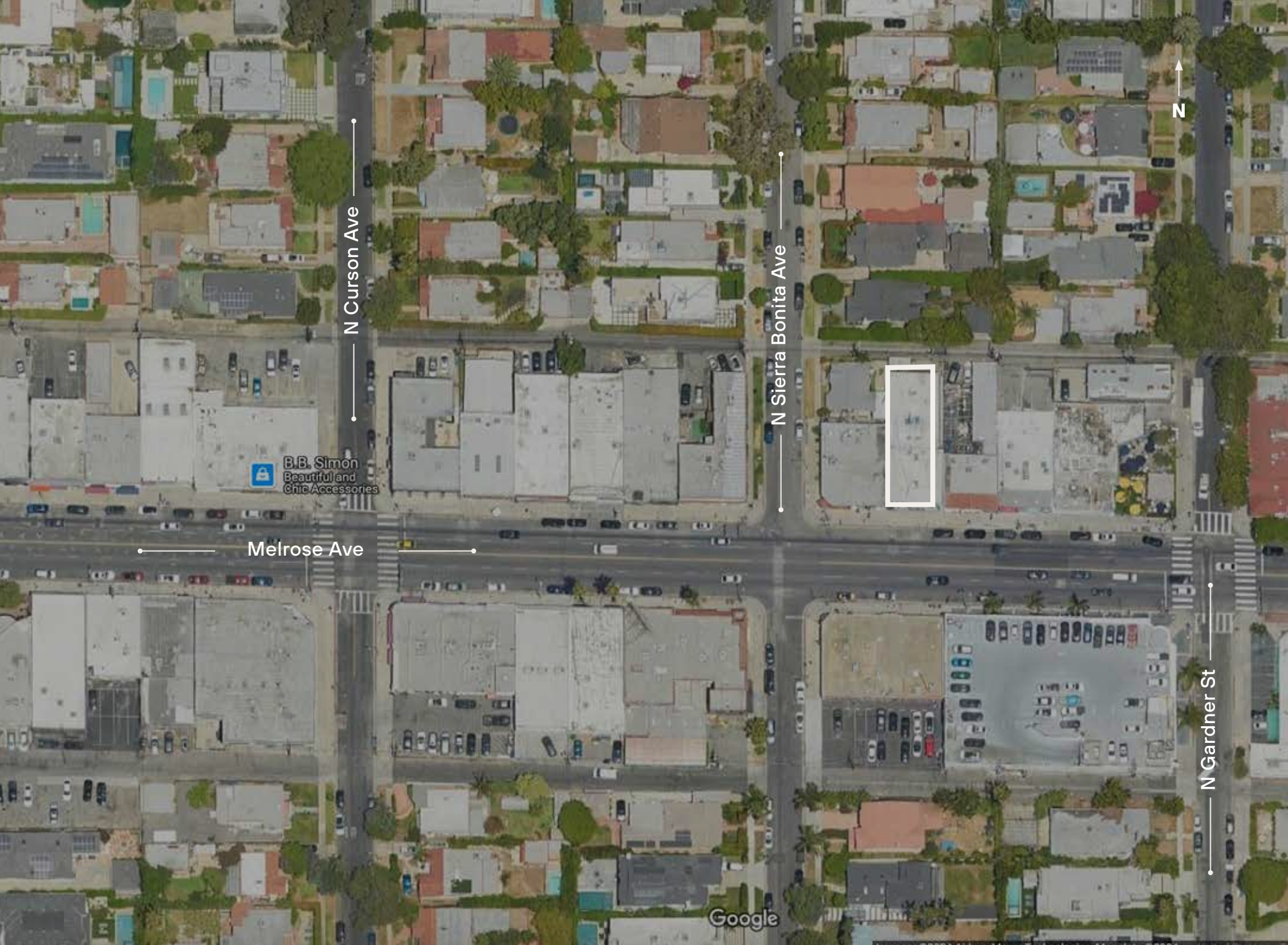
*APPROXIMATELY PER ASSESSOR'S RECORDS

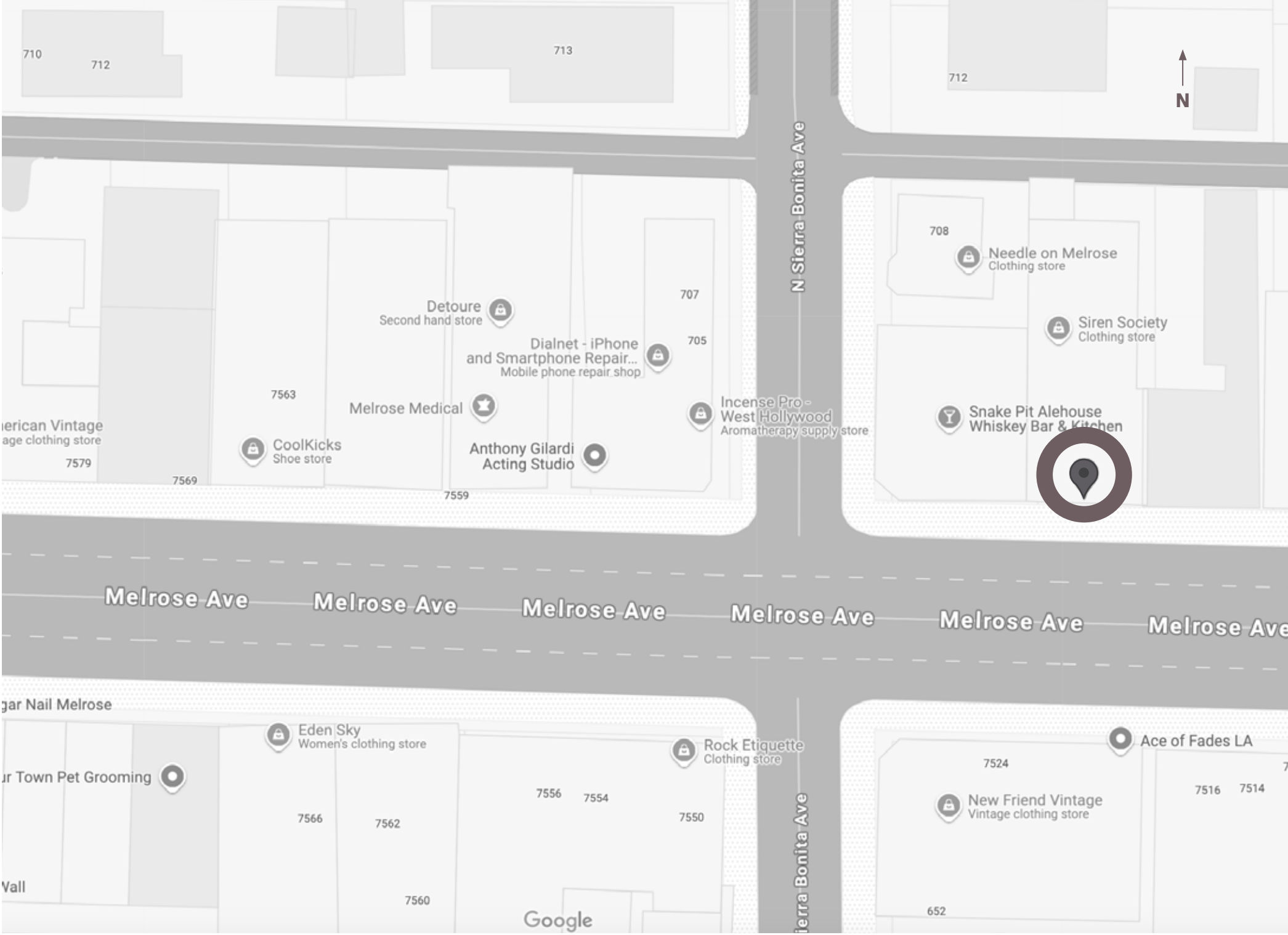


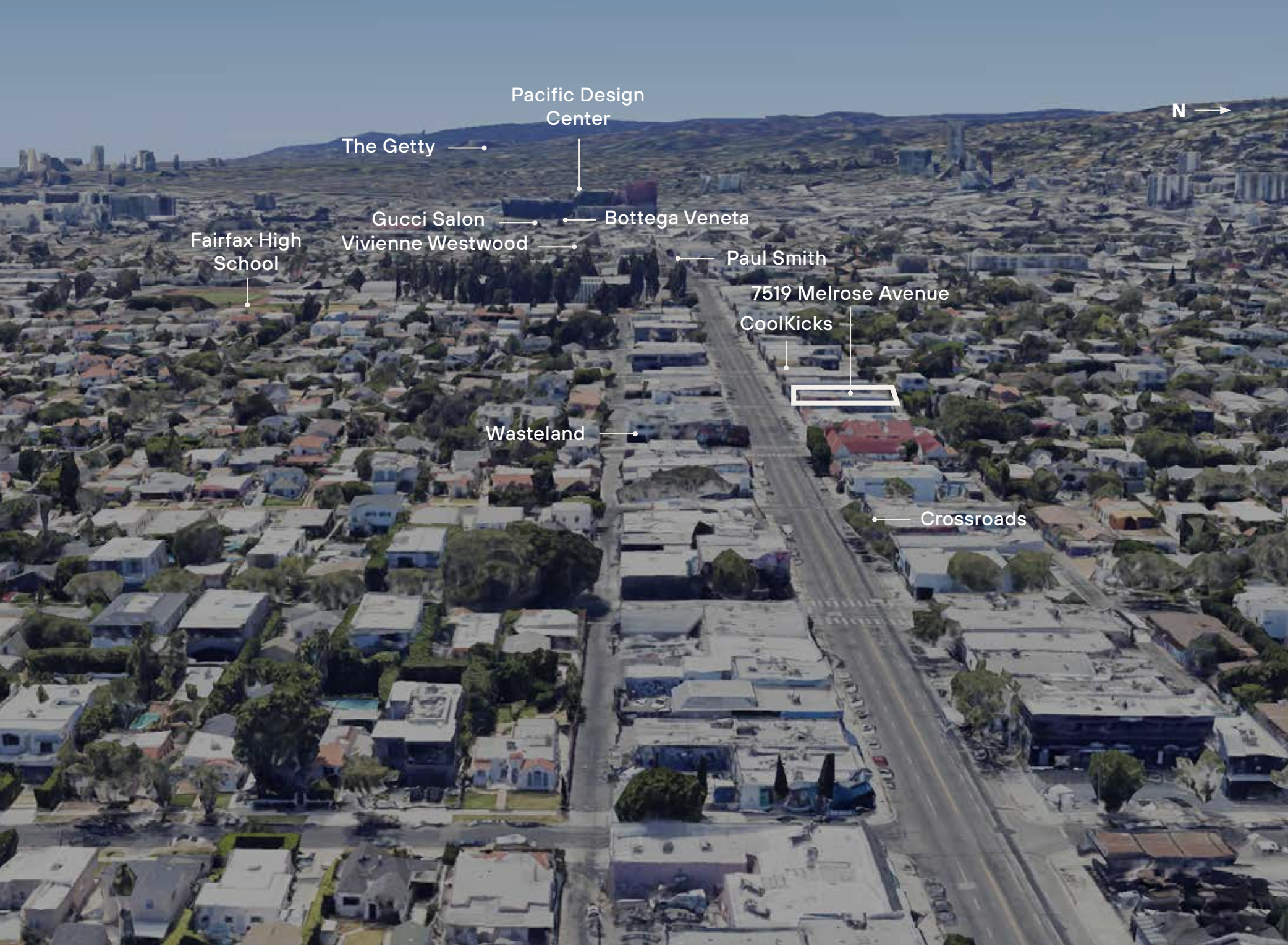














Runyon Canyon Park

Hollywood Blvd

Hollywood Blvd

TCL Chinese Theater

CoolKicks

7519 Melrose Avenue



Crossroads

Wasteland

Blue Jam Cafe

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A.Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion
due for Completion 2028

6000+

Restaurants, Bars and Music Venues in
L.A. County, Beverly Hills & Santa Monica

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

230K+

Estimated non-farm jobs added in
2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants
In LA County and Santa Monica

OM

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