



- FOOD USE SPACE FOR LEASE
- \$8,500/MONTH, NNN
- APPROXIMATELY 1,800 SF
- GREAT VISIBILITY
- PRIME CORNER
- NEARBY TENANTS INCLUDE: THE BENJAMIN, CARMEL. MOZZA, WASTELAND, OLIVE AND JAMES CAFE, MARATHON BURGER
- NO KEY MONEY
- AVAILABLE SEPTEMBER 2026
- **PLEASE DO NOT DISTURB TENANT!!**

*No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is provided subject to errors, omissions, change of price or other conditions, withdrawal without notice. All information must be independently confirmed.

**7475 MELROSE AVE
LOS ANGELES, CA 90046**

PHILIP KLAPARDA

PHILIP@DEMBOREALTY.COM
310.278.4747 X12
LIC: #01347517

9595 WILSHIRE BLVD. STE 208
BEVERLY HILLS, CA 90212

DEMBOREALTY.COM

KARI JAFFE

KARI@DEMBOREALTY.COM
310.497.4291
LIC: #01956933

9595 WILSHIRE BLVD. STE 208
BEVERLY HILLS, CA 90212

DEMBOREALTY.COM

