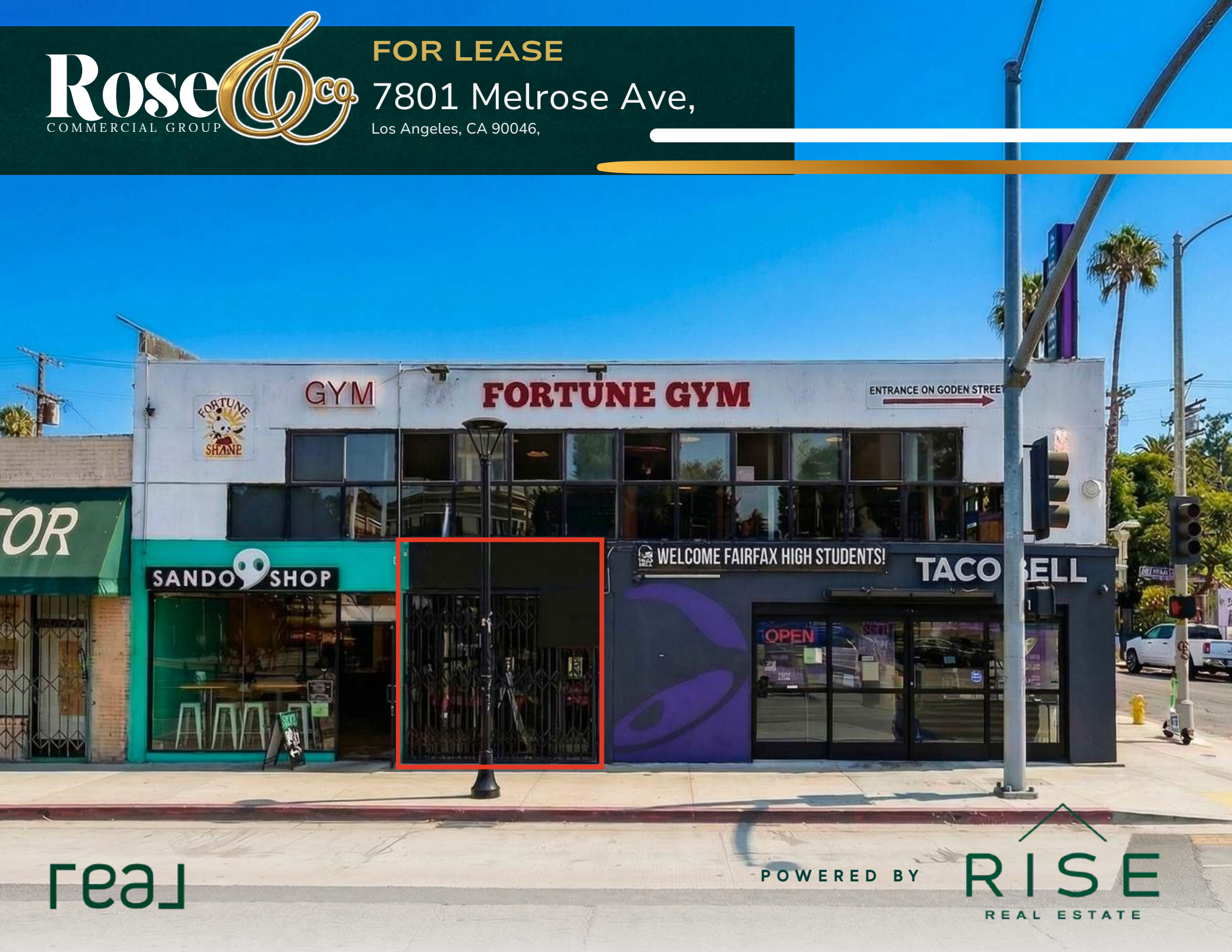


FOR LEASE

7801 Melrose Ave,
Los Angeles, CA 90046,



PROPERTY AERIAL MAP



SUBJECT

7801

MARATHON
Burger
COOLKICKS

Heirloom Pizzeria
FRATELLI
Chouquette
Winchell's
Happy Ice
ZIRA

STARBUCKS
URBAN
OUTFITTERS

Foot Locker

MELROSE
TRADING POST

PROPERTY OVERVIEW



TYPE

Retail/Office



SIZE

695 SF



RATE

\$6.25 Per sqft NNN



TERM

3-5 years



YEAR BUILT

1962



ZONING

LAC4



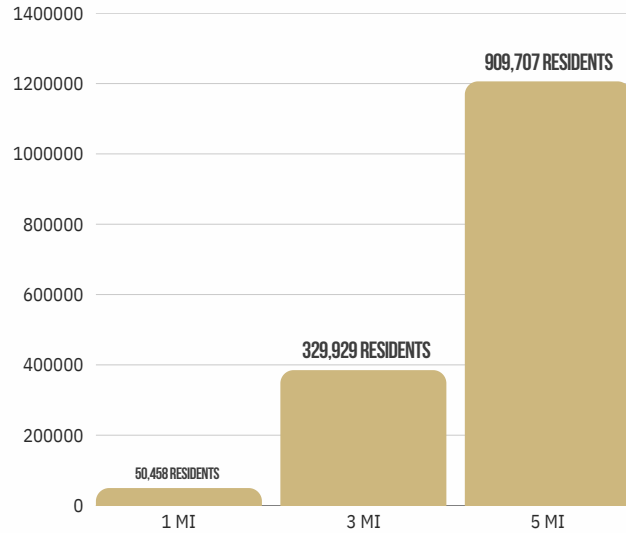
PROPERTY SHOWCASE



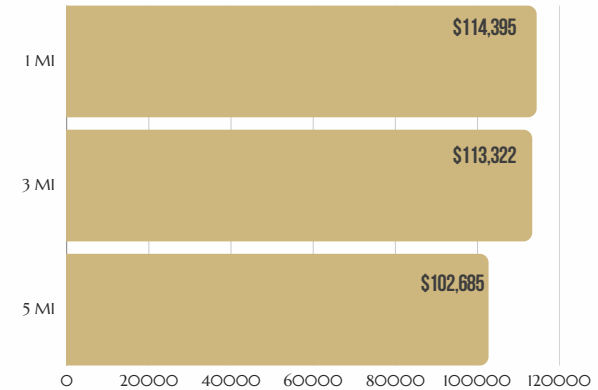
- **Busy Melrose Avenue Location:** Storefront retail opportunity positioned on one of Los Angeles' most active corridors, benefiting from strong vehicle traffic and constant pedestrian activity.
- **Surrounded by Major Neighborhood Anchors:** Located next to Taco Bell and directly across from Fairfax High School, bringing steady daily foot traffic from students, locals, and visitors to the Fairfax District.
- **Flexible Retail Suites:** Recently renovated shell-condition spaces ready for tenant improvements, allowing businesses to design a layout tailored to their concept.
- **Ideal for a Variety of Uses:** Perfect for retail, beauty, wellness, or service-based businesses seeking a presence in the highly sought-after Fairfax / Melrose retail corridor.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave	N Fairfax Ave	29,788 vehicles/day	.08miles
Melrose Ave	N Fairfax Ave	29,802 vehicles/day	.08miles
N Genesee Ave	Waring Ave	1,724 vehicles/day	.09miles
Waring Ave	N Genesee Ave	1,794 vehicles/day	.10miles
Waring Ave	N Genesee Ave	1,775 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,914 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,903 vehicles/day	.11miles
Waring Ave	N Genesee Ave	1,951 vehicles/day	.13miles
Waring Ave	N Genesee Ave	1,930 vehicles/day	.13miles
N Spaulding Ave	Waring Ave	2,429 vehicles/day	.14miles



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