

**5784 MELROSE AVE
LOS ANGELES, CA
90038**



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EXECUTIVE SUMMARY

All In Capital is pleased to exclusively present **5784 Melrose Avenue**, a **±6,345 SF multi-tenant retail strip center** occupying an **island parcel** at the convergence of Melrose Avenue, Vine Street, and Rossmore Avenue — one of the **most recognizable multi-street intersections** in Los Angeles. The property enjoys **four-sided street exposure** with no shared walls, **direct visibility** from the Pavilions-anchored center across Melrose, and frontage on three named corridors that collectively serve the **Hollywood, Larchmont, and Hancock Park** trade areas.

The center is **100% leased** to four tenants — Mario's Peruvian & Seafood, Ramen Melrose, 7-Eleven, and Re-Bag Me. The **three largest tenants**, representing 89% of scheduled income, are on **triple-net leases** under which property taxes, insurance, and common area maintenance are reimbursed directly by tenants. Total landlord expenses represent just 8.2% of effective gross income, delivering clean and predictable cash flow. A **national credit anchor in 7-Eleven** is complemented by three established independent food and retail operators with **strong community followings**.

The island configuration on **13,951 SF (0.32 AC)** with a large surface parking field is a structural rarity on Melrose — a corridor where most retail buildings share party walls and compete for limited parking. The Vine Street address provides **direct connection** to the **Hollywood Walk of Fame** corridor to the north while Rossmore Avenue links the property to **Larchmont Village** and **Hancock Park** to the south, positioning the center at the crossroads of two of Los Angeles' most durable retail neighborhoods.

Offered at **\$7,450,000** — a **5.30% capitalization rate** on fully-stabilized, annualized in-place income — this offering presents a rare opportunity to acquire an **irreplaceable island corner asset** with durable **cash flow**, institutional-quality **location** fundamentals, and **meaningful upside** available through rent growth at lease rollover.

ASKING PRICE

\$7,450,000

PRICE PER SF

\$1,174 / SF

CAP RATE

5.30%

NET OPERATING INCOME

\$394,685

OCCUPANCY

100%

INVESTMENT HIGHLIGHTS

Irreplaceable Five-Point Island Corner

Situated at the convergence of Melrose Ave, Vine St & Rossmore Ave — four-sided street exposure, no shared walls, and a surface parking field on a ±13,951 SF lot.

Minimal Landlord Expense Exposure

Three NNN leases reimburse taxes, insurance & CAM directly. Total landlord expenses are just \$35,469 — 8.2% of EGI.

National Credit Anchor + Established Operators

7-Eleven anchors the center with national credit, complemented by Mario's, Ramen Melrose, and Re-Bag Me serving a dense, loyal trade area.

Pavilions-Anchored Trade Area

Directly across Melrose from a Pavilions-anchored center. Vine St connects to the Hollywood Walk of Fame; Rossmore links to Larchmont Village and Hancock Park.

LAC2 Zoning & Rollover Upside

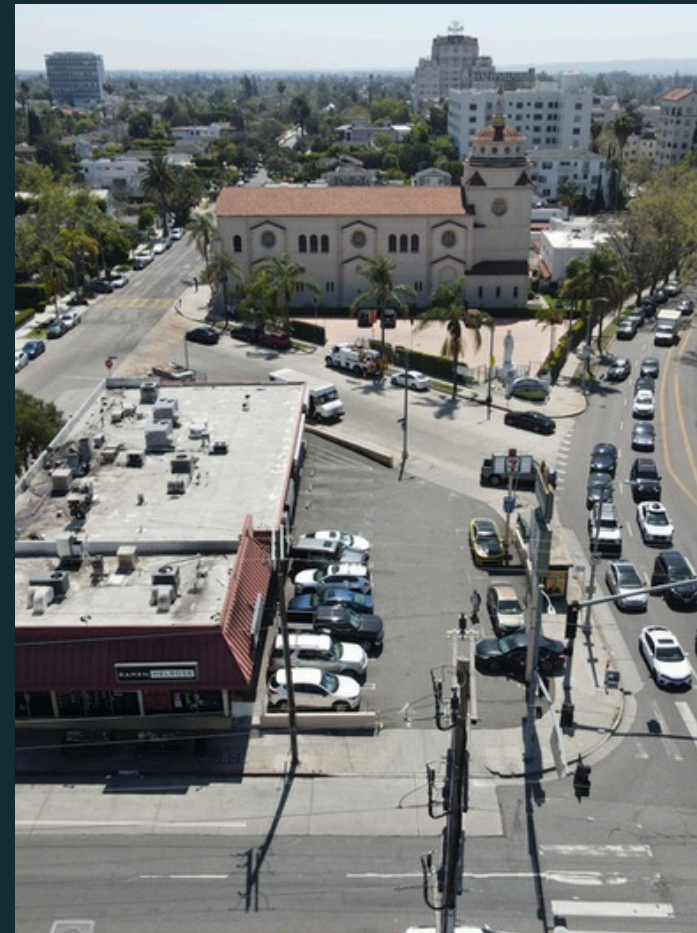
Broad LAC2 zoning supports retail, restaurant, office, and medical uses. Current below-market rents offer meaningful NOI growth at lease rollover.

PROPERTY DETAILS

PROPERTY ADDRESS	5784 Melrose Ave, Los Angeles, CA 90038
PROPERTY TYPE	Retail — Multi-Tenant Shopping Center
BUILDING SIZE	±6,345 SF 1 Building
LOT SIZE	13,951 SF 0.320 AC
YEAR BUILT	1977
ZONING	LAC2
PARCEL NUMBER	5523-010-020

OCCUPANCY	100% — Four Tenants
LEASE STRUCTURE	NNN (3 Tenants) Gross (1 Tenant)
NET OPERATING INCOME	\$394,685
ASKING PRICE	\$7,450,000
PRICE PER SF (BLDG / LOT)	\$1,174 / \$534
CAP RATE	5.30%

PROPERTY PHOTOS





FINANCIAL ANALYSIS

ASKING PRICE	PRICE PER SF	CAP RATE	NET OPERATING INCOME
\$7,450,000	\$1,174	5.30%	\$394,685

RENT ROLL

	SF	LEASE	RENT / MO	RENT / YR	\$/SF/YR
Ramen Melrose	1,420	NNN	\$11,885	\$142,621	\$100.44
Mario's Peruvian & Seafood	2,025	NNN	\$13,605	\$163,254	\$80.62
7-Eleven	2,000	NNN	\$8,243	\$98,918	\$49.46
Re-Bag Me	900	Gross	\$4,000	\$48,000	\$53.33
Total	6,345		\$37,733	\$452,793	\$71.36

100% OCCUPIED — Four Tenants | Blended NNN Rent: \$74.34 / SF / Year (\$6.20 / SF / Month)

All rents are quoted on an annual basis. Suite square footages are estimates and should be verified against lease documents.

INCOME

Gross Scheduled Rent — Annualized	\$452,793
Less: Collection Loss (5.0%)	(\$22,640)
Effective Gross Income	\$430,154

LANDLORD EXPENSES

Management Fee (3.0% of EGI)	\$12,905
Property Taxes — Gross Suite (1.20% of PP)	\$12,681
Insurance — Gross Suite	\$2,968
CAM — Gross Suite	\$1,915
Reserves for Replacement	\$5,000
Total Landlord Expenses	\$35,469

Net Operating Income \$394,685

MARKET OVERVIEW

MELROSE / VINE / ROSSMORE — LOS ANGELES

5784 Melrose Avenue sits at the convergence of Melrose Avenue, Vine Street, and Rossmore Avenue — a rare five-point intersection linking three of Los Angeles' most established trade areas. Vine Street connects north to the Hollywood Walk of Fame and Hollywood/Highland corridor. Rossmore Avenue links south to Larchmont Village and Hancock Park, two of the city's most affluent, low-vacancy submarkets.

The island parcel benefits from direct visibility to a Pavilions-anchored center across Melrose and sits on a signalized corner carrying an estimated 30,000+ vehicles per day. Notably, the immediate one-mile trade area has grown 2% since 2020, while the surrounding three- and five-mile rings have contracted — underscoring sustained demand concentrated at this corner.

Traffic estimate reflects comparable LADOT-published counts on nearby Melrose Avenue segments; a site-specific count is recommended for Buyer to verify.



DEMOGRAPHICS 1-MILE RADIUS

72.5K

POPULATION

+2% since 2020

64.6K

DAYTIME EMPLOYEES

0.9 per resident

\$72.5K

MEDIAN HOUSEHOLD INCOME

\$84K by 2029 (+16%)

5:1

RENTER-TO-HOMEOWNER

renter-majority area

PROPERTY VISITATION — YEAR OVER YEAR

+8%

ALL VISITS

+8%

DINING VISITS

+3%

RETAIL VISITS

Source: Crexi Property Area Insights — 1-mile radius; visitation measured at 5784 Melrose Ave, Jun 2025 to Jun 2026.

SALE COMPARABLES

	PROPERTY ADDRESS	SQ. FT.	SALE PRICE	\$/SF BLDG	\$/SF LAND	DATE	COMMENTS
	5784 Melrose Ave Los Angeles, CA 90038	6,345	\$7,450,000	\$1,174	\$534	For Sale	<i>Island parcel Melrose / Vine / Rossmore convergence 100% leased NNN</i>
	7973 Beverly Blvd Los Angeles, CA 90048	6,762	\$4,600,000	\$680	\$671	6/12/26	Multi-tenant corner retail
	5273-5279 W Olympic Blvd Los Angeles, CA 90036	6,194	\$4,100,000	\$662	\$325	12/3/25	NNN retail 6.17% Cap Rate
	7960-7966 Melrose Ave Los Angeles, CA 90046	5,594	\$3,840,000	\$686	\$441	12/24/25	Melrose Heights Renovated 2026
	7356 Melrose Ave Los Angeles, CA 90046	3,920	\$2,600,000	\$663	\$597	11/26/25	Multi-tenant retail strip Melrose corridor
	565-567 S Fairfax Ave Los Angeles, CA 90036	5,500	\$2,340,000	\$425	\$255	8/13/25	100% leased 5.50% Cap Rate

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