

FOR LEASE 7309 MELROSE AVE

L O S A N G E L E S , C A 9 0 0 4 6



CBRE



WELCOME TO MELROSE

At the heart of LA, Melrose offers a diverse and eclectic shopping and dining experience, with a focus on trendy fashion, unique boutiques, and design-forward stores.

1 MILE	3 MILES	5 MILES
2025 POPULATION		
44,680	329,408	887,029
2025 AVG HOUSEHOLD INCOME		
\$149,173	\$141,183	\$126,687
2025 HOUSEHOLDS		
24,905	168,291	411,004
2025 PLACE OF WORK		
4,855	37,633	72,168 (BUSINESSES)
30,251	264,482	578,156 (EMPLOYEES)



7309 MELROSE AVE PROPERTY HIGHLIGHTS

USE	Retail Space directly on Melrose Ave
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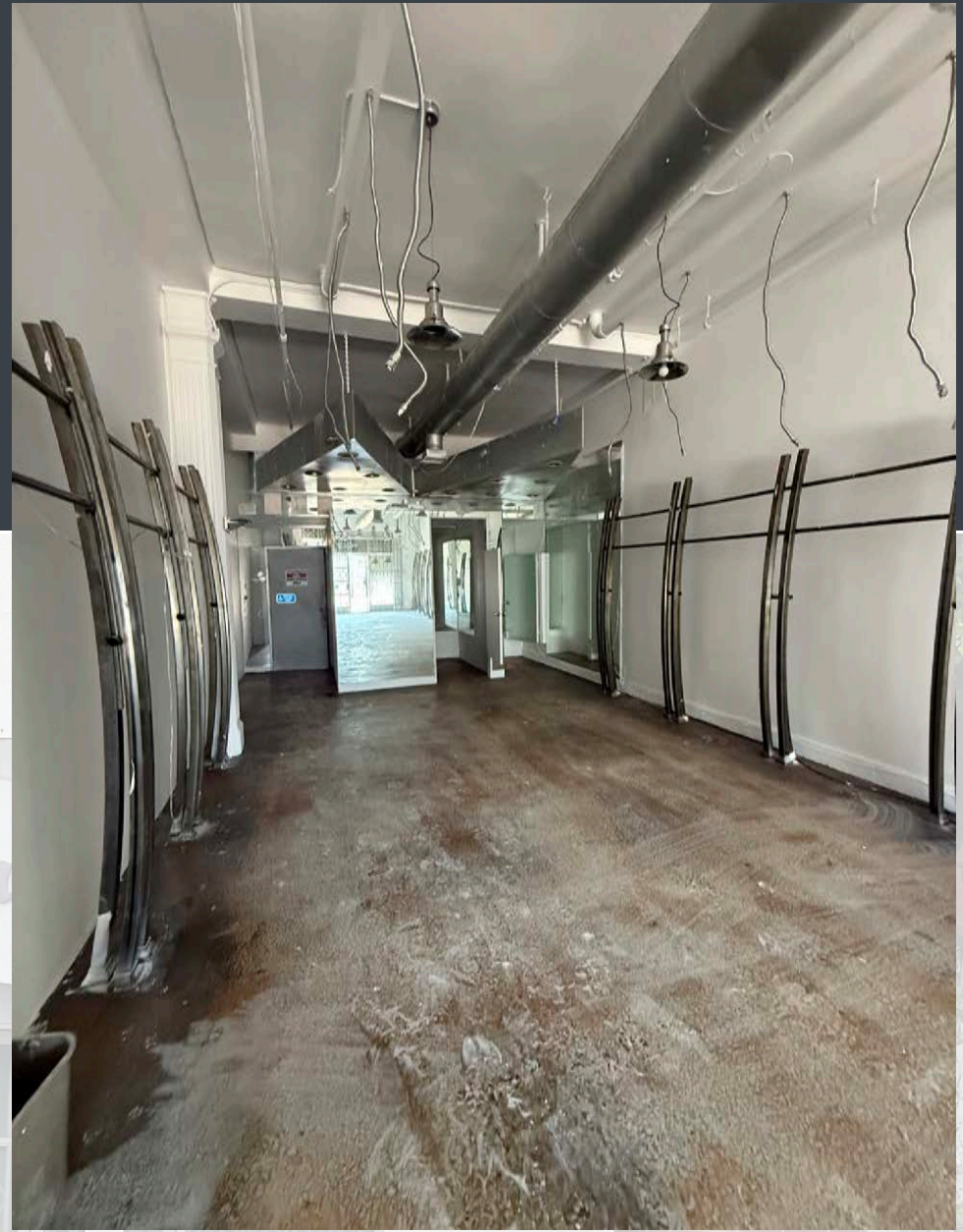
SIZE	1,000 SF
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ASKING RATE	Contact Broker
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AVAILABLE	Now
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COTENANTS	Be Bright, Ronan, Groundlings
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INTERIOR



MELROSE AVE

7309
MELROSE

La Brea Ave

Pinks Hot Dogs 709
Voodoo Doughnut 7101
All About The Bread 7111
Tatsu Ramen 7111
Lucifers Pizza 7123

Flowin Café 7201
NALBAY 7201

Melrose Squeeze 7262
Roots Indian Bistro 7265
Fika Fika Coffee & Creamery 7267
Mirage Grill 7275

Orangetheory 640
Coffee Fore Sasquatch 7020

The Escape Revolution 7126

Milk Bar 7150
Murakami Sushi 7160
Made in Havana 7168
The Benjamin Hollywood 7174

Generation8Tattoo 7216
Frankies on Melrose 7228
Foxblood 7262
The Phoenix Effect 7264

LuChic Nails Bar 7260
Foxblood 7262
The Phoenix Effect 7264
Station 43 Pastrami & Burger 7274

N Fuller Ave

Mega City One 7301
The Groundlings Theatre & School 7307
Be Bright Coffee 7311
Roman 7315

Froot Cups 7353
The Humanist Coffee 7353
Biu Jam Café 7371
The Playground LA 7375
Carnel 7383

Posers Hollywood 7417
Brooklyn Projects 7427

Melrose Umbrella Co. 7465
Pink Clover Flowers 7471
Olive and James Café Tea 7473

Marathon Burger 7507
Ty Stefano Atelier 7517
Open Never Closed 7527
Snake Pit Alehouse 7529

The Grillest 7553
Cookicks 7565
American Vintage 7575

Typhoon Fashion 7601
Denim Haven 7615
Rose Aesthetics 7623
DITA 7625

Matrix Theatre 7657
Theia 7661
That's A Awful Lot of Cough Syrup 7669

World of Vintage T-Shirt 7701
Established Today 7707
Shoe Palace 7725

Melrose Burgers' N Fries Gatt Koshar Grill 7751
Ubatuba Acai 7751
Sportie LA 67753
Spokes N Stuff 7777

Ghost Sando Shop 7801
Minjus Fight Club 7801
Grillz by Scotty 7811
Kouhgh Toys 7815
Asaili 7829

MELROSE AVE

CVS Pharmacy 7500
Moist Men 7526

Uccelino by Xavier Madera 7558
Eden Sky 7564
IamkokoLa 7576
Sugar Nail 7580

The Shop Melrose 7600
Cosmo & Denato 7600
ShoeWhore 7612
Reloaded 7622
Starbucks 7624

Urban Outfitters 7650
Ruin My Life 7662

Hat Club 7700
Street Sounds 7704
Headline Records 7706
Vitality 7716
Foot Locker 7726

Melrose Trading Post/Fairfax High School

N Fairfax Ave

76 Gas 7861

Centerfold Convenience Store 703
Melrose Psychic 7905

Community Goods 710
The Great Frog 7955
My Violet 7957
Charred 7963
Carlitos Gardel Argentine Steakhouse 7963
Chicago Stuffed Pizza 7965
Charmed LA 7967
Le Bowl 7959

Crumbs and Whiskers 7924

Buffalo Exchange 7912
Radikal Signage 7912
Blue Daisy Melrose 7950
Acrostics 7964

Laurel Ave

Life Soleil 8011
Skin Aegis 8019

Reformation 8000
Resurrection 8006
Architecture Books 8010
Luke's 8012

Crescent Heights Blvd

NEARBY TENANTS



Be Bright Coffee- Espresso drinks and specialty beverages, plus pastries.



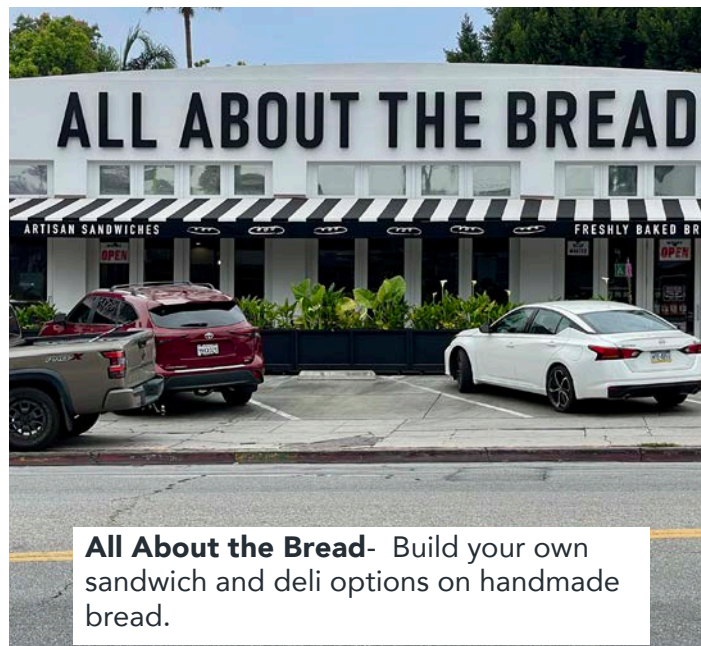
Ronan- Modern pizzeria with a changing, seasonal menu, in an industrial-chic space.



Voodoo Doughnut- Creative & quirky donuts in a counter serve format.



Lucifer's Pizza- Laid-back storefront carrying specialty thin-crust pizza, including gluten-free & spicy options.



All About the Bread- Build your own sandwich and deli options on handmade bread.

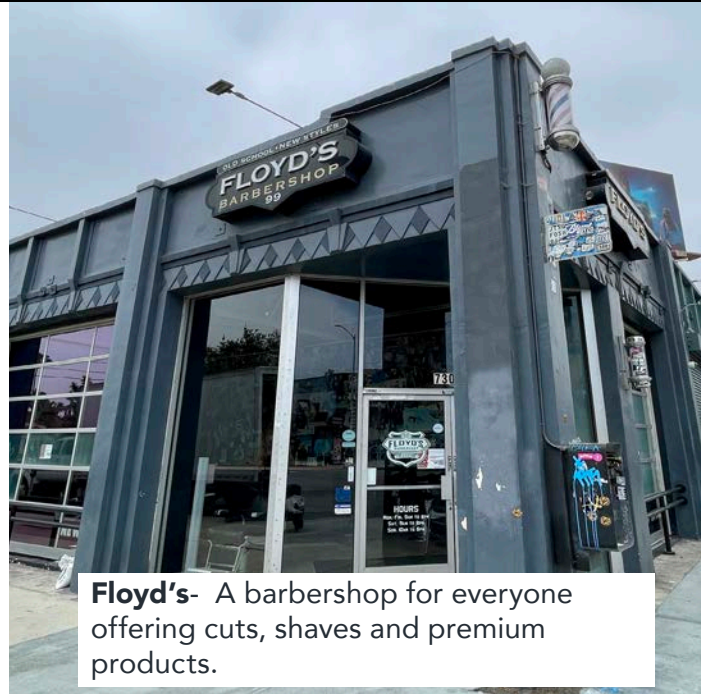


Orangetheory- Fitness studio with heart rate-monitored group workouts combining cardio and strength training.

NEARBY TENANTS



Milk Bar- Quirky, inventive desserts from lauded pastry chef Christina Tosi.



Floyd's- A barbershop for everyone offering cuts, shaves and premium products.



Fika Fika- Cozy spot for freshly roasted coffee and premium teas, plus treats, including popular mochi.



The Benjamin- A contemporary homage to classic restaurant hangouts, serving upscale takes on beloved American dishes.



Pink's- LA's most famous hot dogs with creative toppings and celebrity names.



Groundling's Theatre- Improvisation and sketch comedy troupe that has launched many famous careers.



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