

*In the Heart of the Melrose Shopping District*

# High Profile Retail Space for Lease

7314 Melrose Ave., Los Angeles, CA 90046



## Available

Size:	±2,201 SF
Rent:	\$3.85 PSF/Mo., NNN
NNN:	±\$0.50 PSF/Mo.
Parking:	2 dedicated
Available:	Immediately

## Features

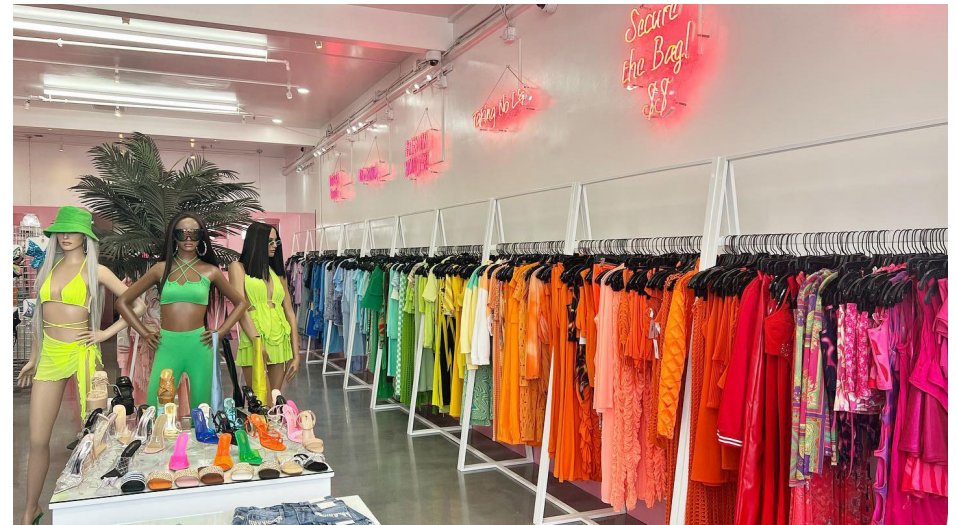
- ▶ Premier location on Melrose Avenue between Fairfax and La Brea, surrounded by popular boutiques and restaurants
- ▶ High pedestrian traffic
- ▶ 20' of all-glass frontage
- ▶ Fully built-out with high ceilings
- ▶ Rare opportunity on a popular shopping corridor with low vacancy
- ▶ ±46,414 residents within one mile and an HHI of over \$200K within half a mile

Prospective tenants are hereby advised that all uses are subject to City approval

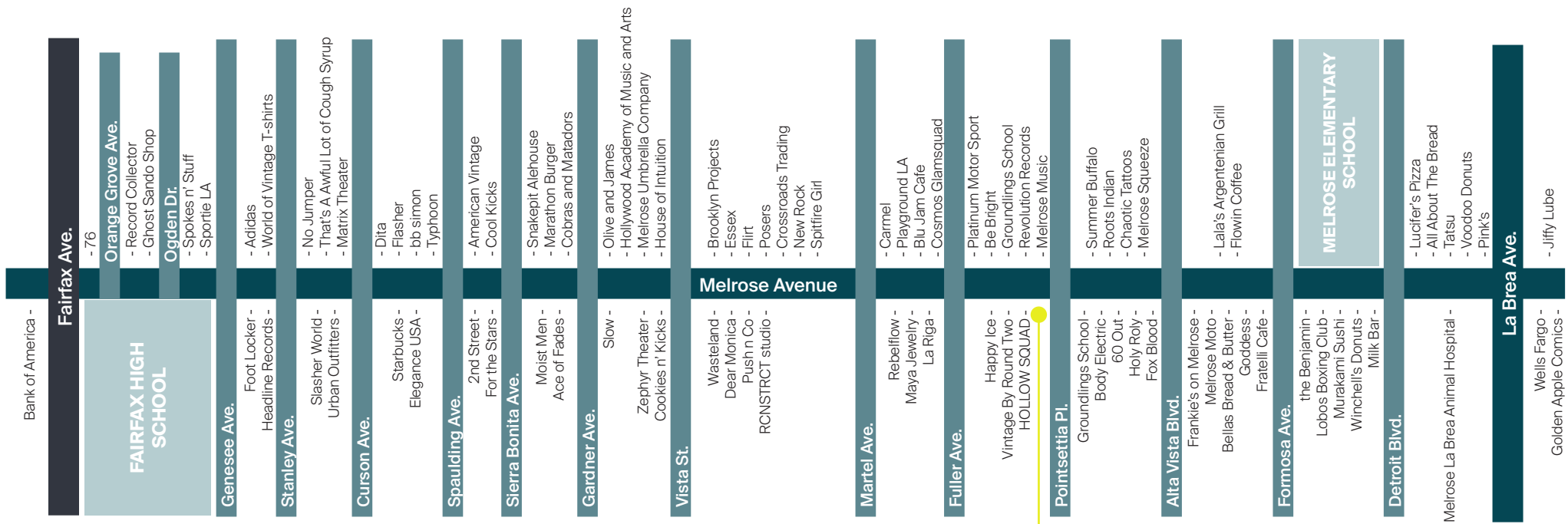


# Interiors

±2,201 SF



# Melrose Avenue Street Scope



AVAILABLE



## Melrose Profile



	0.5 Mile	1 Mile	2 Mile
<b>POPULATION</b>			
2025 Estimated Population	10,268	46,414	186,055
2030 Projected Population	9,750	44,658	181,428
2020 Census Population	9,724	43,360	170,757
2010 Census Population	9,495	41,416	162,758
Projected Annual Growth 2025 to 2030	-1.0%	-0.8%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	0.8%	1.0%
2025 Median Age	38.0	37.6	38.2
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,998	24,148	100,222
2030 Projected Households	4,922	24,086	101,514
2020 Census Households	5,007	23,826	95,375
2010 Census Households	4,661	22,022	88,375
Projected Annual Growth 2025 to 2030	-0.3%	-	0.3%
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.9%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	69.4%	66.0%	58.6%
2025 Estimated Black or African American	4.8%	5.9%	7.2%
2025 Estimated Asian or Pacific Islander	9.3%	10.1%	13.3%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2025 Estimated Other Races	16.0%	17.6%	20.2%
2025 Estimated Hispanic	20.0%	21.5%	24.4%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$209,302	\$164,263	\$156,354
2025 Estimated Median Household Income	\$117,275	\$104,475	\$101,238
2025 Estimated Per Capita Income	\$102,244	\$85,721	\$84,487
<b>EDUCATION</b>			
2025 Estimated High School Graduate	10.3%	10.5%	11.1%
2025 Estimated Some College	15.7%	15.5%	15.5%
2025 Estimated Associates Degree Only	3.9%	5.8%	5.8%
2025 Estimated Bachelors Degree Only	44.5%	43.6%	40.0%
2025 Estimated Graduate Degree	19.6%	19.1%	21.0%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	1,028	4,023	20,550
2025 Estimated Total Employees	5,727	24,344	141,961
2025 Estimated Employee Population per Business	5.6	6.1	6.9
2025 Estimated Residential Population per Business	10.0	11.5	9.1

# Your trusted *partners*

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