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FOR SALE

HIGH-STREET RETAIL – MELROSE AVE
3,710 SF, MULTI-TENANT
FULLY LEASED

8412-8414
MELROSE AVE

WEST HOLLYWOOD, CA 90069

TEAM
CONDON

alexa • brittany • erica
jacob • kylie • maia • mike
michael • pete • reid • scott



**CUSHMAN &
WAKEFIELD**

THE OPPORTUNITY

Cushman & Wakefield U.S., Inc., as Exclusive Agent, is pleased to present the opportunity to acquire 8412-8414 Melrose Ave., a premier retail property in the strongly sought-after West Hollywood submarket. Situated on a high-visibility stretch of Melrose Avenue, the property is comprised of a 3,710 SF, fully leased retail building with 40 feet of frontage.

Built in 1947 and renovated in 2007, this single-story property combines historic charm with modern enhancements, making it highly attractive to tenants and shoppers. The property is fully leased to two tenants on a NNN basis, providing a stable income stream and a compelling investment opportunity in one of Los Angeles' most dynamic retail districts.





PROPERTY OVERVIEW

ADDRESS 8412-8414 Melrose Ave.,
West Hollywood, CA 90069

TYPE Retail

BUILDING SIZE ±3,710 SF

STORIES 1

BUILT/RENOV 1947/2007

OCCUPANCY 100%

TENANTS Two

PARKING 1.89/1,000 SF (7 Stalls)

FRONTAGE 40' on Melrose Ave

LAND SIZE 0.10 AC

ZONING C1

APN 5528-016-029, -030

PROPERTY PHOTOS



Currently under TI Renovations

8412 MELROSE



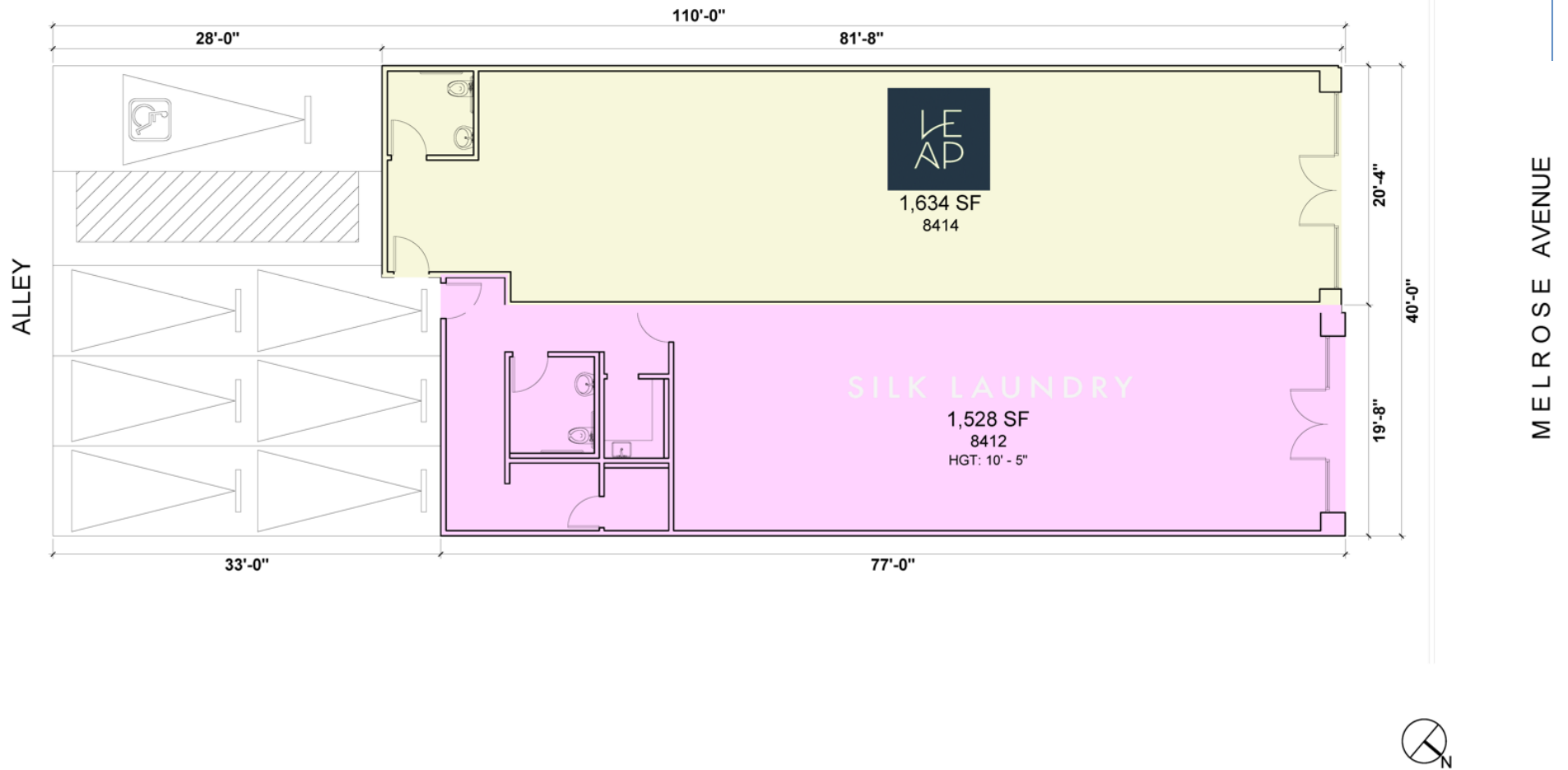
Currently under TI Renovations



8414 MELROSE



FLOOR PLAN



RENT ROLL

Unit	Tenant	Square Feet	Monthly Base Rent	Monthly NNN	Monthly Management Fee	Park Space No.	Monthly Parking Rent	Pro-Rata %	Rent Inc %	Security Deposit	Lease Start	Lease End	Option Years
8412	Silk Laundry	1,530	\$16,496	\$2,675	\$807	4	\$1,000	48.26%	4	\$61,400	Mar-22	Feb-27	1/5
8414	LEAP	1,640	\$15,798	\$3,270	\$763	1		51.74%	4	\$30,000	Jan-22	Mar-27	1/5
Total		3,170	\$32,294	\$5,945	\$1,570	7	\$1,000	100%		\$91,400			

MONTHLY BASE RENT + PARKING + MANAGEMENT FEE

\$34,863

The information contained on this rent roll (as of 5/1/2024) has been provided to the best of our knowledge, and is subject to change. Information to be confirmed by potential Buyer.

AMENITY MAP





TEAM CONDON

alexa • brittany • erica
jacob • kylie • maia • mike
michael • pete • reid • scott

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