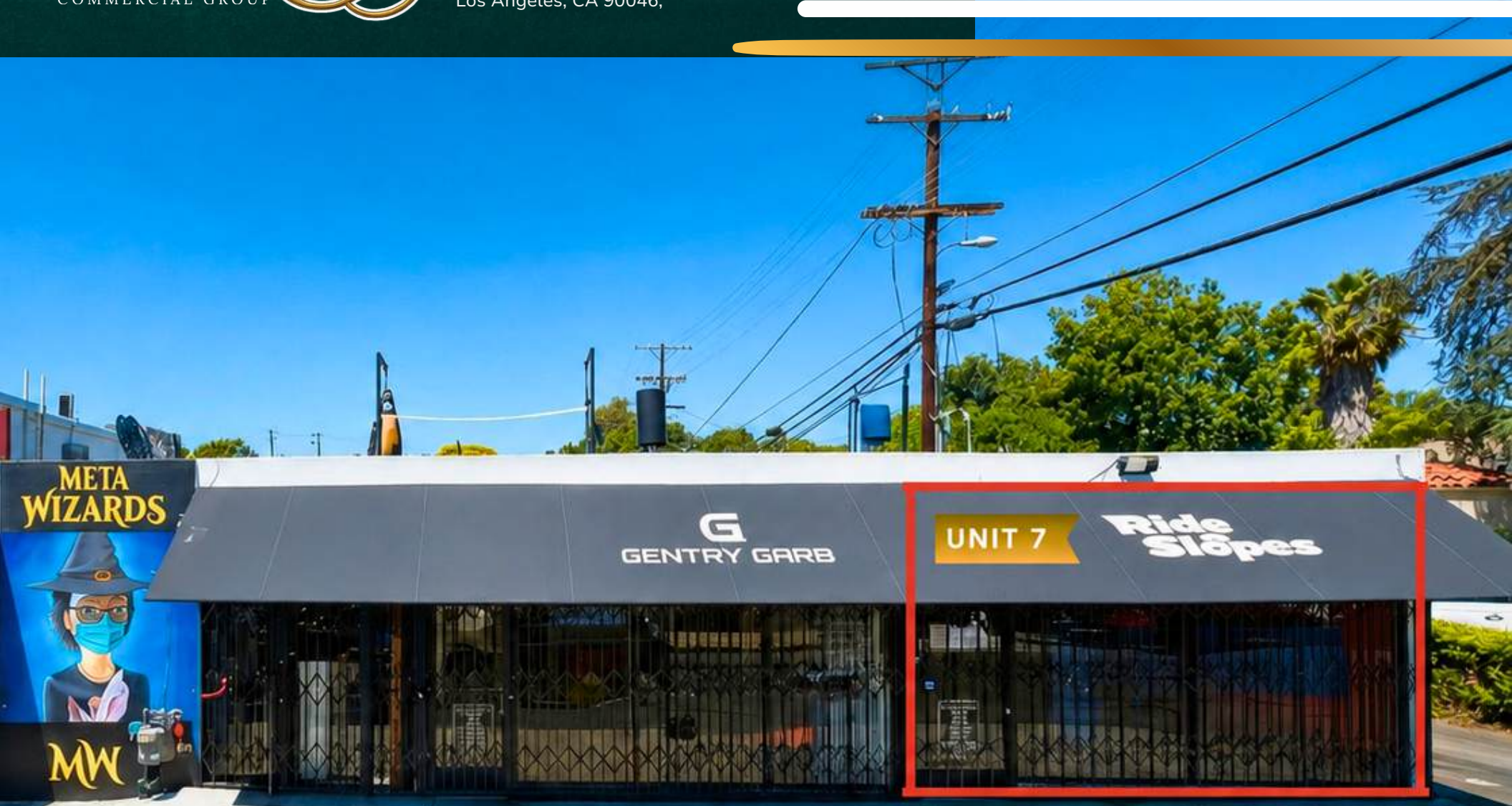




FOR LEASE

7801 Ogden Dr,
Los Angeles, CA 90046,



real

POWERED BY



PROPERTY AERIAL MAP



LALA'S
argentine grill

ROOTS
INDIAN BISTRO

RONAN

BLU JAM
CAFE

Heirloom Pizzeria

FRATELLI
Established 2007

LA Chouquette
FRANCE

Winchell's
DONUT HOUSE

Happy Ice

ZIRA
UZBEK KITCHEN

MARATHON
Burger

COOLKICKS

STARBUCKS

URBAN
OUTFITTERS

MELROSE
TRADING POST

Foot Locker

SUBJECT

UNIT 7 Ride Slopes

7801

PROPERTY OVERVIEW



TYPE

Retail/Office



SIZE

Unit 7 - 1,000 SF



RATE

Unit 7 - \$4.25 MG



TERM

3-5 years



YEAR BUILT

1962



ZONING

LAC4



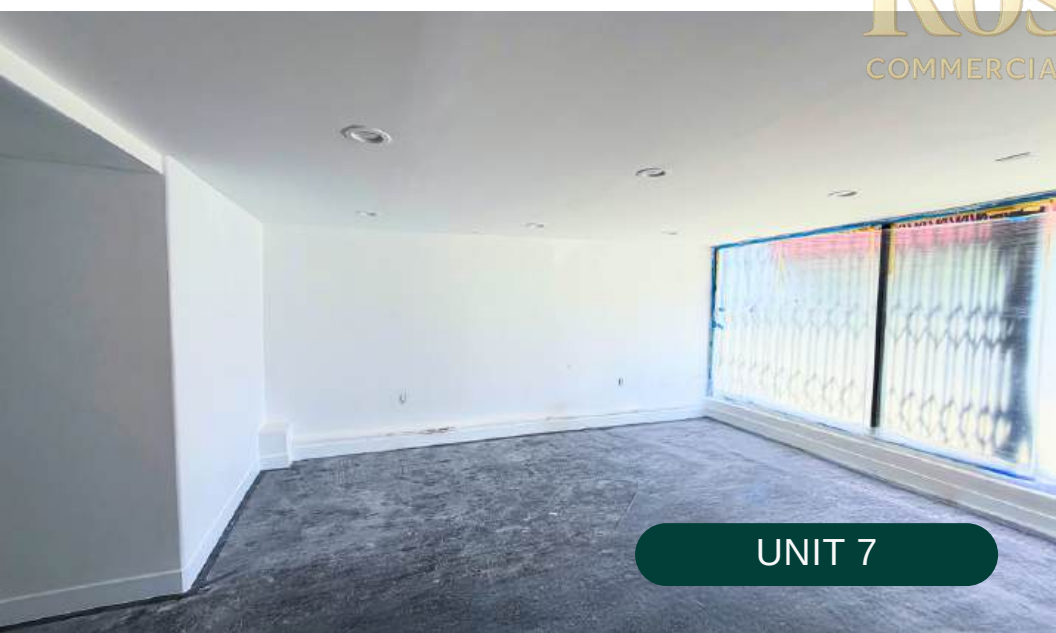
PROPERTY PHOTOS



UNIT 7



UNIT 7



UNIT 7



UNIT 7

Rose & Co.
COMMERCIAL GROUP

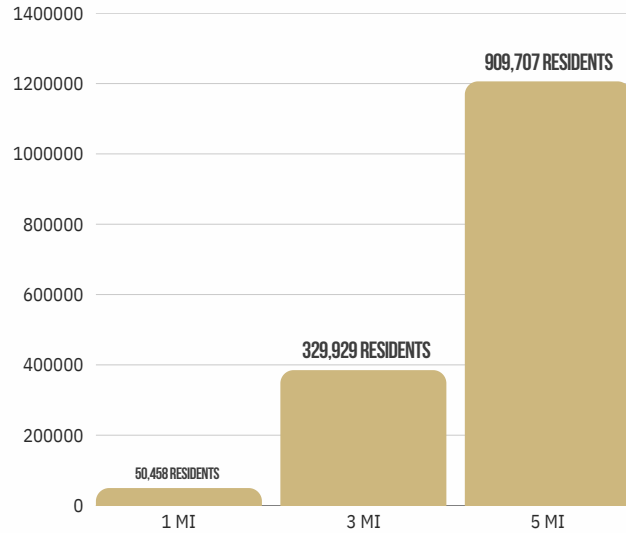
PROPERTY SHOWCASE



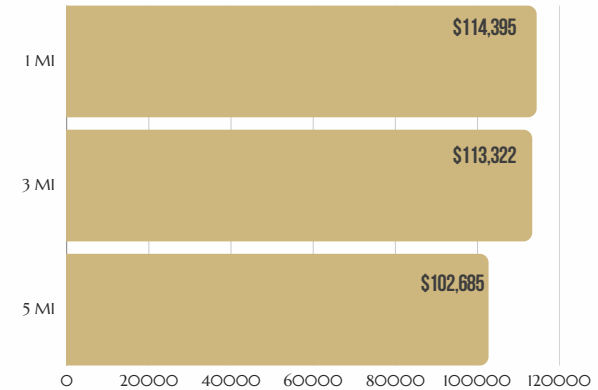
- **Located in the Heart of the Fairfax District:** 7801 Melrose Ave is positioned on one of Los Angeles' most recognized commercial corridors, just east of Fairfax Ave and steps from the vibrant mix of shops, studios, service providers, and neighborhood destinations that define this section of Melrose. Its location benefits from both vehicle and pedestrian activity along this well-traveled arterial, with proximity to established retail, fitness, and lifestyle uses.
- **Versatile & Customizable Spaces:** The property offers a range of unit sizes that are ideal for creative, professional, and service-oriented tenants such as salons, wellness providers, boutique offices, studios, showrooms, and similar uses. Interiors can be tailored and built out to suit tenant needs, making it adaptable for a variety of business concepts seeking a standout Melrose Ave location.
- **Exceptional Foot Traffic & Bustling area:** Located across from Fairfax High School and adjacent to a mix of active businesses along the Melrose corridor, this property benefits from consistent activity and visibility from local residents, students, commuters, and drivers. The broader street network draws a diverse daytime audience, supporting strong presence for tenants seeking visibility and walk-by recognition.

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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