



HIGH STREET RETAIL BUILDING
FOR LEASE

8731
MELROSE AVE

Iconic Melrose Avenue with High-Traffic Showroom & Retail Opportunity

8731 Melrose Avenue presents a prime opportunity in the heart of West Hollywood's highly sought-after Melrose Design District, just moments from the iconic Pacific Design Center. This premier location offers exceptional visibility and strong foot traffic, surrounded by a dynamic mix of luxury retailers, designer showrooms, and renowned dining destinations. With a Walk Score of 92, the property benefits from a true "Walker's Paradise," attracting both local clientele and destination shoppers alike. Ample street parking and nearby public parking further enhance accessibility for clients and customers, while the central West Hollywood location provides convenient access to Beverly Hills, the Sunset Strip, and surrounding Los Angeles neighborhoods. 8731 Melrose Avenue offers a rare opportunity to establish a presence in one of Los Angeles' most influential design and retail destinations.



PROPERTY OVERVIEW

Premises:	8731 Melrose Ave West Hollywood, CA 90069
Property Type:	Freestanding Retail
Building Size:	± 3,500 SF
Rate:	Call Broker for Details
Term:	5 - 10 Years
Availability:	February 2027
Frontage:	41'
Zoning:	WDC1A*
APN:	4336-007-022

FEATURES

1.

PRIME MELROSE DESIGN DISTRICT LOCATION

Positioned in the heart of West Hollywood's highly coveted Melrose Design District, the property offers immediate proximity to the Pacific Design Center and a dense concentration of luxury retailers and showrooms.
2.

EXCEPTIONAL VISIBILITY & FOOT TRAFFIC

Located along one of Los Angeles' most recognized retail corridors, the property benefits from strong daily foot traffic and excellent street presence in a high-demand commercial environment.
3.

SURROUNDED BY HIGH-PROFILE NEIGHBORS

Neighboring tenants including Catch LA, Chrome Hearts, John Varvatos, and SUR Restaurant create a vibrant, upscale environment that attracts affluent clientele and destination shoppers.
4.

IDEAL FOR RETAIL, SHOWROOM, OR CREATIVE USE

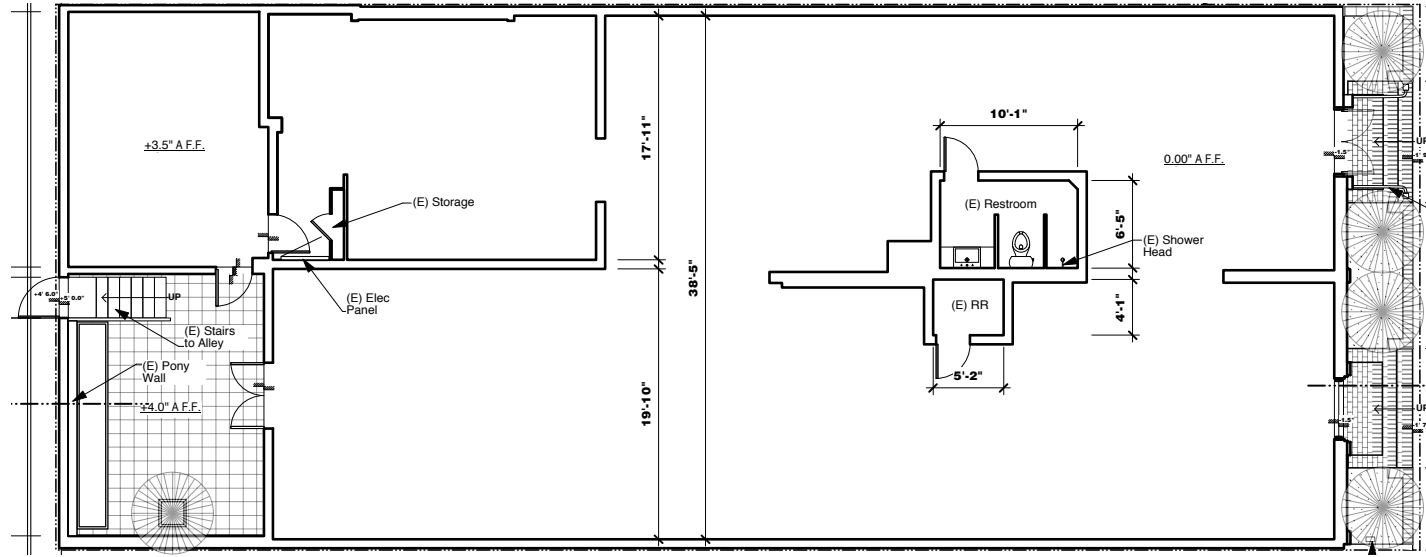
The versatile space is well-suited for showroom, boutique retail, design studio, or creative flagship concepts seeking a premier West Hollywood presence.
5.

WALKABLE, ACCESSIBLE WEST HOLLYWOOD LOCATION

With a Walk Score of 92 and ample nearby parking, the property offers convenient access to Beverly Hills, the Sunset Strip, and surrounding Los Angeles neighborhoods.



FLOOR PLAN

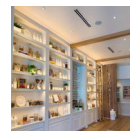




Prime Melrose Design District Location

Situated along one of West Hollywood's most prestigious retail corridors, 8731 Melrose Avenue is surrounded by a curated mix of luxury boutiques, designer showrooms, and acclaimed dining destinations. This prime location attracts affluent clientele, design professionals, and destination shoppers, creating an ideal environment for brands seeking strong visibility and a high-end presence.







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