

Melrose Heights

Small Retail Space For Lease



7970 ½ Melrose Ave., Los Angeles, CA 90046

Do not disturb existing tenants



Available

Size:	±807 SF
Rent:	Contact broker
NNN:	±\$1.05 PSF/Mo.
Parking:	1 tandem (2 vehicles)
Available:	Immediately

Features

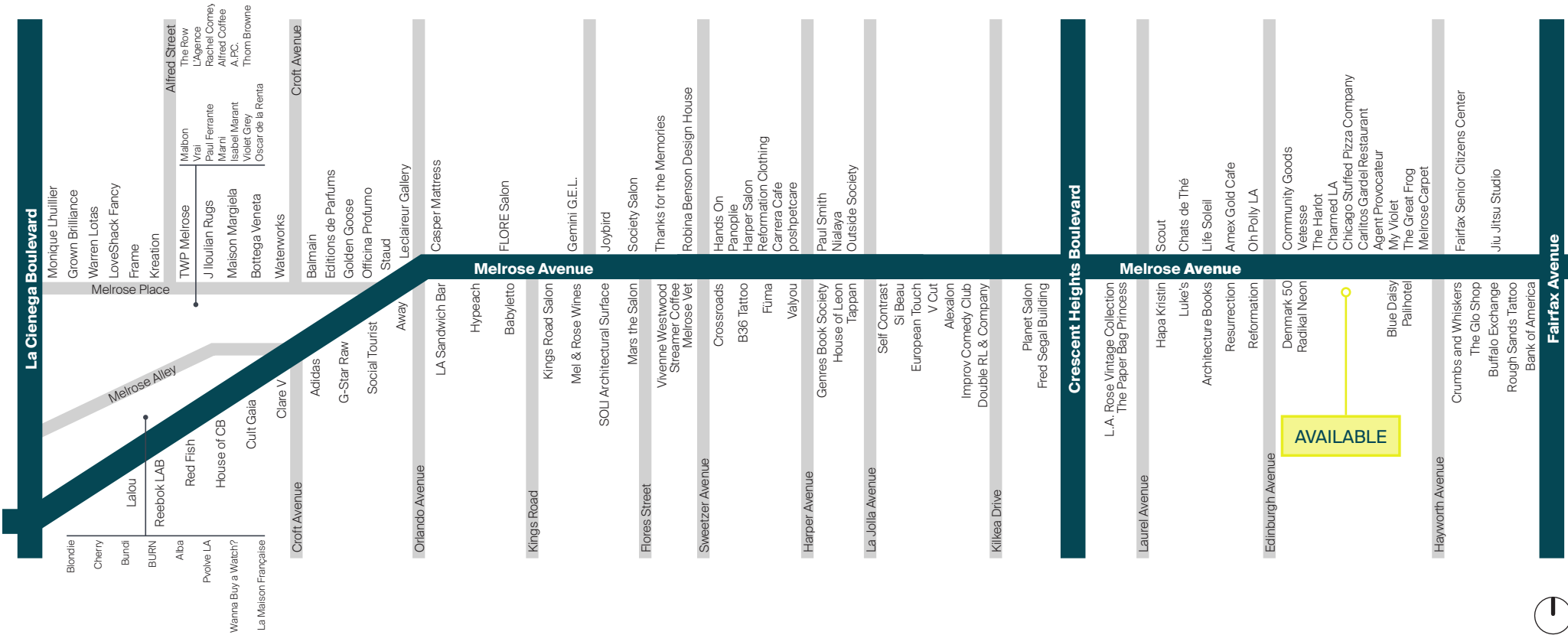
- ▶ Move-in ready 2nd generation retail space
- ▶ Great visibility on busy Melrose Ave.
- ▶ Extremely strong surrounding tenancy with Community Goods Coffee, Reformation, Palihotel, and Agent Provocateur in the immediate vicinity
- ▶ Just east of the Fred Segal building
- ▶ Surrounded by great demographics: \$169,235 HHI within two miles
- ▶ Zillow Home Value Index for 90046: \$1,726,683
- ▶ *Do not disturb existing tenants*

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



Melrose Heights Neighborhood

Within walking distance



BOTTEGA
VENETA



JOYBIRD

REFORMATION

PALIHOTEL
MELROSE AVENUE

Melrose Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	9,195	48,162	185,980
2030 Projected Population	8,551	45,225	178,105
2020 Census Population	8,734	45,707	173,630
2010 Census Population	8,608	45,216	169,054
Projected Annual Growth 2025 to 2030	-1.4%	-1.2%	-0.8%
Historical Annual Growth 2010 to 2025	0.5%	0.4%	0.7%
2025 Median Age	38.1	38.2	39.2
HOUSEHOLDS			
2025 Estimated Households	6,796	30,213	95,122
2030 Projected Households	6,701	29,716	94,816
2020 Census Households	6,840	29,776	93,163
2010 Census Households	6,693	28,692	87,891
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2025	0.1%	0.4%	0.5%
RACE & ETHNICITY			
2025 Estimated White	67.1%	68.7%	63.6%
2025 Estimated Black or African American	5.3%	5.2%	6.3%
2025 Estimated Asian or Pacific Islander	10.2%	10.1%	12.7%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	17.0%	15.5%	16.9%
2025 Estimated Hispanic	21.1%	20.2%	21.0%
INCOME			
2025 Estimated Average Household Income	\$165,208	\$162,874	\$169,235
2025 Estimated Median Household Income	\$97,300	\$103,651	\$108,687
2025 Estimated Per Capita Income	\$90,291	\$93,612	\$92,030
EDUCATION			
2025 Estimated High School Graduate	10.5%	10.1%	9.7%
2025 Estimated Some College	13.9%	14.1%	14.6%
2025 Estimated Associates Degree Only	7.0%	6.7%	5.7%
2025 Estimated Bachelors Degree Only	44.2%	42.7%	41.1%
2025 Estimated Graduate Degree	18.7%	21.1%	23.6%
BUSINESS			
2025 Estimated Total Businesses	1,083	5,074	21,653
2025 Estimated Total Employees	5,675	28,224	143,093
2025 Estimated Employee Population per Business	5.2	5.6	6.6
2025 Estimated Residential Population per Business	11.5	10.4	8.1

Your trusted *partners*

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