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MELROSE AVENUE RESTAURANT SPACE WITH PARKING (ON THE BEST SECTION OF MELROSE FOR QUICK-SERVE CONCEPTS)

7150 MELROSE AVE, LOS ANGELES, CA 90046

SPACE SIZE

±500-1,500 RSF

LEASE RATE

\$7.50 PSF/MO + NNN

(NNN: ±\$0.75 PSF FOR 2026)

AVAILABLE

JANUARY 1, 2027



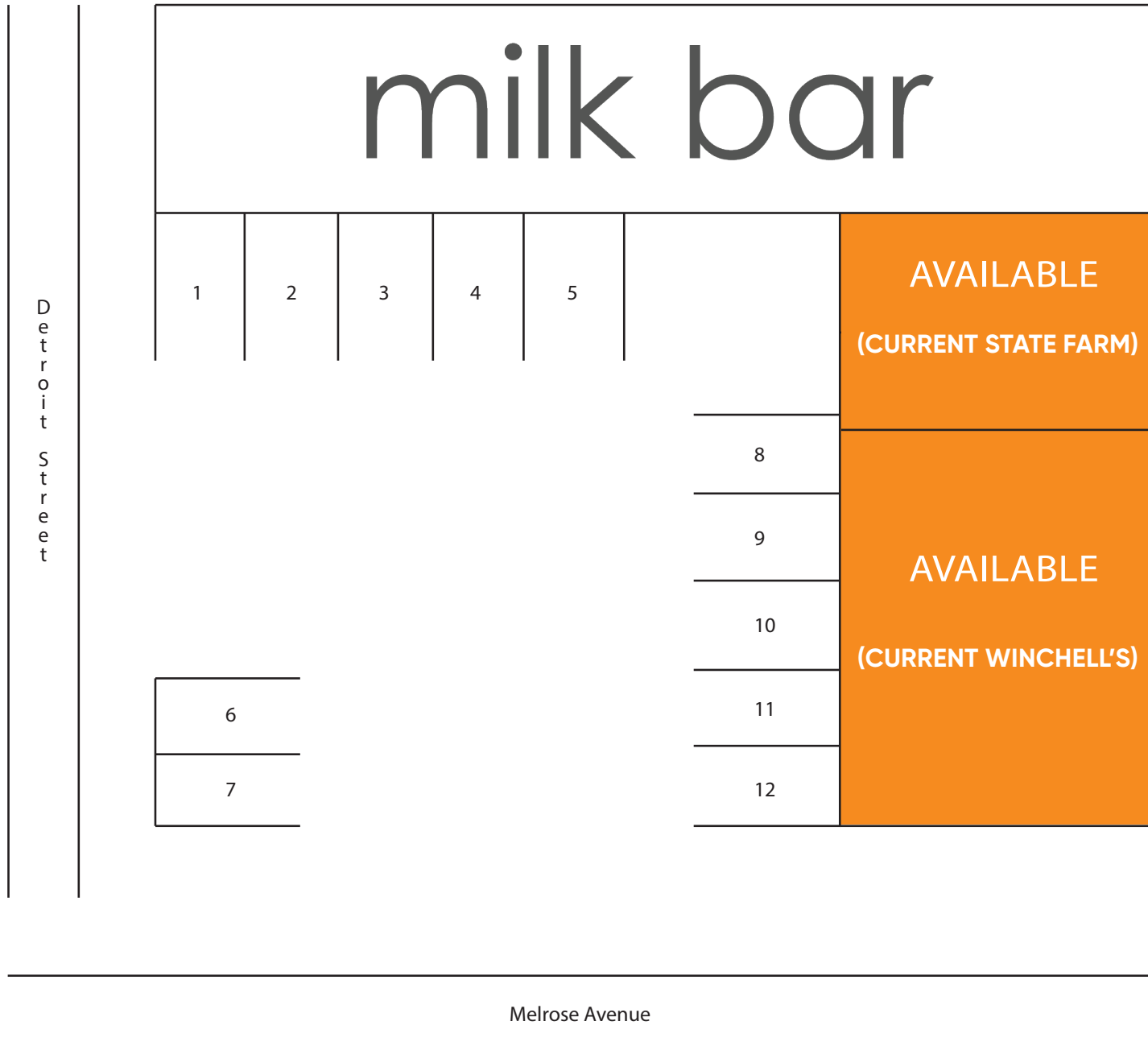
- Rare Melrose Ave restaurant/quickserve space available with no key money on the end cap
- Lease the current Winchell's Space (±1,000 SQFT) together with the current State Farm space (±500 SQFT) or lease them separately
- Center shares 11 surface parking spaces in the front with Christina Tosi's Milk Bar as well as excellent, grandfathered pole signage
- Unbelievable visibility in a market with fantastic demographics in both density, median income, and a coveted age audience
- Highly successful neighbors including Milk Bar, All about the Bread, Tatsu Ramen, Lucifers Pizza, and the Benjamin

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ADDITIONAL PHOTOS



SITE PLAN



DEMOGRAPHICS



TOTAL POPULATION:

1 MILE: 42,991

3 MILE: 184,562

5 MILE: 434,389

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$130,358

3 MILE: \$120,415

5 MILE: \$113,654

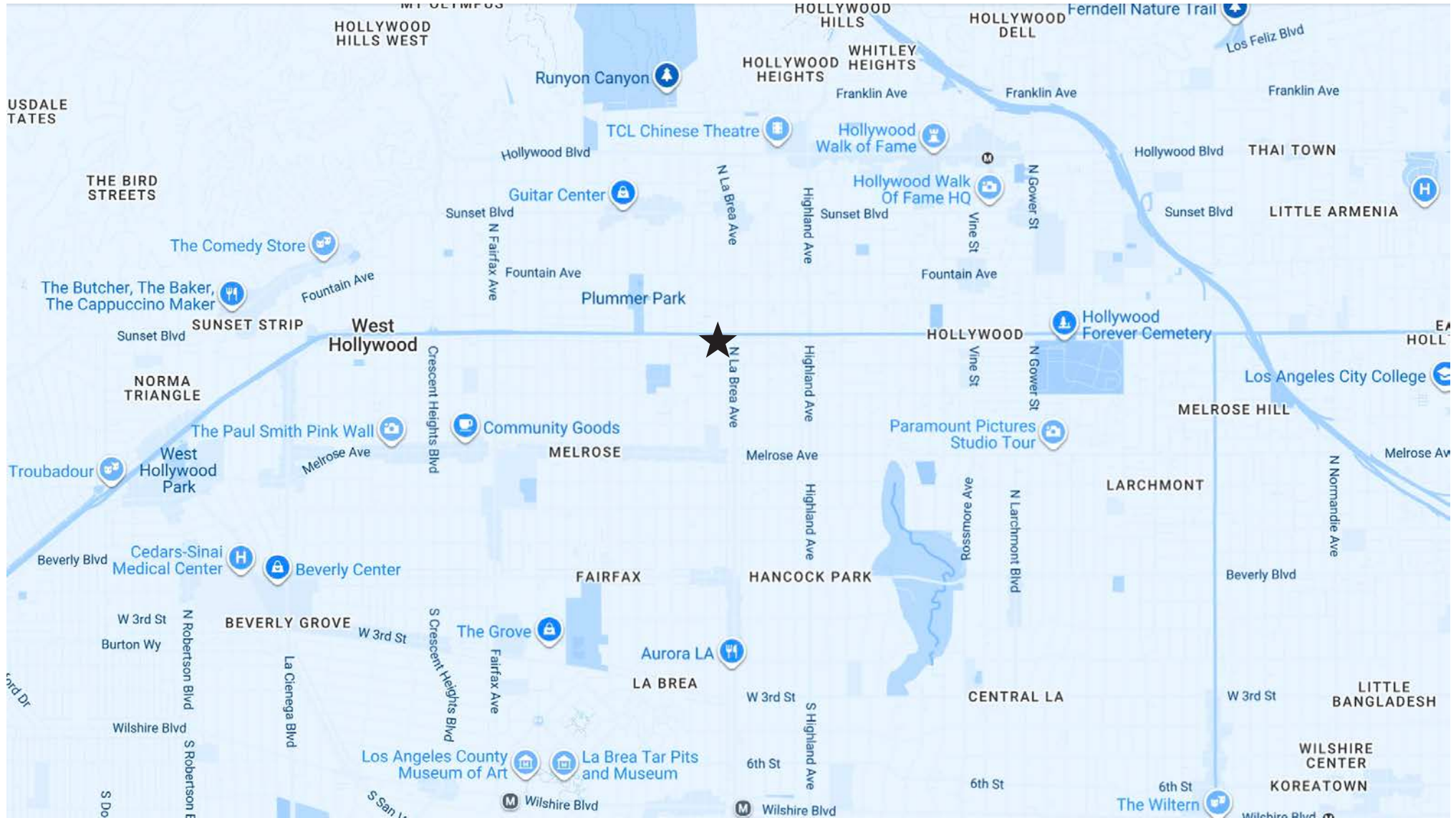
MEDIAN AGE:

1 MILE: 38.9

3 MILE: 39.9

5 MILE: 40.1

MAP



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