

FOR LEASE

7400-7408
MELROSE AVENUE



7400-08

MELROSE AVENUE

LOS ANGELES, CA 90046



CONTACT:

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WESTMAC

Commercial Brokerage Company

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PROPERTY DESCRIPTION

- MASSIVE GLASS STOREFRONT WITH OVER 100 FEET OF COMBINED VISIBILITY
- 14' HIGH CEILINGS IN EACH SUITE WITH INDUSTRIAL CHIC AESTHETIC
- ABILITY TO COMBINE THE ENTIRE GROUND FLOOR INTO ONE +/-5,400 SF SPACE
- RESTAURANT USE POSSIBLE AS OF RIGHT PER AB2097
- SPACES FROM 900 SF TO 1800 SF AVAILABLE

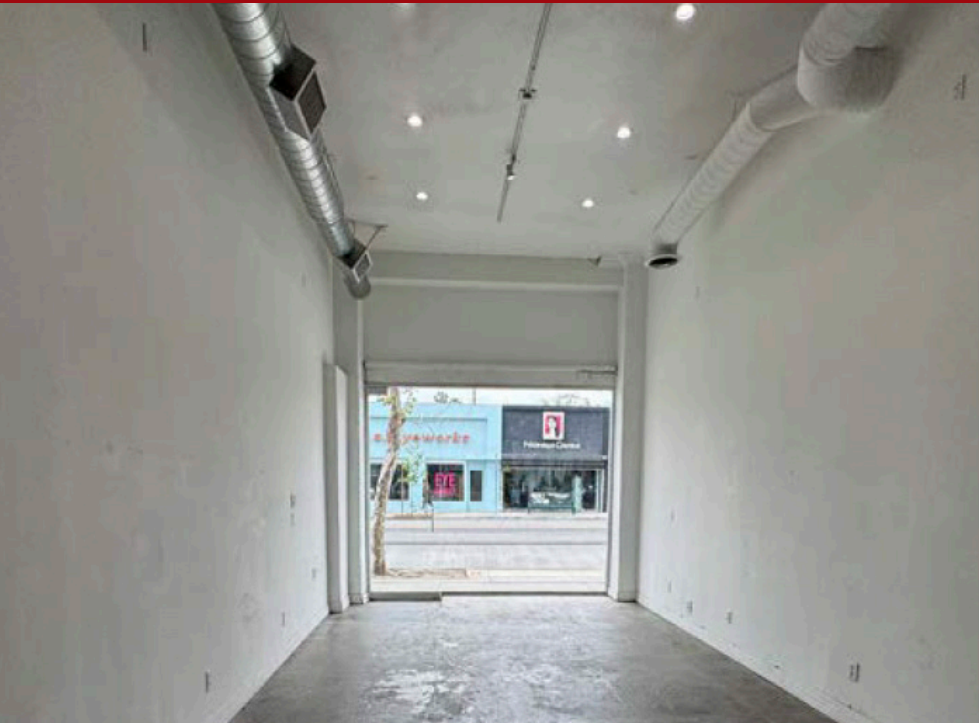
LOCATION DESCRIPTION

- CENTRAL LOCATION WITHIN THE MELROSE ARTS DISTRICT
- MINUTES FROM MELROSE PLACE AND LARCHMONT
- 40,000 CARS PER DAY AND HEAVY FOOT TRAFFIC
- PRIME SPOT AT SIGNALIZED INTERSECTION
- ONLY FEET FROM QUALITY RESTAURANTS: CARMEL, MICHELIN- RATED RONAN, AND NIPSEY HUSSLE'S MARATHON BURGER

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Size:

±900 – ±5,400 square feet

Rent:

\$4.00 / sq. ft. / mo., NNN
(Triple net charges ±\$0.70/SF/Mo.)

Term:

Negotiable

Tls:

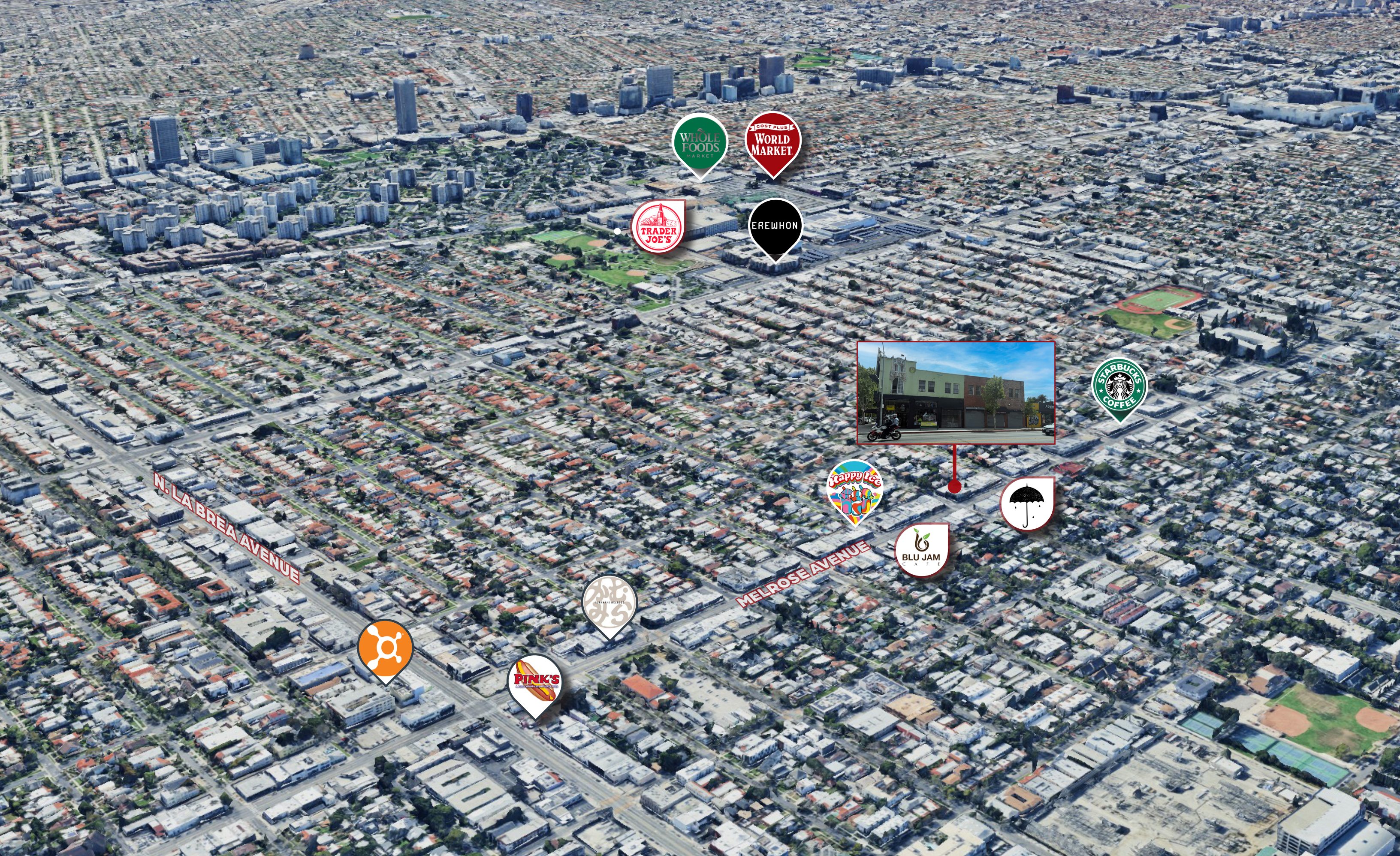
Negotiable



	SUITE	AVAILABLE SPACE
	7400.	±900 RSF
	7404.	±900 RSF
	7406.	±900 RSF
	7408.	±900 RSF
	7408A.	±900 RSF
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DEMOGRAPHICS (2024 -2025)

METRIC	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	~46,074	~381,922	~933,994
Total Households	~24,796	~187,369	~410,558
Median Household Income	~\$96,025	~\$84,844	~\$78,056
Median Age	40	41	41
Avg. Household Size	1.8	2.0	2.2

Market Analysis

- Affluence & Density: The 1-mile radius demonstrates significant purchasing power with a median household income of approximately \$96,000, which is considerably higher than the city-wide median. This area is characterized by smaller, high-income households (averaging 1.8 persons).
- Residential Stability: The area features a high density of housing units, with over 24,000 households within a 10-minute walk or short drive. The median home value in the immediate vicinity often exceeds \$1.1 million.
- Education & Employment: Within this corridor, roughly 40% of the population holds a Bachelor’s degree or higher. The local workforce is heavily concentrated in creative, professional, and management services, aligning with the “Arts District” identity.
- Regional Draw: The 5-mile radius encompasses nearly 1 million people, illustrating the property’s potential as a regional destination rather than just a local neighborhood shop



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