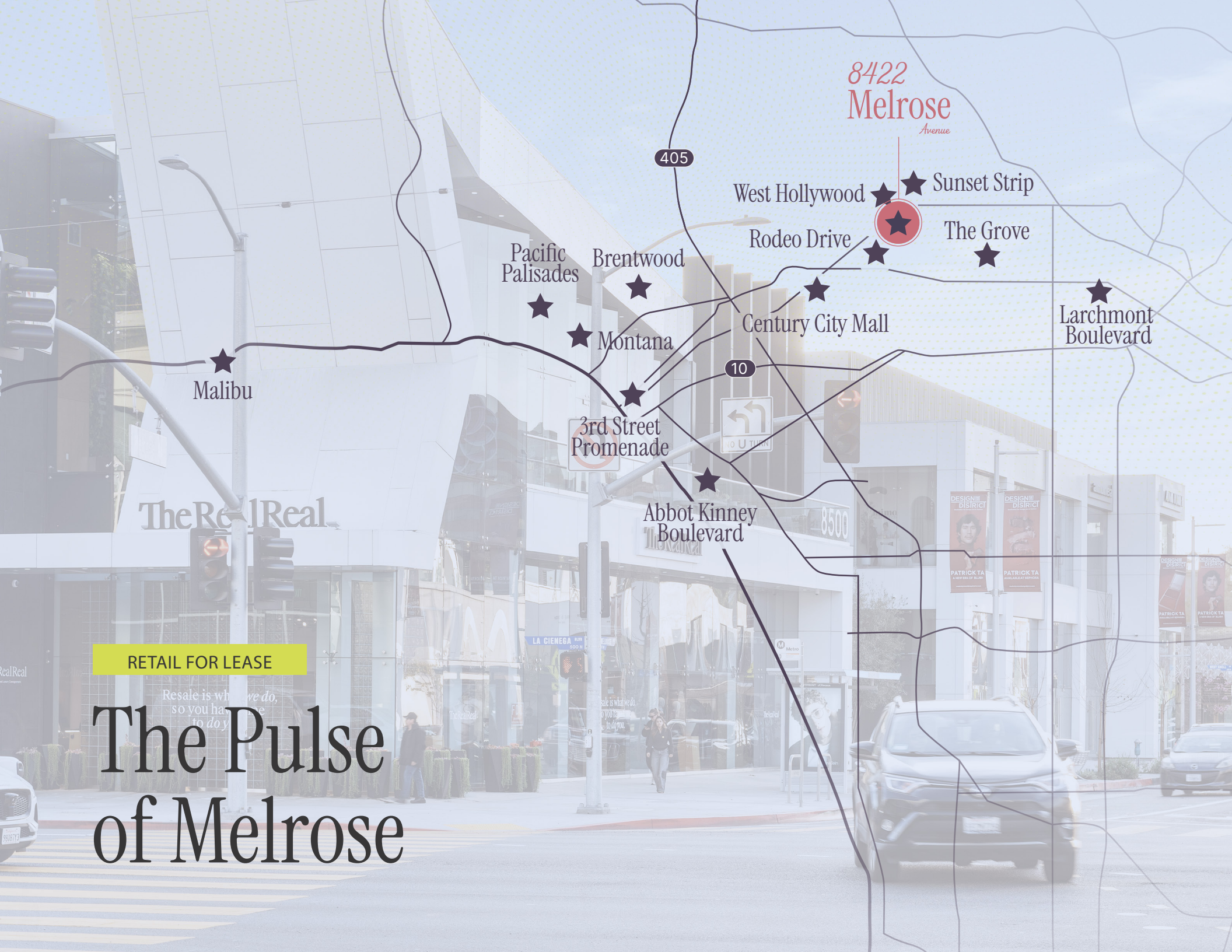


8422 Melrose *Avenue*



Jones Lang LaSalle Brokerage, Inc. RE License #01856260



8422
Melrose
Avenue

405

West Hollywood

Sunset Strip

The Grove

Rodeo Drive

Pacific Palisades

Brentwood

Montana

Century City Mall

Larchmont Boulevard

Malibu

3rd Street Promenade

Abbot Kinney Boulevard

The Real Real

RETAIL FOR LEASE

Resale is what we do,
so you have to do it
to do it

The Pulse of Melrose



About the Property

The Details

LEASE RATE

Available upon Request

INTERSECTION

Melrose & Melrose Place

AVAILABLE

8422 Melrose | $\pm 2,111$ SF

FRONTAGE

21'-8" Along Melrose Ave
($\pm 29,479$ Cars Per Day on Melrose Ave)

PARKING

18 Surface Spaces

NEIGHBORHOOD

Melrose West Hollywood Fashion & Design District

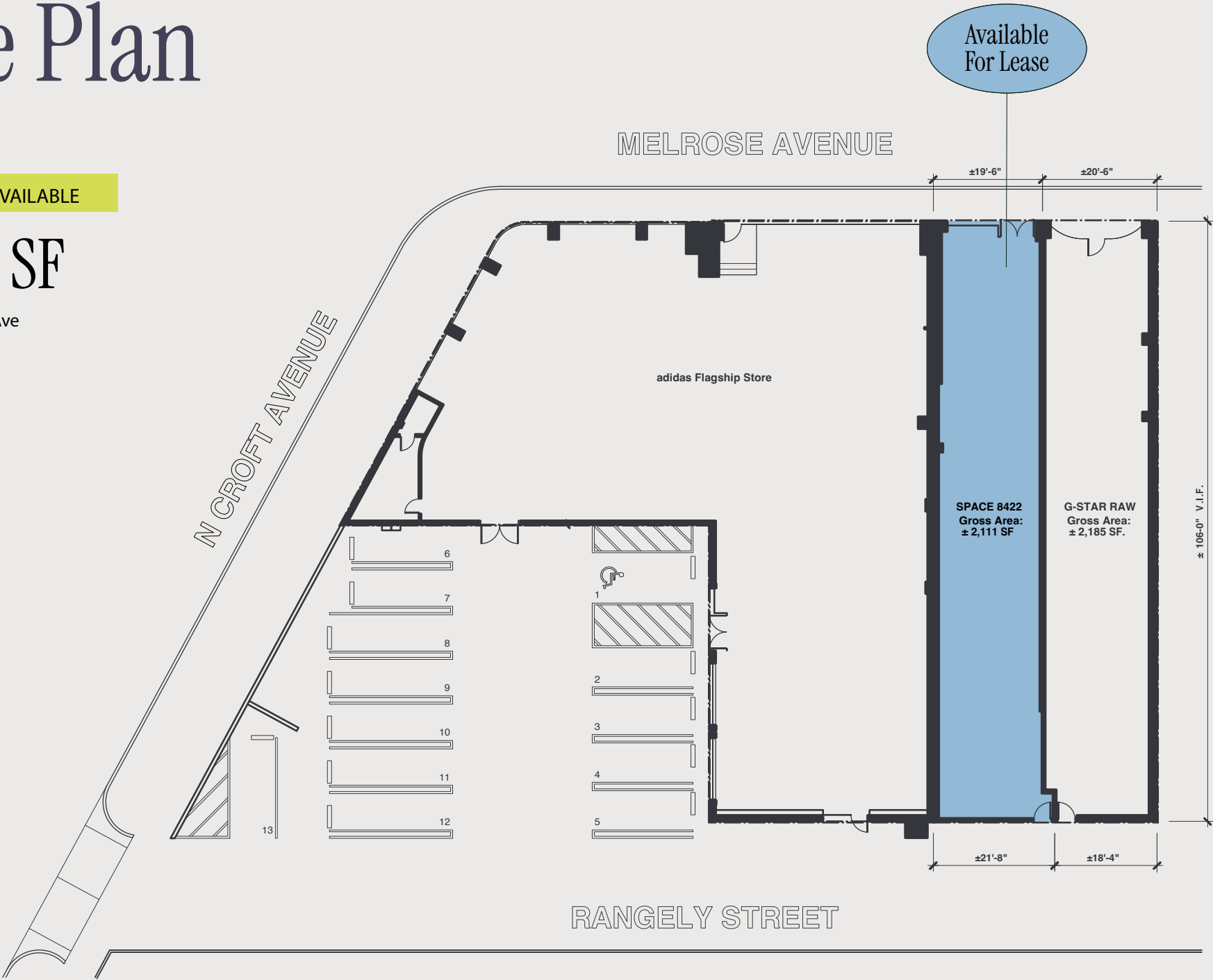


Site Plan

SPACES AVAILABLE

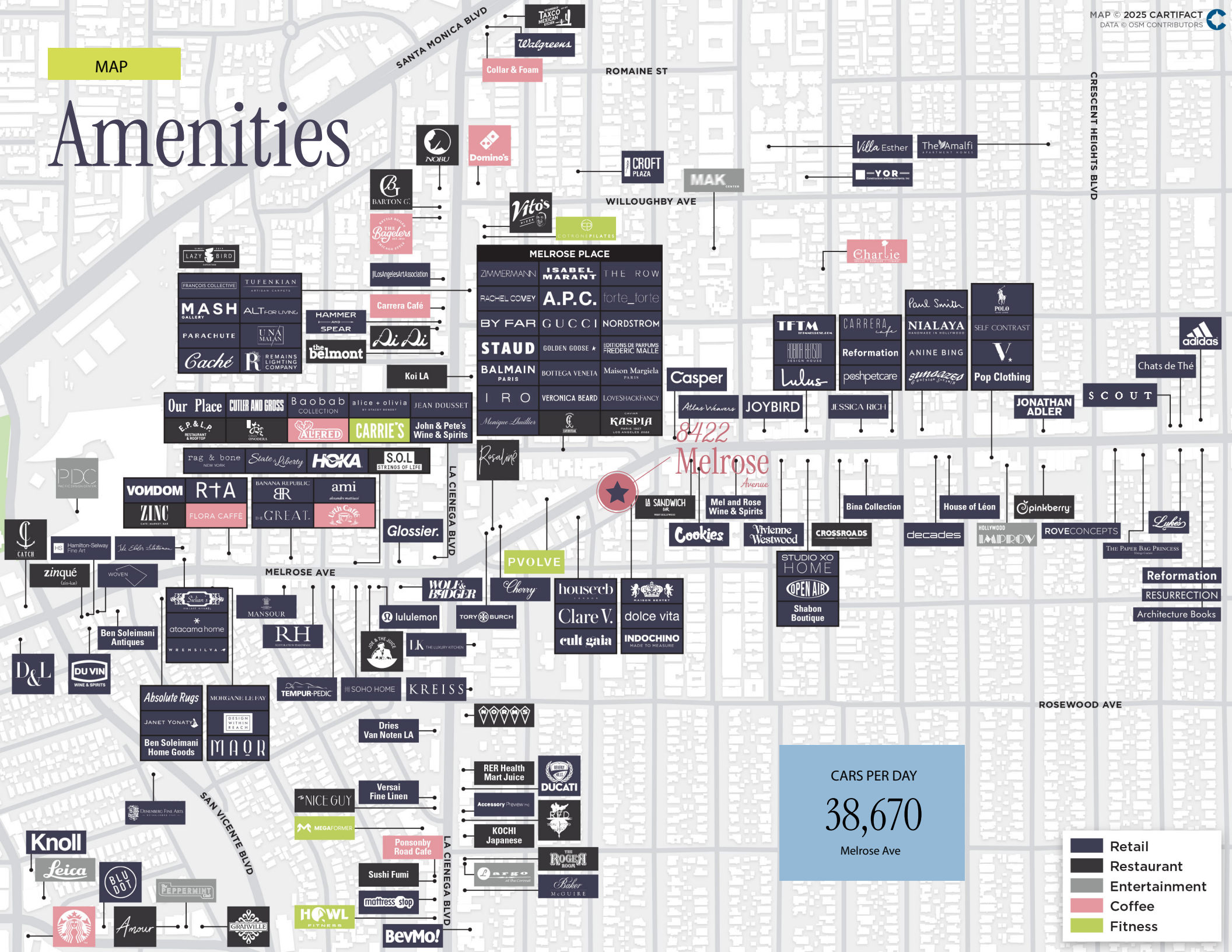
±2,111 SF

8422 Melrose Ave



MAP

Amenities



CARS PER DAY

38,670

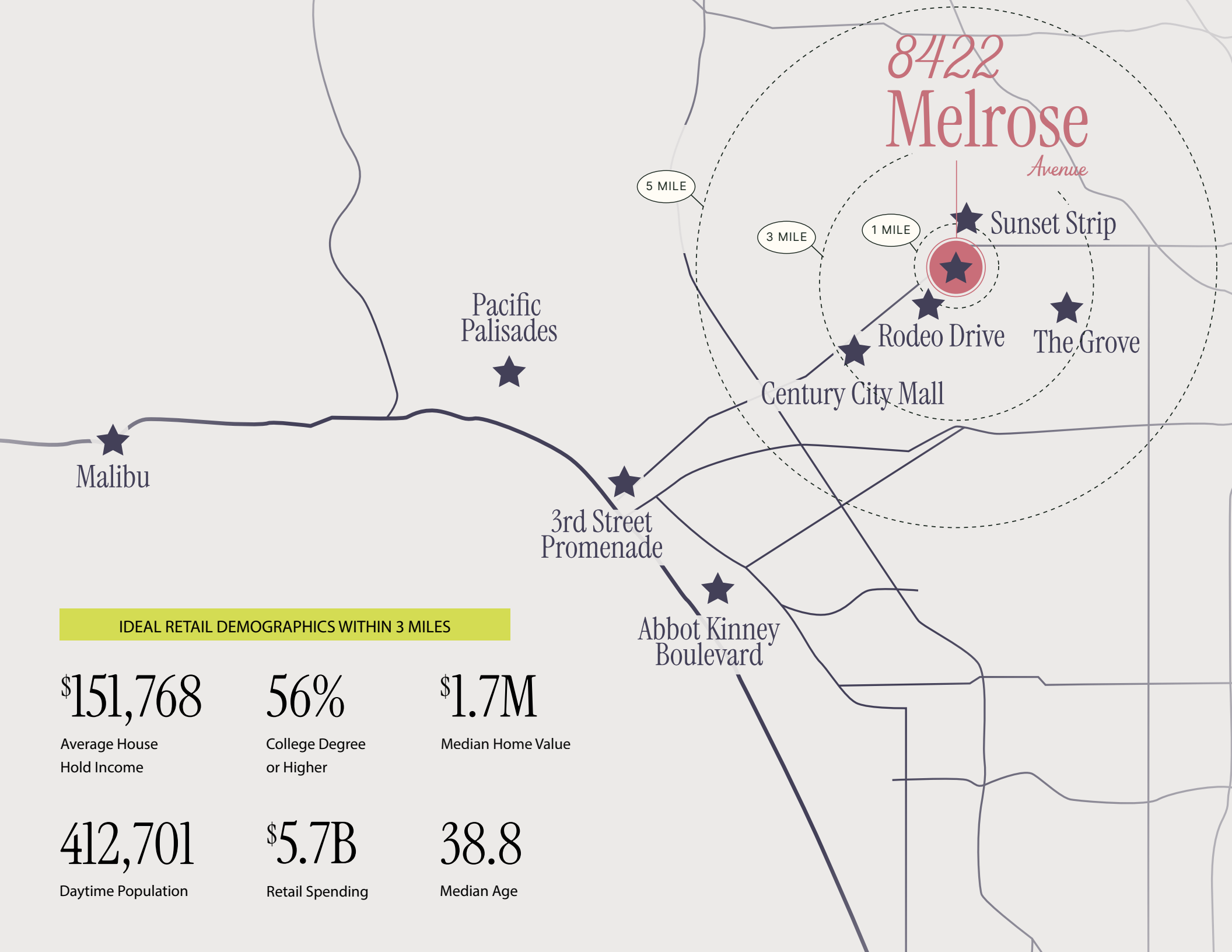
Melrose Ave

- Retail
- Restaurant
- Entertainment
- Coffee
- Fitness



Melrose Avenue is a vibrant 1.5-mile stretch in Los Angeles, renowned for its eclectic mix of high-end boutiques, vintage shops, trendy restaurants, and street art. This fashion and pop culture hub boasts a walk score of 96, making it extremely pedestrian-friendly. Centrally located in between West Hollywood, Melrose Avenue is near popular neighborhoods like Beverly Grove and Fairfax District, and just a short drive from iconic attractions such as the Sunset Strip. With its unique blend of fashion, food, and entertainment, Melrose Avenue offers a quintessential West Hollywood Los Angeles experience for both locals and tourists.

8422
Melrose
Avenue



8422
Melrose
Avenue

5 MILE

3 MILE

1 MILE

Sunset Strip

Rodeo Drive

The Grove

Century City Mall

3rd Street Promenade

Abbot Kinney Boulevard

Malibu

Pacific Palisades

IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

\$151,768

Average House
Hold Income

56%

College Degree
or Higher

\$1.7M

Median Home Value

412,701

Daytime Population

\$5.7B

Retail Spending

38.8

Median Age

8422 Melrose *Avenue*

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