

Melrose Retail For Lease

4300 Melrose Ave. Los Angeles, CA 90029



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Overview

Asking Rent	\$2.75/SF	Leasable Area	3,000 SF
Zoning	LAC2	Min. Divisible	1,500 SF
Lease Type	NNN	Available	03.01.15

Property Features

- Recently renovated storefront
- Beautiful historic building
- Excellent visibility to Melrose Ave.
- Parking available

Location Features

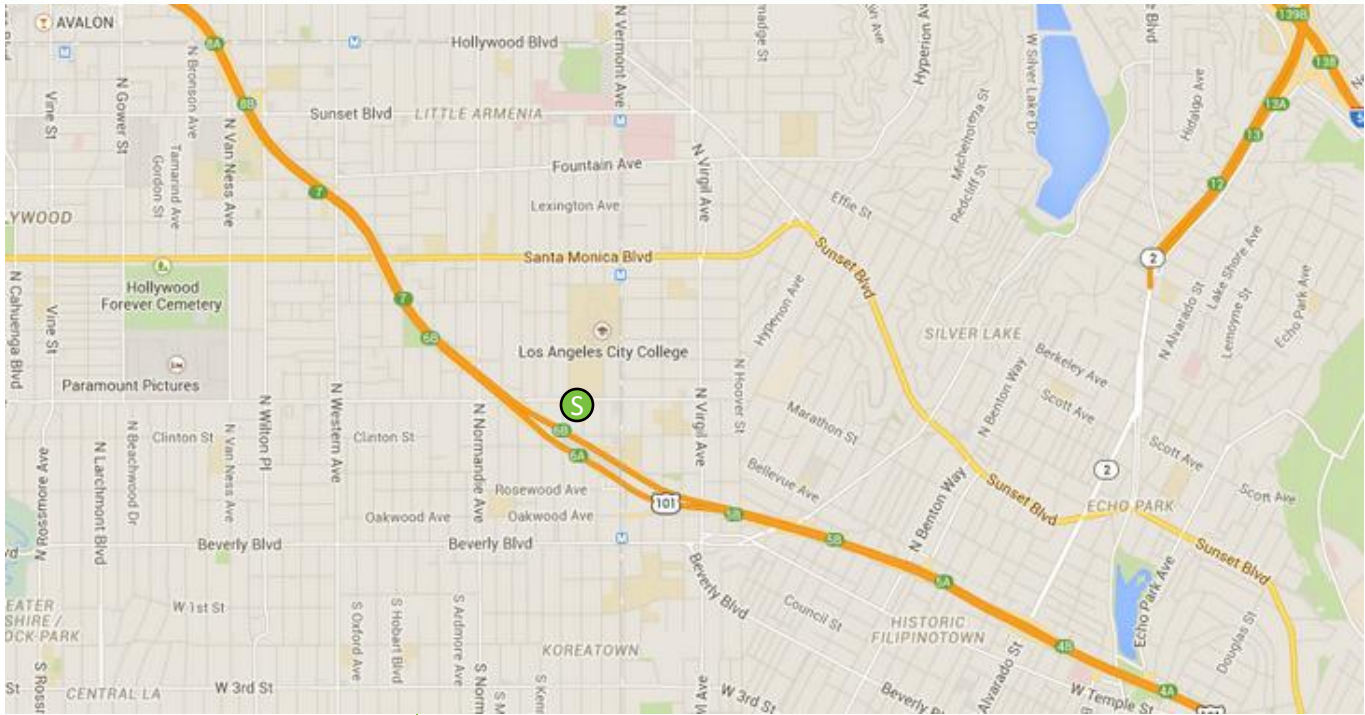
- Located on major thoroughfare Melrose Ave
- Blocks from HWY 101
- Across the street from Los Angeles City College and The Braille Institute
- Nearby business include: Sqirl, Cafecito Organico, Tribal Café, Scoops Ice Cream

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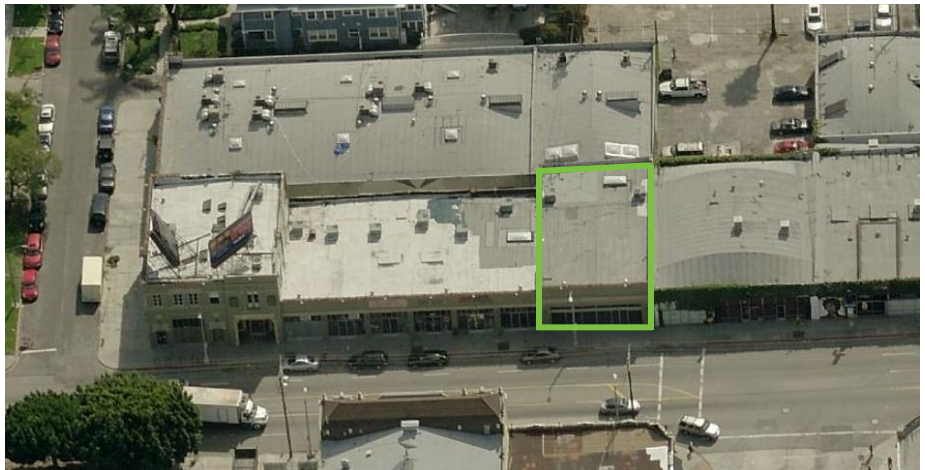
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DEMOGRAPHICS:

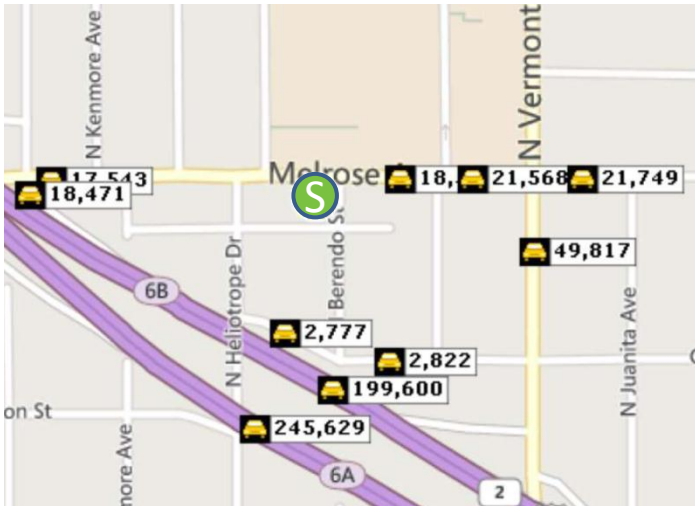
	1 Mile	3 Mile	5 Mile
Population	92,527	587,938	1,180,968
Total Households	34,030	224,345	422,980
Median Household Income	\$35,438	\$33,307	\$35,611
Average Household Income	\$48,554	\$51,356	\$55,607
Total Number of Employees	177,128	1,101,101	2,087,804



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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Melrose Ave	N New Hampshire Ave	0.03 E	2012	18,539	MPSI	.06
2	Clinton St	N Heliotrope Dr	0.03 W	2009	2,777	ADT	.10
3	Melrose Ave	N New Hampshire Ave	0.02 W	2012	21,568	MPSI	.11
4	Clinton St	N New Hampshire Ave	0.03 E	2009	2,822	ADT	.12
5	Hollywood Fwy	N Heliotrope Dr	0.07 W	2011	199,600	MPSI	.13
6	N Vermont Ave	Melrose Ave	0.05 N	2012	49,817	MPSI	.16
7	Hollywood Fwy	N Heliotrope Dr	0.01 NW	2012	245,629	MPSI	.17
8	Melrose Ave	N Alexandria Ave	0.02 W	2012	17,543	MPSI	.18
9	Melrose Ave	N Vermont Ave	0.03 W	2012	21,749	MPSI	.18
10	Melrose Ave	N Alexandria Ave	0.01 N	2008	18,471	ADT	.20