

7703 MELROSE AVENUE, LOS ANGELES



JARED SWEDELSON

Senior Vice President

d: 818-742-1632

m: 818-644-7597

jswedelson@naicapital.com

Cal DRE Lic #02105146

NAI CAPITAL - WEST LA

11550 Santa Monica Blvd.

Suite 1550

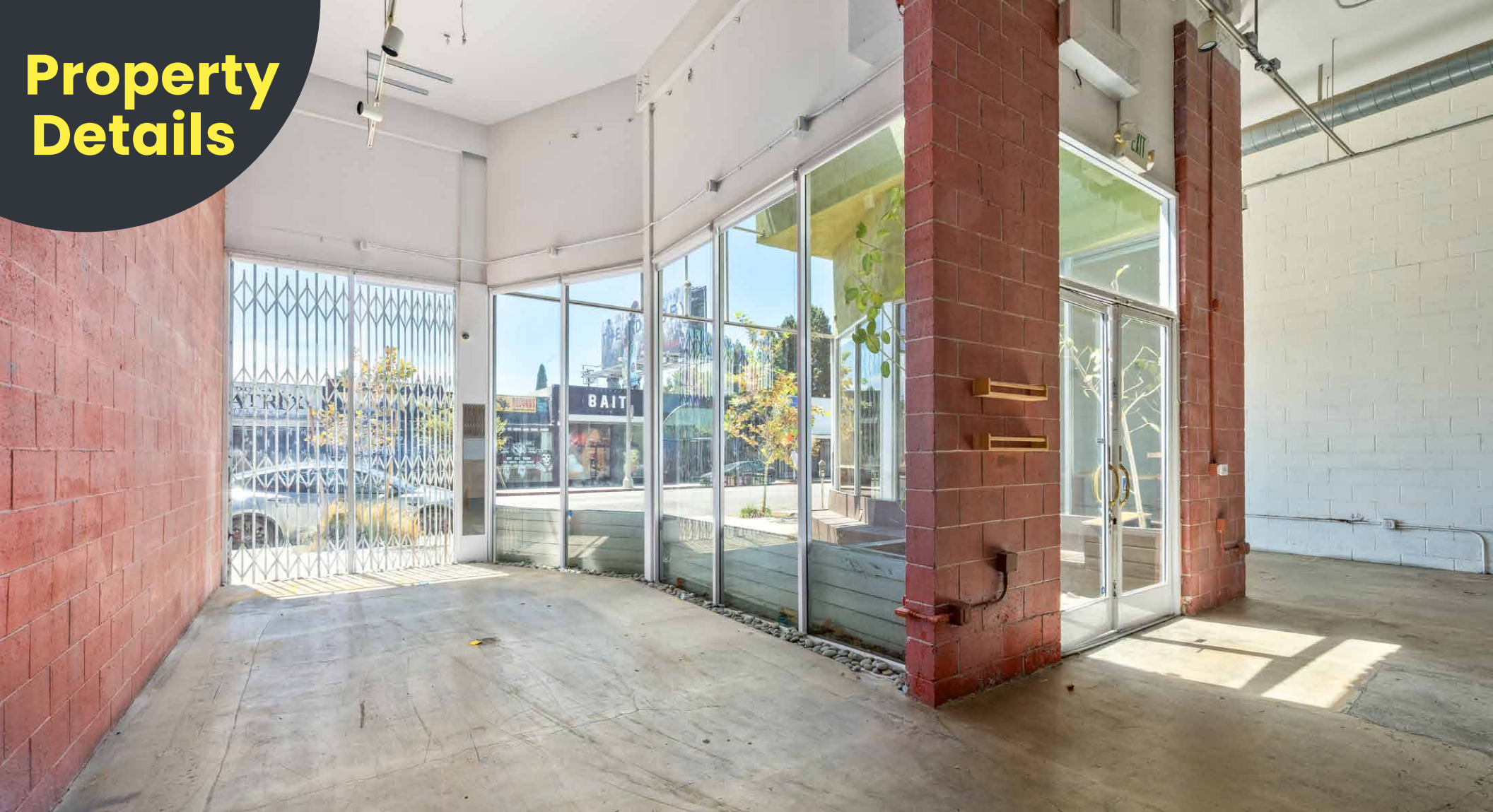
Los Angeles, CA 90025

d: 310-806-6100

www.naicapital.com

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details



Square Footage

3,106 SF

Price

\$3.85/SF

Parking

8 Spaces

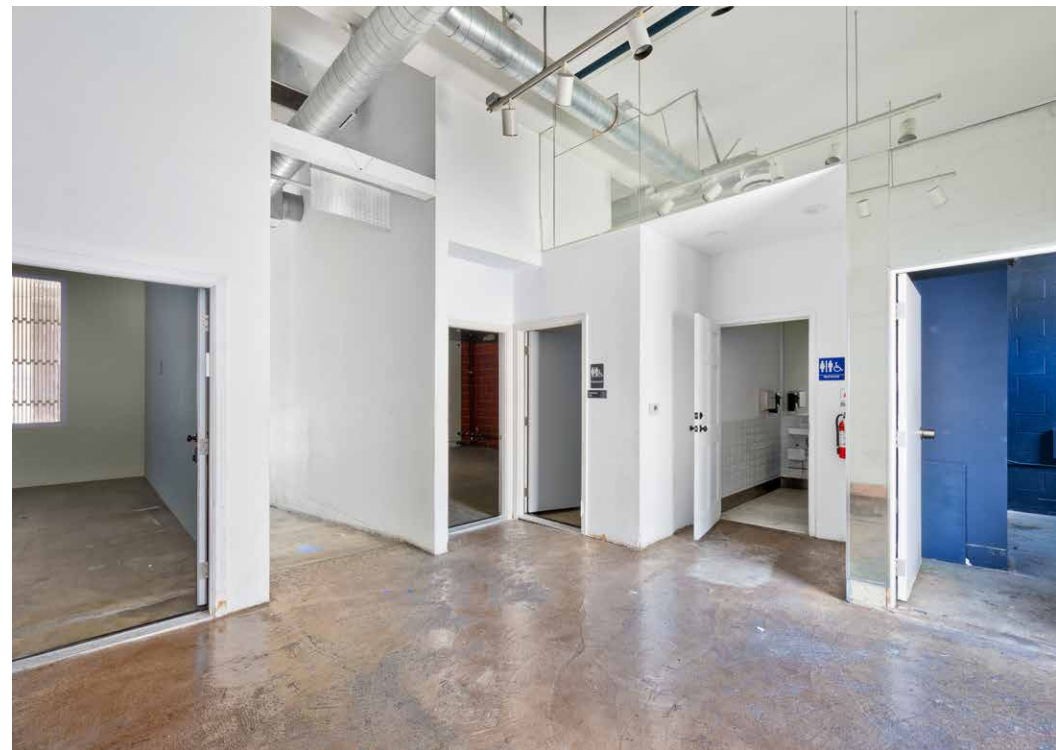
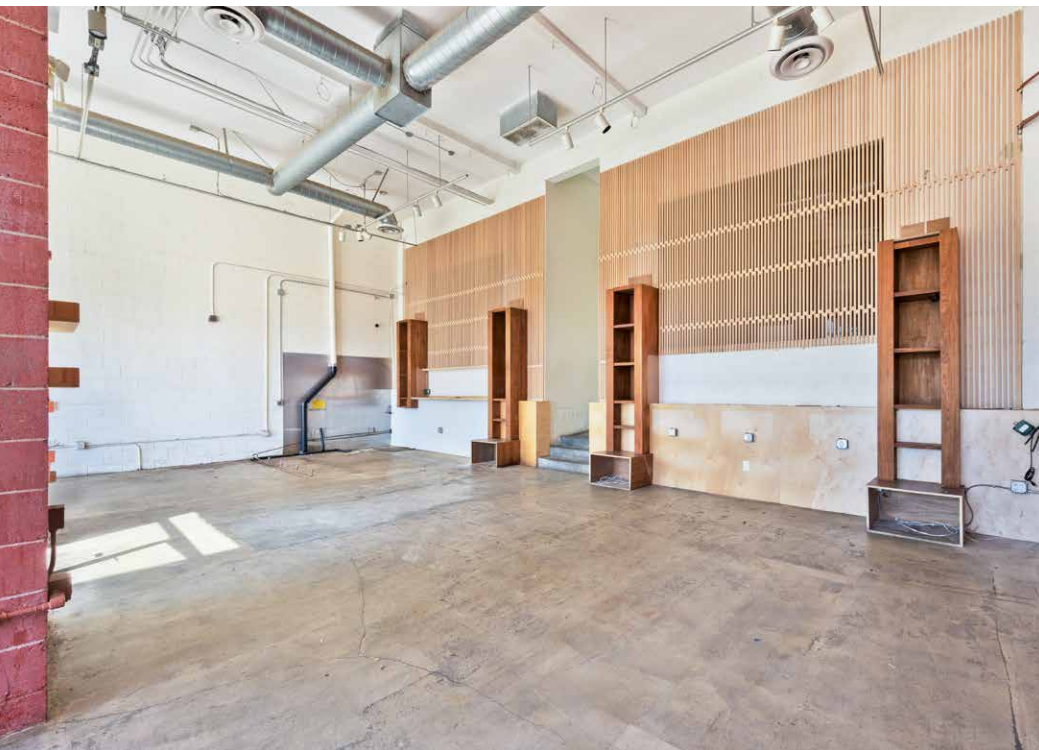
Year Built

1951

Key Highlights:

- Heavy daytime and foot traffic
- High ceilings (14-18'ft)
- 90% permitted with the city for coffee use.
- Stand-alone building with large top signage visibility
- 45 ft of frontage on Melrose Ave

Property Photos



Aerial Map



BEVERLY HILLS

Paul Smith
THE PINK WALL

Reformation

CROSSROADS
KITCHEN
LOS ANGELES

REVIVE
The hotel

COMMUNITY
GOODS

BOUL'ANGE

Pop's Bagels

WEST HOLLYWOOD

ysabel

N FAIRFAX AVE

SITE

LOS ANGELES

SHOEPLACE
ULTIMATE EXPERIENCE

MELROSE AVE

Foot Locker

N SPAULDING AVE

N

Contact Info

JARED SWEDELSON

Senior Vice President

d: 818-742-1632

m: 818-644-7597

jswedelson@naicapital.com

Cal DRE Lic #02105146

NAI CAPITAL - WEST LA

11550 Santa Monica Blvd.

Suite 1550

Los Angeles, CA 90025

d: 310-806-6100

www.naicapital.com

© NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474