

# 8101 MELROSE AVENUE, LOS ANGELES, CA

FOR LEASE | HIGHLY COVETED RETAIL CORNER  
ON MELROSE & CRESCENT HEIGHTS



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# Property Details



## 8101 Melrose Avenue

<b>Ground Floor:</b>	3,500 SF
<b>Second Floor:</b>	3,500 SF
<b>PH Mezzanine:</b>	508 SF
<b>Total size:</b>	<b>±7,508 SF</b>

\*8113 Melrose can be made available for lease as additional ground floor retail space or a stock room

### Pricing

Call broker for information

### Parking

15 spaces

### Year Built

2019

# Property Details



## Property Description

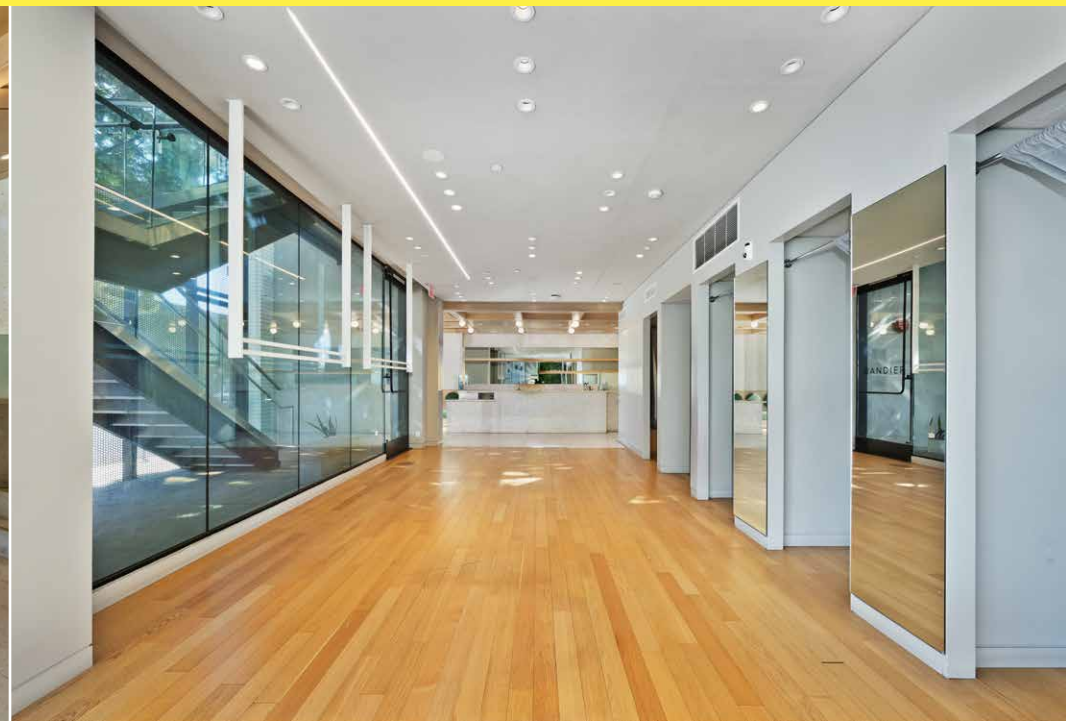
Exceptional high-visibility retail space at the prominent corner of Melrose and Crescent Heights, offering unparalleled exposure in one of Los Angeles' most sought-after shopping destinations. Completed in 2019, this modern building features impressive glass frontage on both streets, soaring high ceilings, and a flexible layout perfect for diverse retail and office concepts. The ground floor comes fully equipped with multiple fitting rooms, a permitted coffee bar, and a spacious stock room, while the second level boasts double-height ceilings, a serene

outdoor courtyard, and panoramic views with balconies facing the Hollywood Hills. A rare offering, the property also includes dedicated rear parking for convenience and easy access. This corner property is available for lease by floor or as a single tenant space. The adjacent property also available for lease, offering additional ground-floor retail or a fully built-out stock room. Situated in a high-demand retail corridor, this turnkey space blends prime visibility, contemporary design, and unparalleled functionality.

# Ground Floor



- Large retail floor
- Fully permitted coffee bar
- 3 changing rooms
- 2 bathrooms
- Stock room



# 2nd Floor



■ Open retail floor or office space

■ Outdoor courtyard

■ Yoga studio

■ Floor to ceiling high windows and double vaulted ceilings

■ Exterior balcony



# Mezz

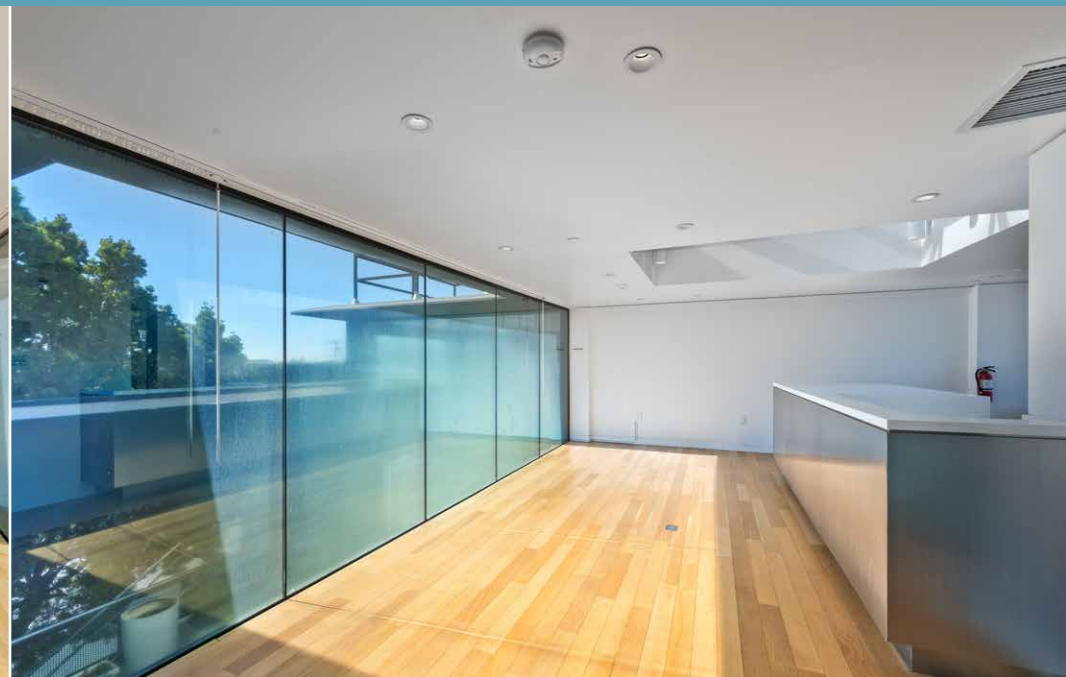


■ Office space looking into second floor

■ Modern kitchenette

■ Potential to extend the mezzanine over the second floor

■ Potential to create additional outdoor space



# 8113 Melrose – Available For Lease

2,000–2,500 SF: Call for pricing



8113  
Melrose

SITE

# Aerial Map



CENTURY CITY

WEST HOLLYWOOD

**Glossier.**  
TheRealReal

cult gaia

**A.P.C.**  
GUCCI

**FRAME**  
BOTTEGA VENETA  
GOLDEN GOOSE / ★  
**STAUD**

**JOYBIRD**

**HOUSE of LÉON**

Paul Smith

**RALPH LAUREN**



**ARITZIA**

**JONATHAN ADLER**

MELROSE AVE (34,750 ATC)

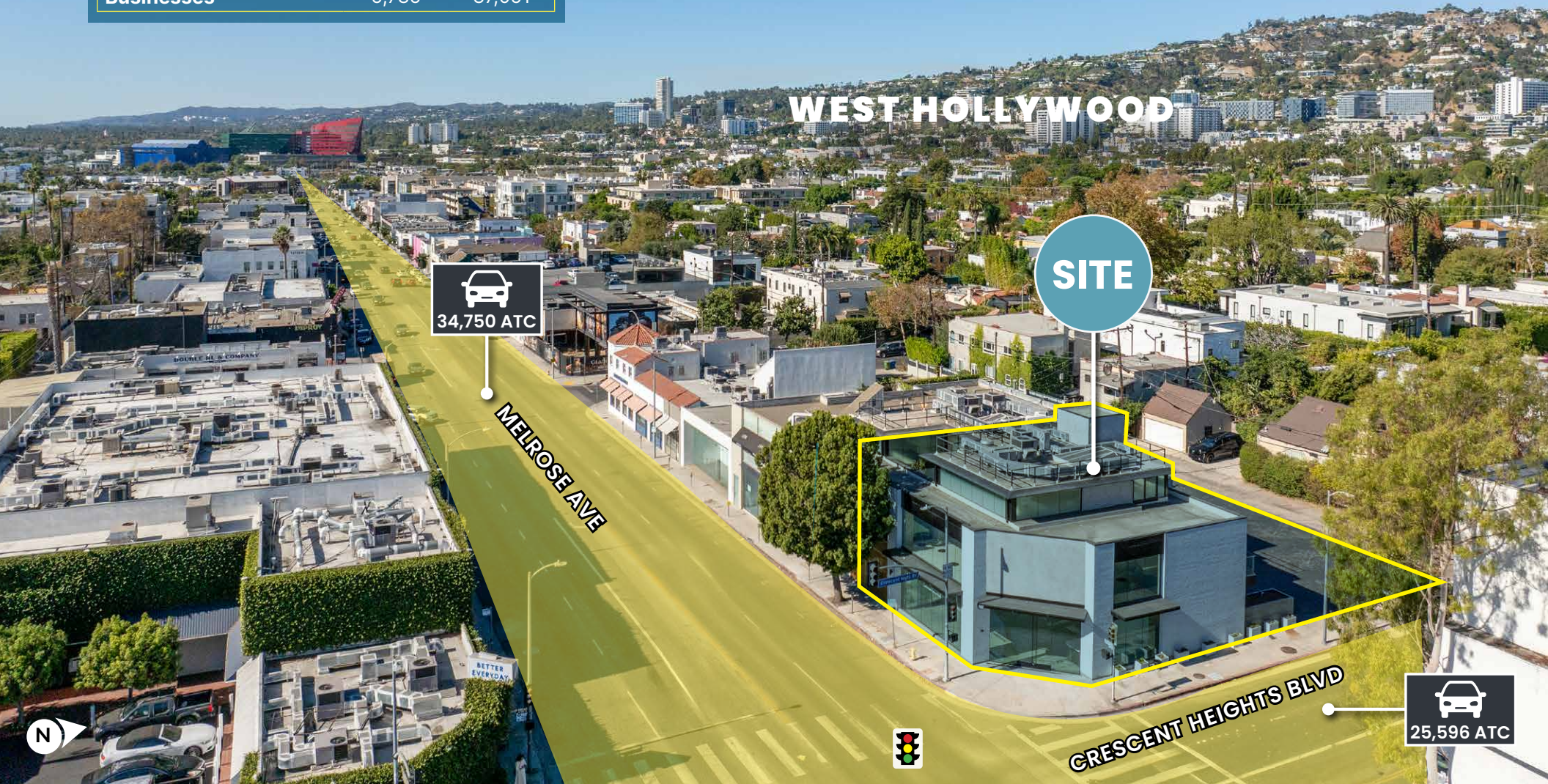
**SITE**



# High Visibility Corner for Brand Exposure


## WEST HOLLYWOOD DEMOGRAPHICS

	1 Mile	3 Miles
Population	47,326	290,078
Households	29,214	152,447
Median Age	39.6	39.3
Avg. Household Income	\$145,516	\$166,933
Businesses	5,785	37,051



WEST HOLLYWOOD

SITE

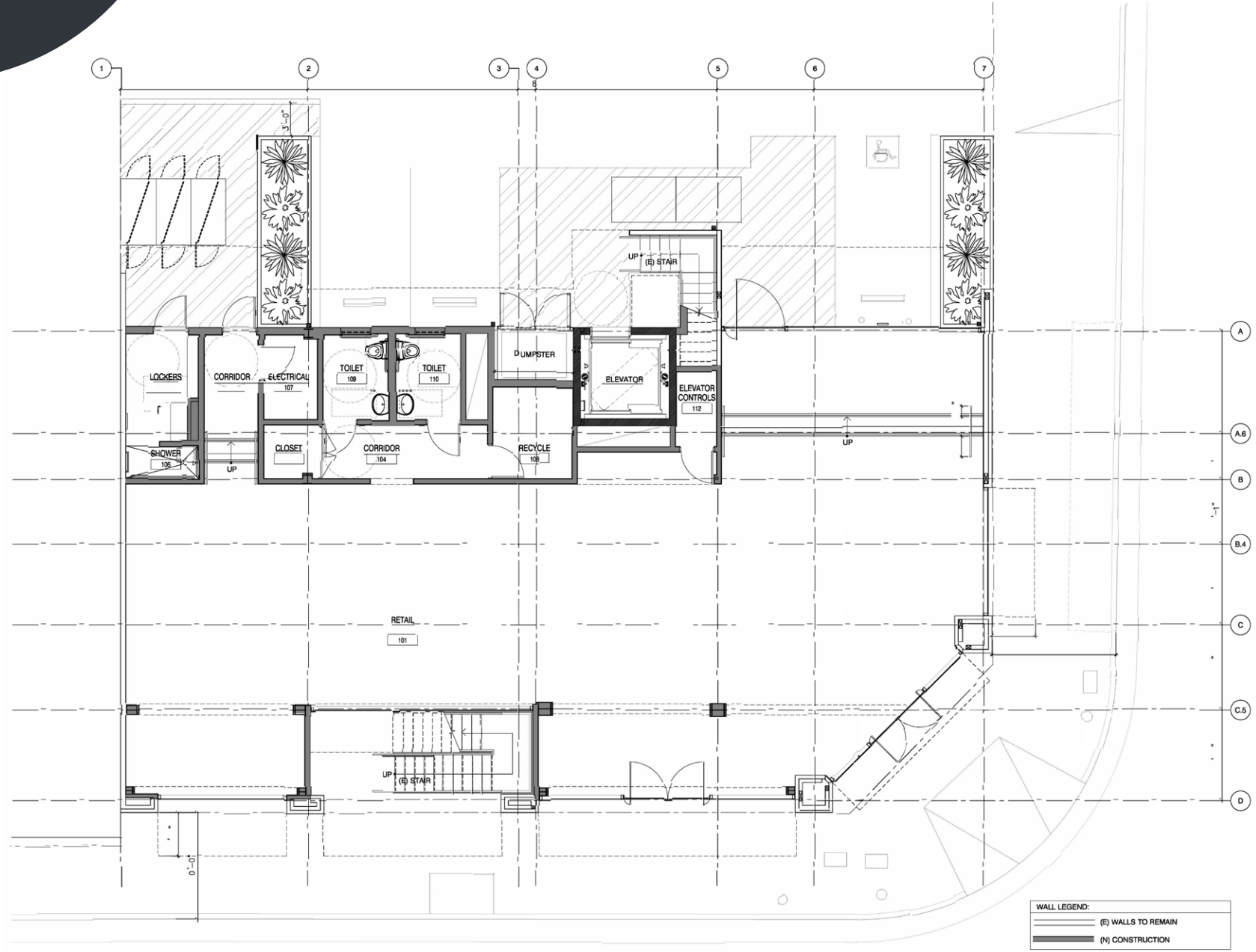
  
34,750 ATC

MELROSE AVE

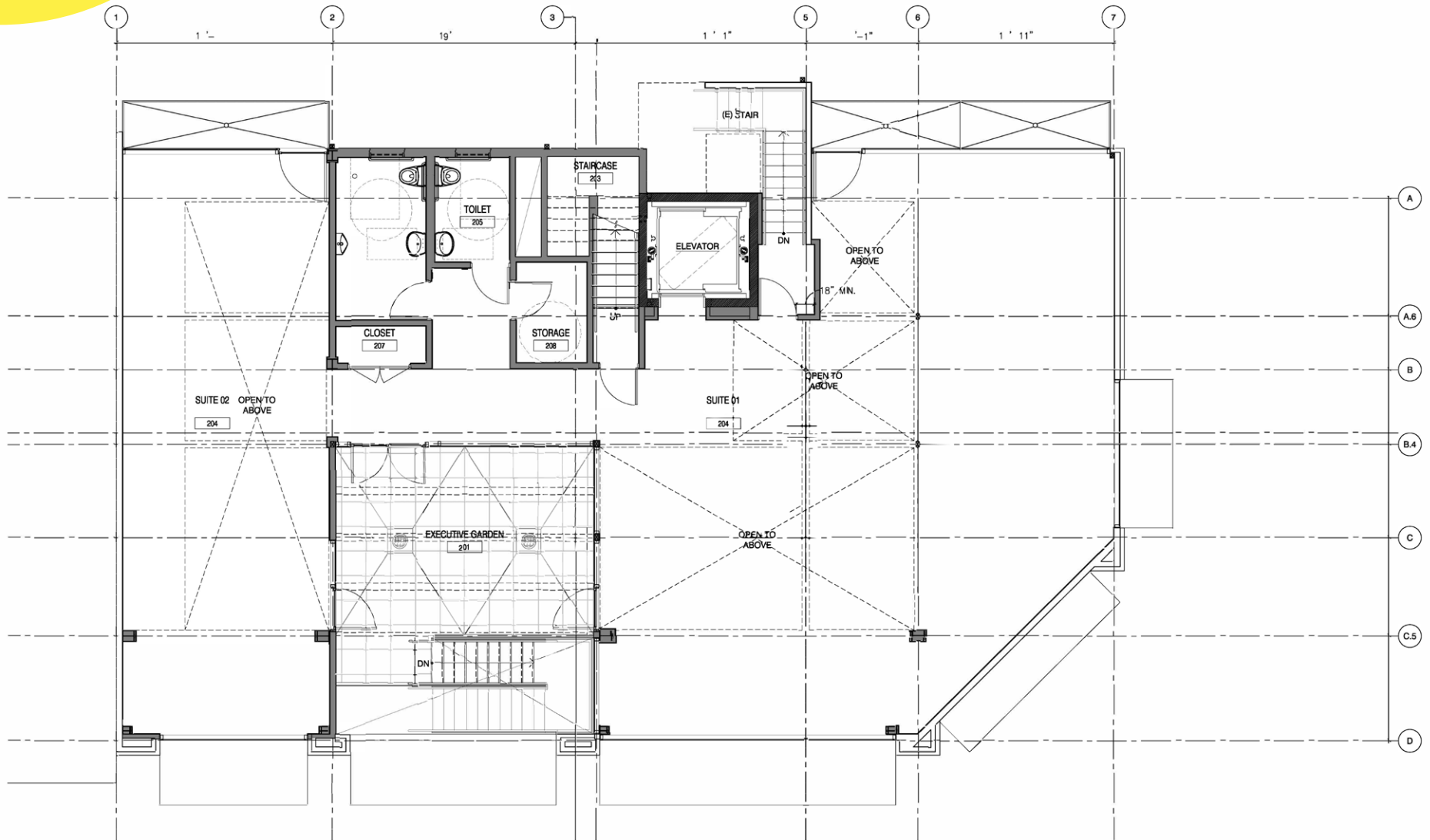
CRESCENT HEIGHTS BLVD



  
25,596 ATC

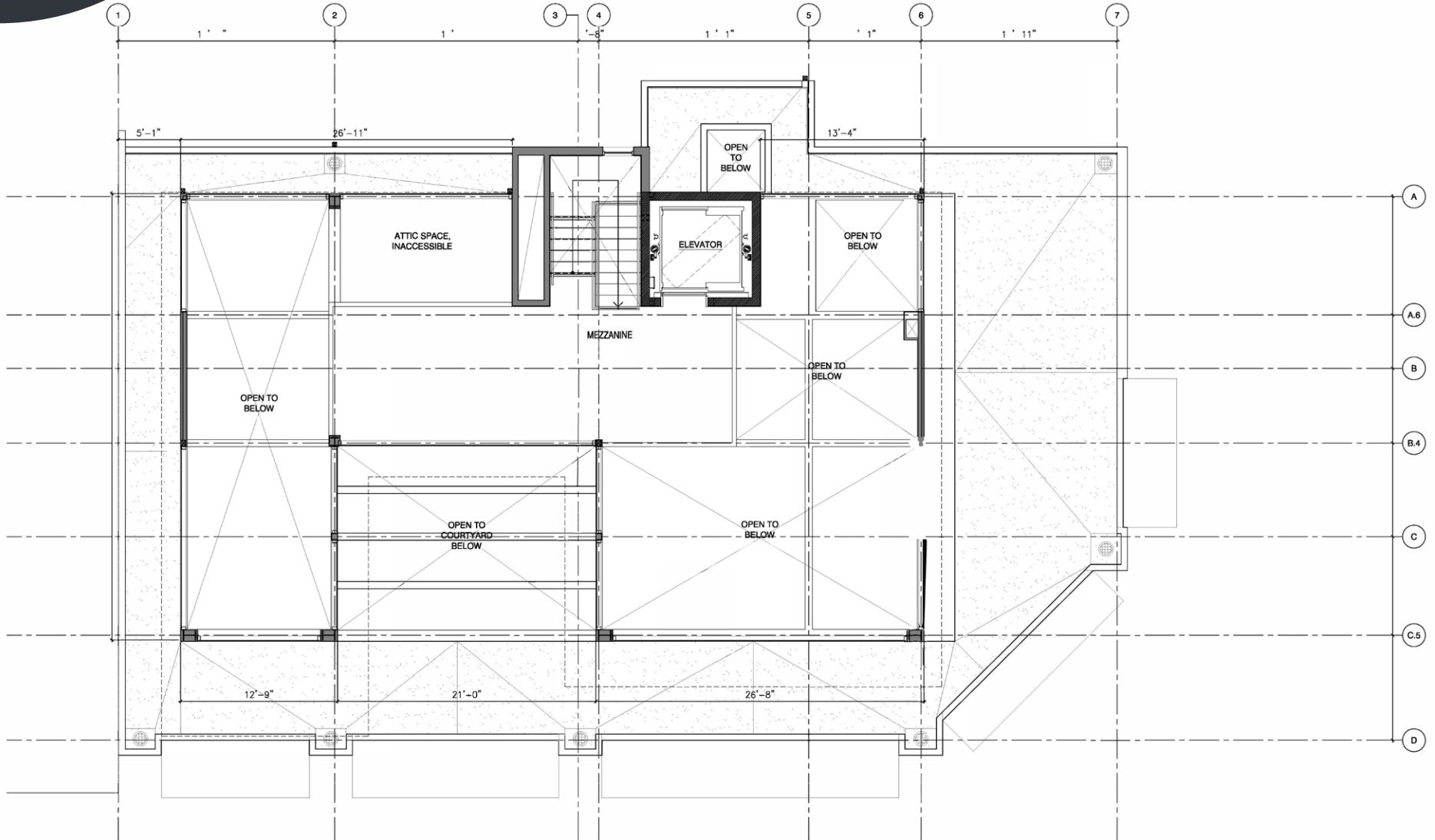
# Ground Floor



# 2nd Floor



WALL LEGEND:	
	(E) WALLS TO REMAIN
	(N) CONSTRUCTION



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