

8451 MELROSE AVENUE WEST HOLLYWOOD, CA 90048

FOR LEASE – HIGH STREET RETAIL ON MELROSE AVENUE



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details



Lease Rate:

Year 1: \$9/SF NNN
Year 2: \$10.50/SF NNN
Year 3: \$11.50/SF NNN

Available SF:

1,326-2,910 SF

Parking:

Street

Property Details



Space Features:



75' of prime frontage on Melrose Avenue



12'-24' ceilings



Ample natural light with oversized window displays



Ability to divide space in half

Property Description

Extraordinary opportunity to lease 1,326-2,910 SF of retail space along the premier corridor of Melrose Avenue. Boasting 75 feet of prime frontage, this high-exposure location offers visibility and foot traffic in one of Los Angeles' most dynamic shopping destinations adjacent to La Cienega Boulevard and Melrose Place. Surrounded by significant brands such as Glossier, Cult Gaia, Gucci, Restoration

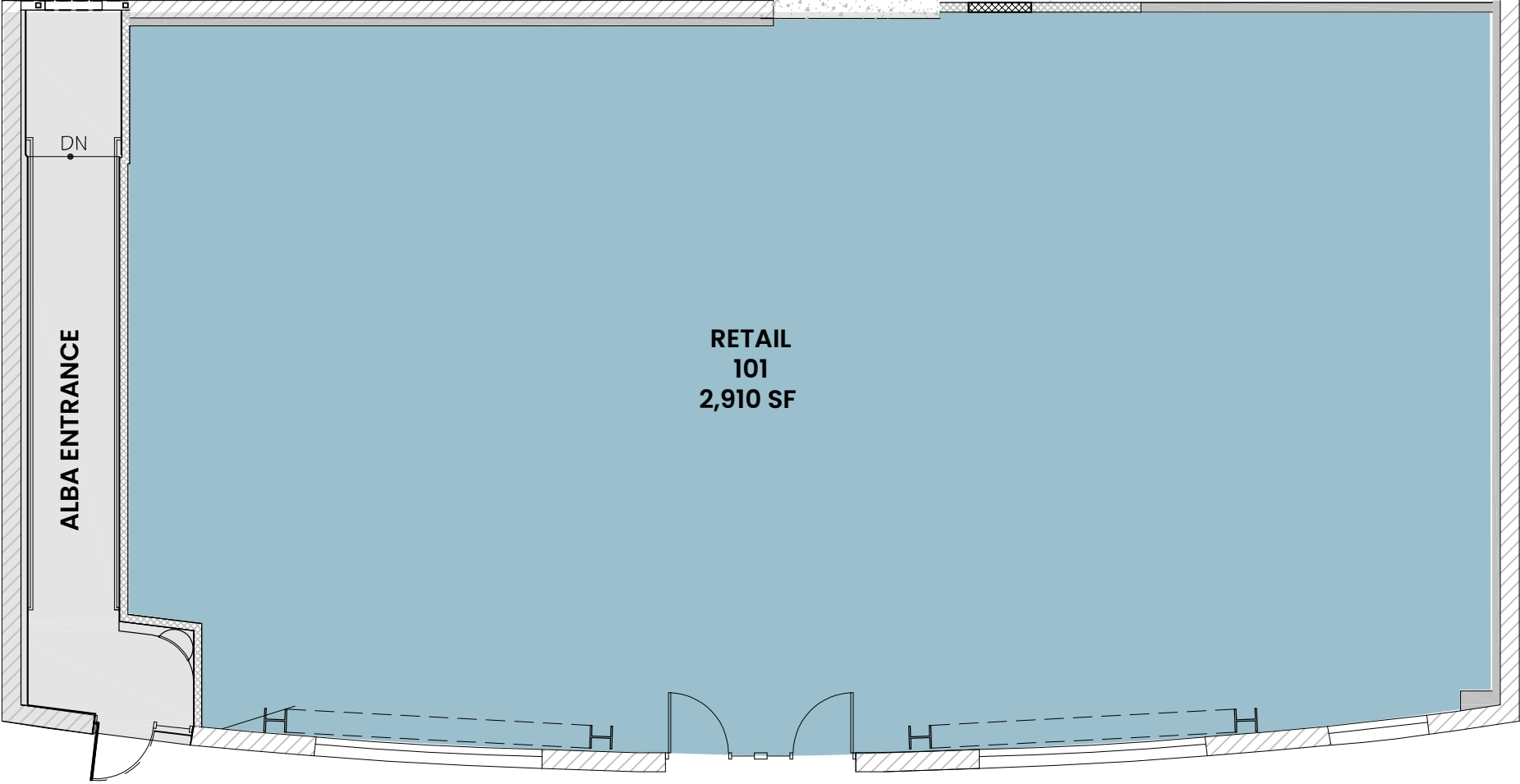
Hardware, and A.P.C, this property provides a rare chance to establish a presence amongst notable shoppers and retailers. The open-concept layout, high ceilings, and floor to ceiling windows, creates a vibrant atmosphere with the ability to customize to specific preferences. Additionally, this property features shared co-tenancy with the standout LA Restaurant, Cucina Alba.

Property Photos



Floor Plan

Retail Suite



Divisible Plan

Retail Suite - 2 Suites



Retail Map



VINCE. HOKA
RH SOHO HOME
rag & bone
NEW YORK
Urth Cafe

Glossier.
E.P. & L.P.

TheRealReal

BUNDI
Cherry Rosalind

SITE

FRAME

ISABEL
MARANT

BOTTEGA VENETA
Maison Margiela
PARIS

GOLDEN GOOSE / ★

CHEZ MIA

LA CIENEGA BLVD

ALBA

MELROSE PL

WATERWORKS



THE
M
JEWELERS

G-STAR

A.P.C.

BALMAIN
PARIS

cult gaia



dolce vita

GUCCI

GUCCI

MELROSE AVE

AWAY



Co-Tenancy with Alba LA



High Profile Visibility on Melrose Ave

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



SITE

LA CIENEGA BLVD

MELROSE AVE

29,790 ATC



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