

# \$400K PRICE REDUCTION!

Prime Melrose Avenue / Retail & Office / Owner User / Investment



7815-7817 Melrose Avenue, Los Angeles, CA 90046



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Muselli Commercial Realtors is pleased to present the opportunity to acquire a mixed-use retail/office building on the World Famous Melrose Avenue is located in West Hollywood. This is an excellent opportunity for an owner/user or investor looking for prime commercial real estate in one of California's premiere urban markets. 7815 - 7817 Melrose Avenue is a two-story building with approximately 7,750 SF of ground-floor retail and second-floor office. The location on Melrose Avenue is just east of Fairfax Boulevard and is within walking distance of many lively retail and restaurants businesses.

**Listing Price**     \$6,300,000.00- **\$5,900,000.00**

**Improvements**     Approximately 7,750 square feet in a two-story building.

**Lot Size**             Approximately 4,792 SF.

**APN**                  5527-010-010

**Zoning**                C4-1XL according to LA County assessor records. The buyer is advised to verify the zoning and uses.

**Highlights**            Approximately 7,750 SF building consisting of three ground floor tenants and three 2nd floor office tenants. Approximately 43 feet of frontage along Melrose. All but one of the tenants are on month-to-month tenancies.

**Parking**              There is no onsite parking but there is ample street parking.

**Existing Tenants**     Current ground floor tenants are Kouhigh Toys, Heat Exchange Melrose, and Trinity Boxing Club LA.

**Nearby Retailers**     Urban Outfitters, Buffalo Exchange, Adidas Store, Melrose Trading Post, and the chic Palihouse Hotel.

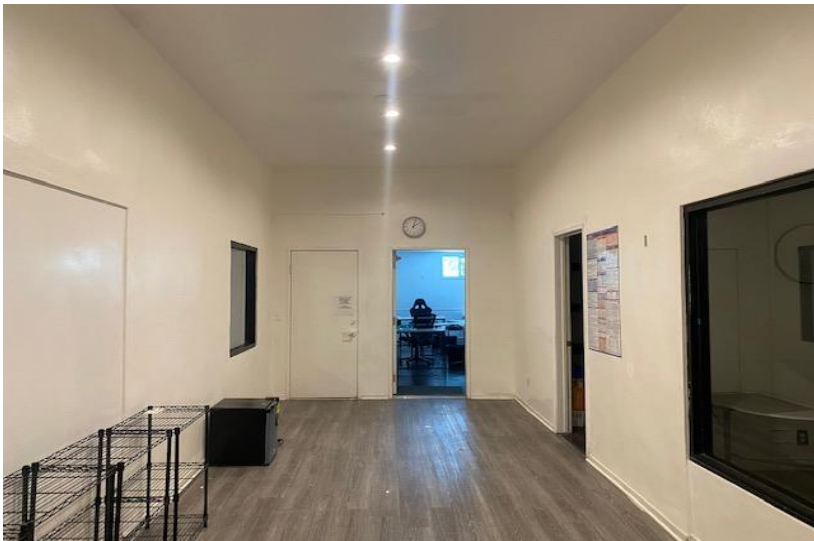
**Area**                    **Walkers Paradise with a Walk Score of 95.** Located in the heart of the Melrose Avenue Shopping District. Situated just east of Fairfax, and is a booming destination with visitors from all over the world. Centrally located near LACMA, Petersen Automotive Museum, Hollywood Improv, and much more. Easy public transportation utilizing the Los Angeles Metro Transit System.

**Demographics**     **3-Mile Radius & Traffic Count**  
\$80,312.00 median household income. 160,242 households.  
267,589 daytime employees. The average age is 41.80.  
Traffic count is 29,841 cars per day.

**Current Ground Floor Tenants**  
**Click Photo For More Information**

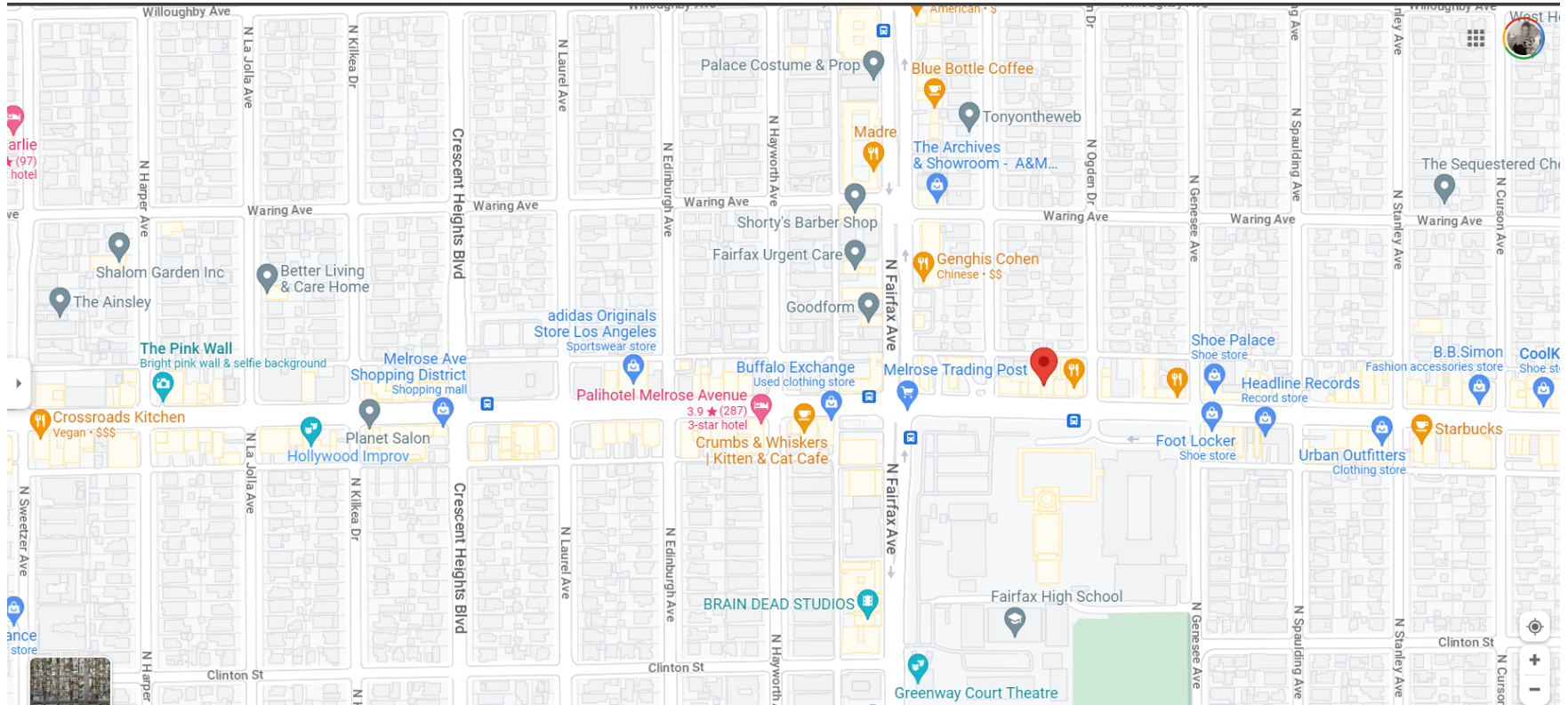








## Map View



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