

8303 MELROSE AVENUE

West Hollywood, CA

RARE OPPORTUNITY ON MELROSE'S GOLDEN MILE





The Details



ADDRESS

8303 MELROSE AVENUE,
WEST HOLLYWOOD, CA



AVAILABILITY

GROUND 3,359 SF;
SECOND 3,000 SF



POSSESSION

IMMEDIATE



PRICING

UPON REQUEST



FRONTAGE

125' ON MELROSE & SWEETZER



PARKING

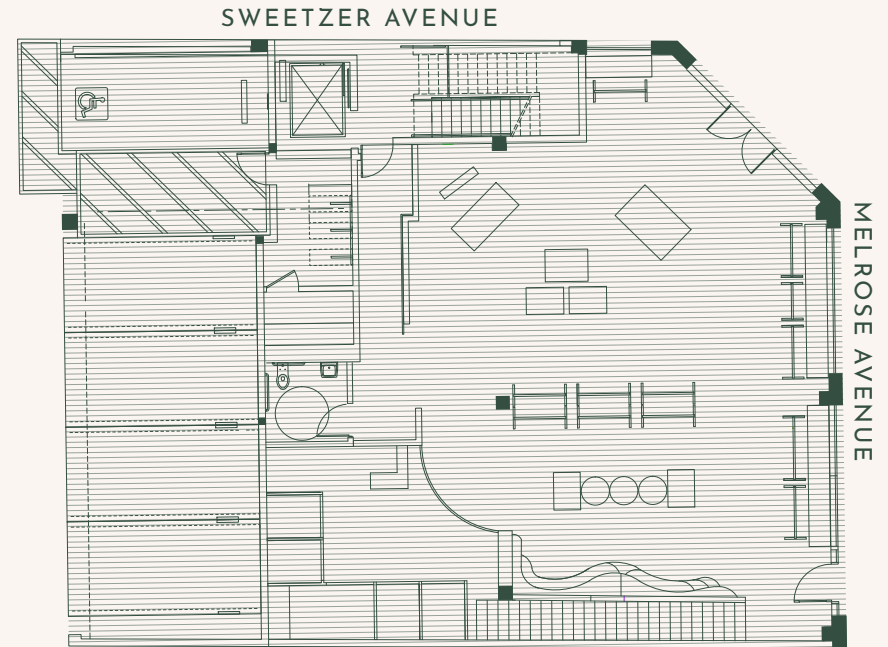
COVERED SURFACE PARKING
ON SITE

FLOOR PLAN

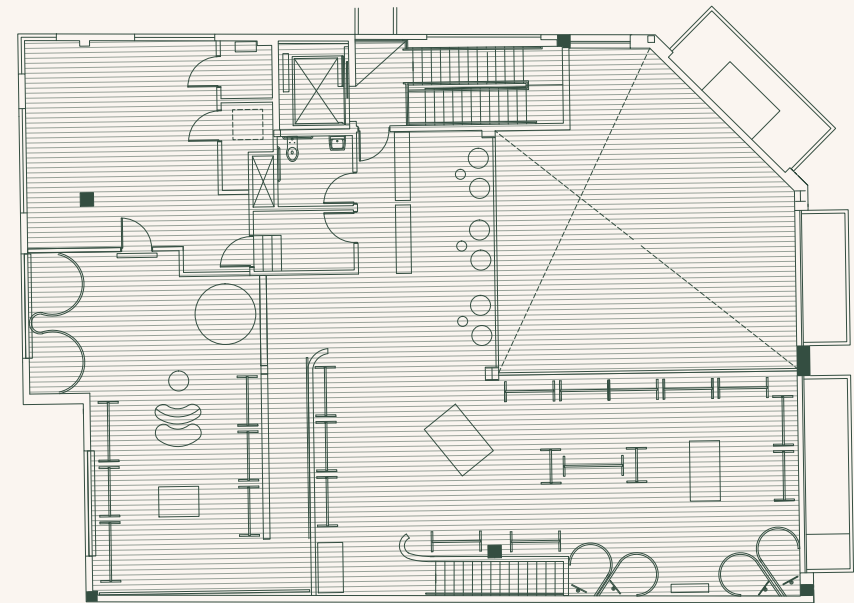
USE	SQUARE FOOTAGE
RETAIL	GROUND 3,359 SF; SECOND 3,000 SF

Highlights

- PROMINENT HARD CORNER LOCATION
- RECENTLY RENOVATED WITH \$1.5 MILLION OF IMPROVEMENTS
- 2ND FLOOR ACCESSIBLE FROM SECONDARY ENTRANCE ON SWEETZER AVENUE
- BEAUTIFUL 22 FOOT CEILING HEIGHTS WITH BRAND NEW ELEVATOR AND GRAND INTERNAL STAIRCASE AS WELL AS ADA RESTROOMS ON BOTH FLOORS
- STRONG NEIGHBORING TENANTS INCLUDING: VIVIENNE WESTWOOD, JOYBIRD, KHAITE, CASPER, AWAY LUGGAGE, PAUL SMITH, REFORMATION VINTAGE, AND DOUBLE RL
- DOUBLE HEIGHT WALL SIGNAGE OPPORTUNITY



FIRST FLOOR



SECOND FLOOR

In the Neighborhood



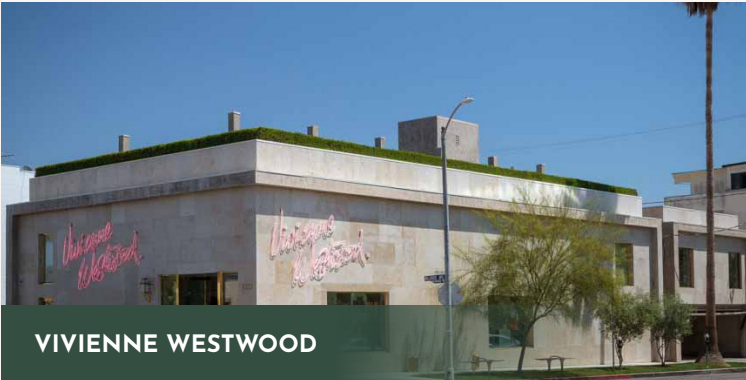
CASPER



REFORMATION



DOUBLE RL



VIVIENNE WESTWOOD



JOYBIRD



AWAY

Neighborhood



Gallery



PARKING AND SECONDARY ENTRANCE LOCATION



2ND FLOOR MEZZANINE



IDEAL RETAIL DEMOGRAPHICS WITHIN 3 MILES

Demographics

\$ 166K

AVERAGE HOUSEHOLD
INCOME

41.9%

COLLEGE DEGREE
OR HIGHER

405K

DAYTIME POPULATION

\$ 7.5B

RETAIL SPENDING

39.2

MEDIAN AGE

\$ 1.75M

MEDIAN HOME VALUE



**8303
MELROSE
AVENUE**

Contact Us

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