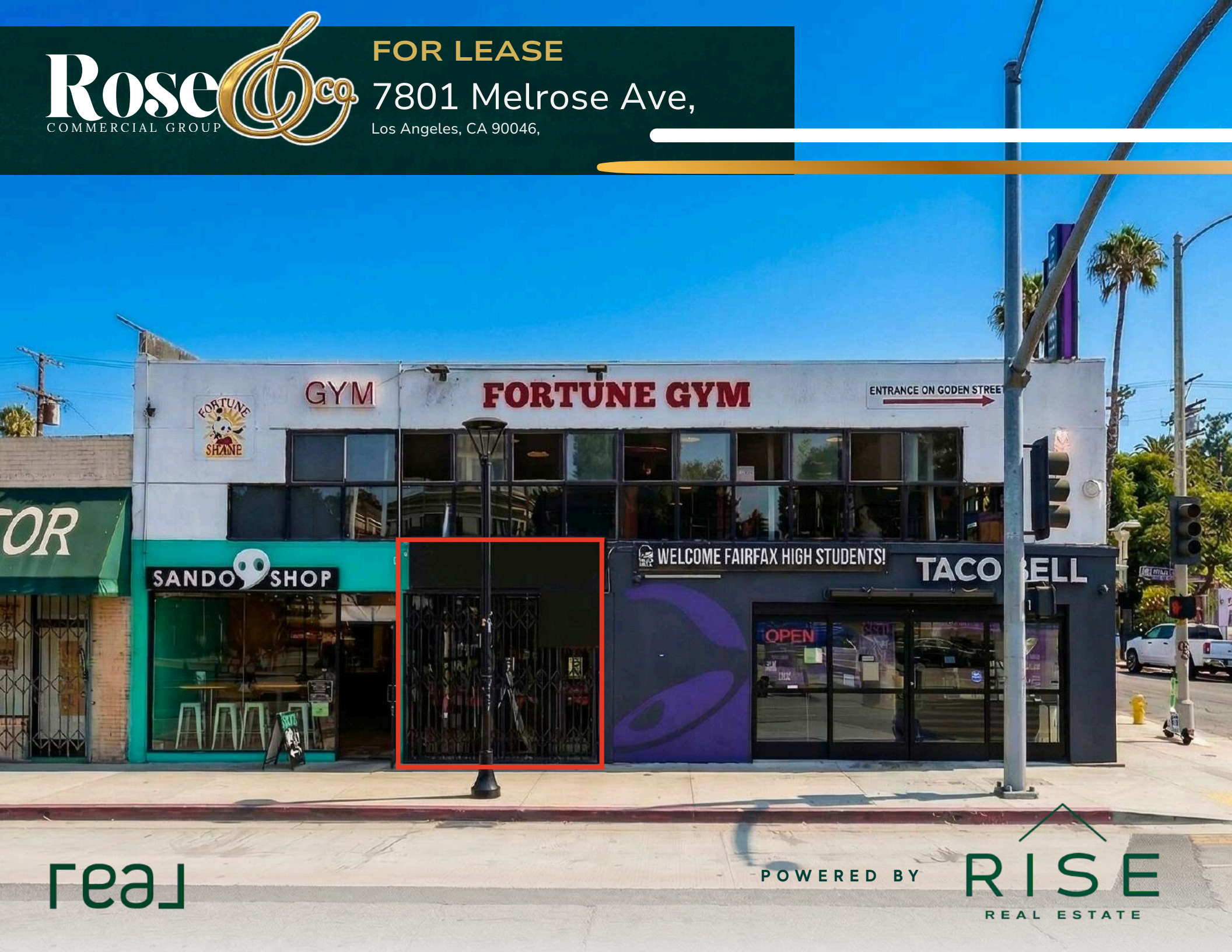


FOR LEASE

7801 Melrose Ave,

Los Angeles, CA 90046,



# PROPERTY AERIAL MAP



7801



MELROSE AVE

# PROPERTY OVERVIEW



## TYPE

Retail/Office



## SIZE

695 SF



## RATE

\$5,000/mo (Includes NNN)



## TERM

3-5 years



## YEAR BUILT

1962



## ZONING

LAC4

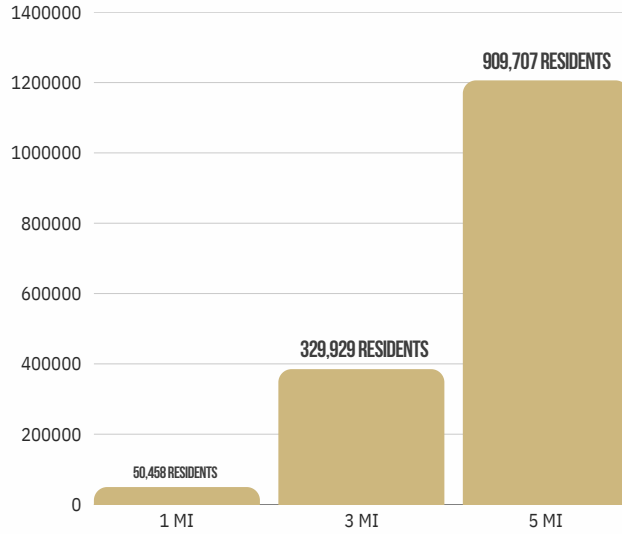




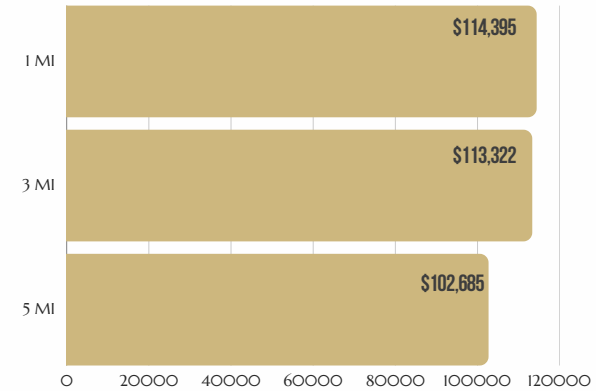
- **Busy Melrose Avenue Location:** Storefront retail opportunity positioned on one of Los Angeles' most active corridors, benefiting from strong vehicle traffic and constant pedestrian activity.
- **Surrounded by Major Neighborhood Anchors:** Located next to Taco Bell and directly across from Fairfax High School, bringing steady daily foot traffic from students, locals, and visitors to the Fairfax District.
- **Flexible Retail Suites:** Recently renovated shell-condition spaces ready for tenant improvements, allowing businesses to design a layout tailored to their concept.
- **Ideal for a Variety of Uses:** Perfect for retail, beauty, wellness, or service-based businesses seeking a presence in the highly sought-after Fairfax / Melrose retail corridor.

# COMMUNITY PROFILE

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave	N Fairfax Ave	29,788 vehicles/day	.08miles
Melrose Ave	N Fairfax Ave	29,802 vehicles/day	.08miles
N Genesee Ave	Waring Ave	1,724 vehicles/day	.09miles
Waring Ave	N Genesee Ave	1,794 vehicles/day	.10miles
Waring Ave	N Genesee Ave	1,775 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,914 vehicles/day	.11miles
N Fairfax Ave	Melrose Ave	31,903 vehicles/day	.11miles
Waring Ave	N Genesee Ave	1,951 vehicles/day	.13miles
Waring Ave	N Genesee Ave	1,930 vehicles/day	.13miles
N Spaulding Ave	Waring Ave	2,429 vehicles/day	.14miles



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