

7228 Melrose Ave.

LOS ANGELES, CA 90038

BUSINESS ASSET SALE



OFFERING MEMORANDUM



CITYSTREET
COMMERCIAL

Frankie's
NEW YORK
ITALIAN RESTAURANT

Frankie's
NEW YORK ITALIAN RESTAURANT

Frankie's
NEW YORK ITALIAN RESTAURANT



CITYSTREET
COMMERCIAL

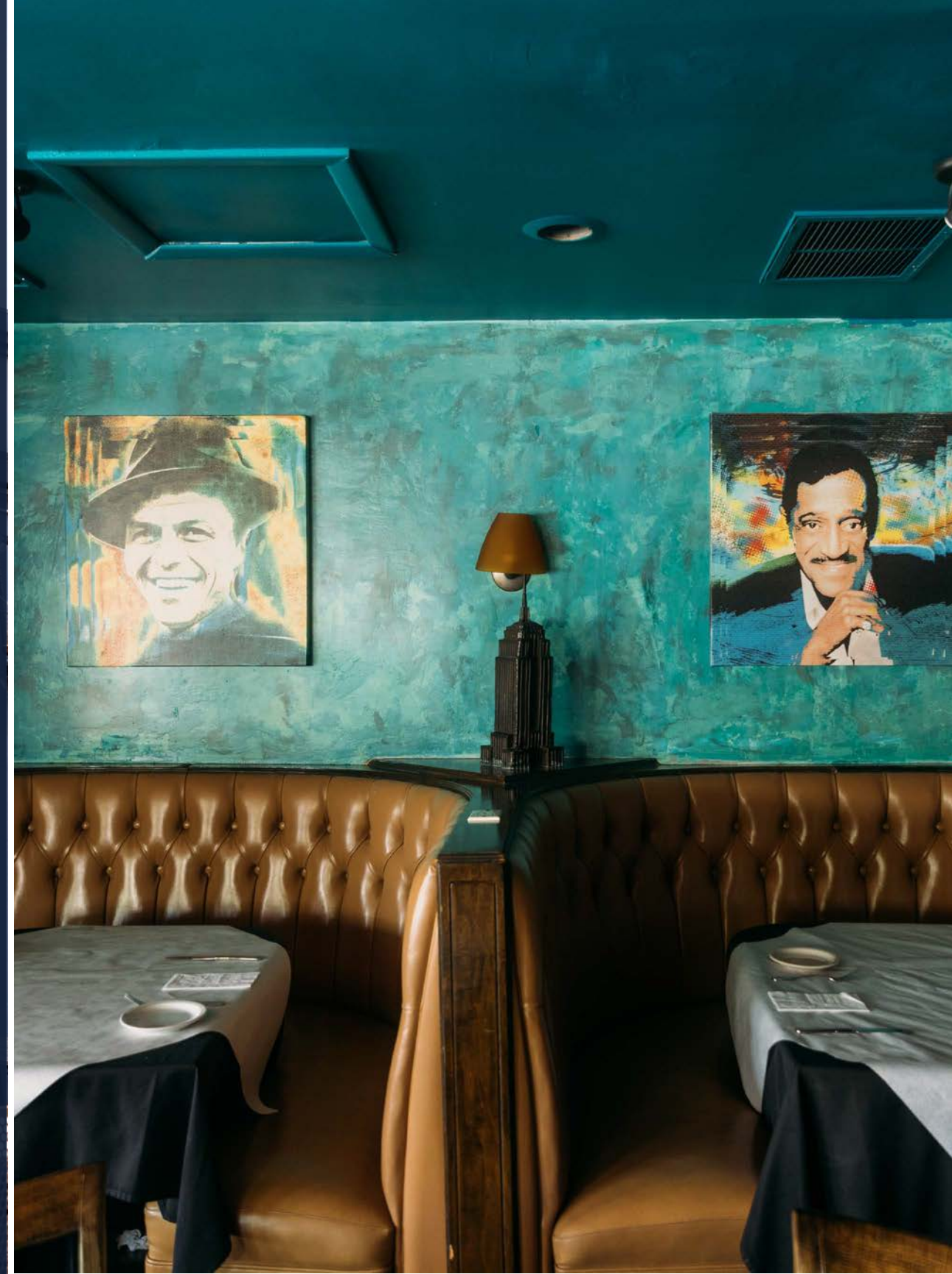
Area Highlights



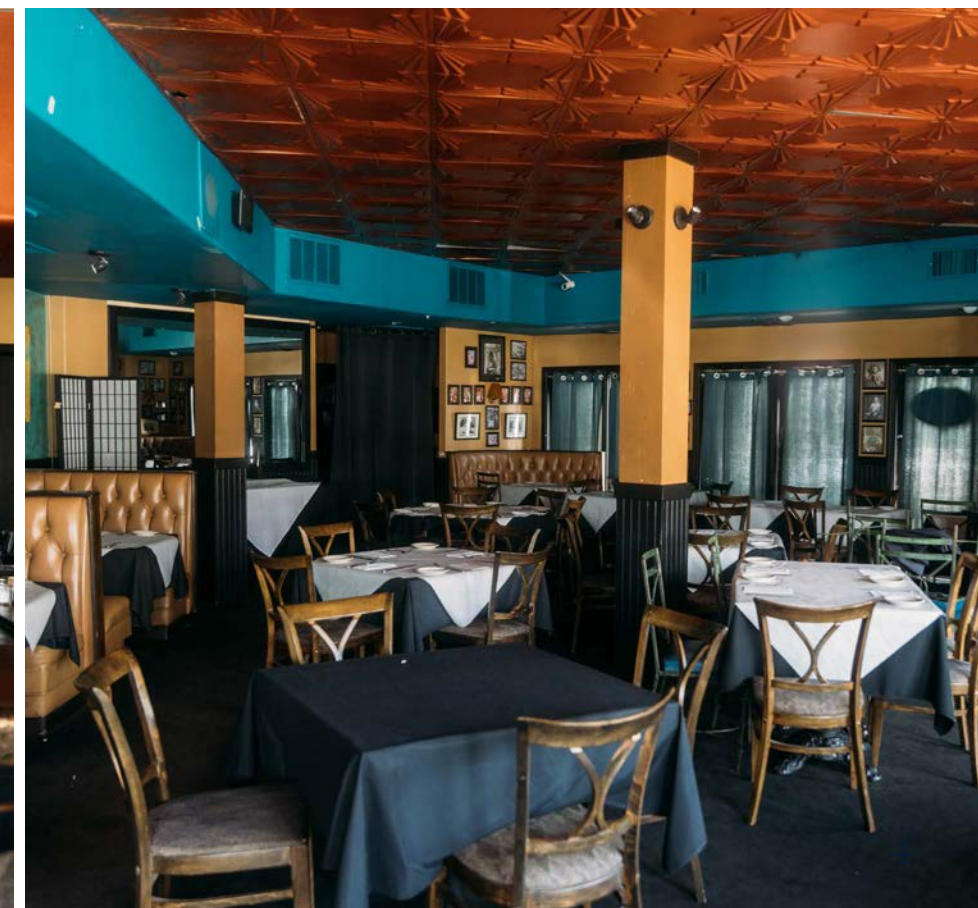
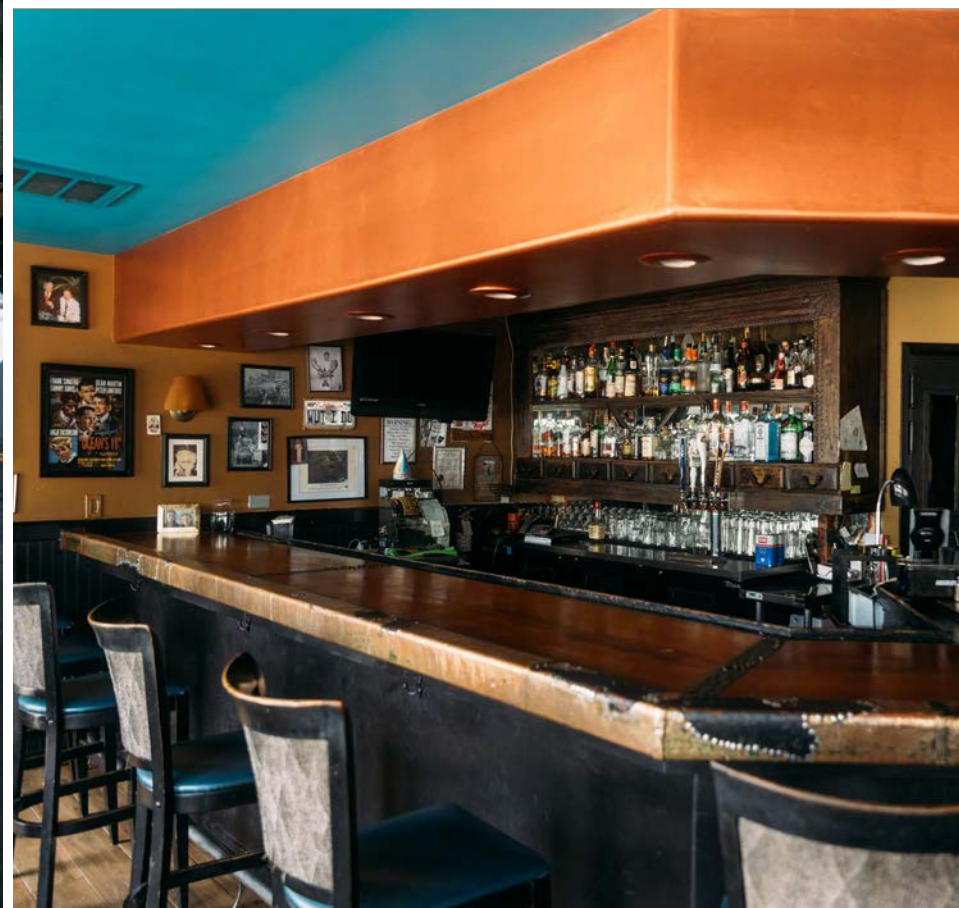
CityStreet Commercial is pleased to present **7228 Melrose Ave.** to the Los Angeles market for the first time in 30 years. This 2nd gen restaurant sits along the popular stretch of Melrose Ave. The area is a popular destination for locals and tourists alike with high foot traffic and an amazing demographic and mix of single-family homes. Neighboring tenants include Bludso's BBQ, Pink's Hot Dogs, Blue Jam Cafe, Milk Bar, Meteora, Osteria Mozza, Petit Trois and many more.

Deal Points

- + **Asking Price (Business Assets):**
\$325,000
- + Appx 2,226 SF + Patio
- + Lease Rate: Appx \$9,367.85/Mo
+ NNN
- + Lease Expires: April 2027 + (2) Two
(3) Three-year options
- + All FF&E Included in Sale
- + Private Parking Lot in Rear
(Totaling Appx 8 Spaces)
- + Type-47 Liquor License
- + Hours of Operation: 12 am, 7 Days a
Week



Property Photos



Melrose Demographics

	1 Mile	2 Miles	3 Miles
 Total Population	45,801	177,334	410,325
 Median Age	41.4	41.7	41.5
 Total Spending on Restaurants	\$211.7 M	\$826.8 M	\$1.6 B
 Average Household Income	\$108,756	\$108,120	\$102,788



Neighboring Tenants



M E T E O R A



PETIT TROIS

C A R M E L
— MELROSE —

THE BENJAMIN
Hollywood

7228 Melrose Ave.

LOS ANGELES, CA 90038

BUSINESS ASSET SALE

Contact us:

Elan Kermani

President

+1 310 734 7772

elan@citystreetcre.com

CA License No. 01441510

Christian Montoya

Senior Associate | Director of Marketing

+1 562 252 5770

christian@citystreetcre.com

CA License No. 02093406



CITYSTREET
COMMERCIAL

Disclaimer

This document has been prepared by CityStreet Commercial for advertising and general information only. CityStreet Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. CityStreet Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of CityStreet Commercial and/or its licensor(s). ©2024. All rights reserved.