

**FOR LEASE**



**RETAIL/OFFICE**



**8344 MELROSE AVE,  
LOS ANGELES, CA 90069**



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SHAKE SHACK

7-ELEVEN

NANDO'S

WEHO BISTRO

CVS

tender greens

CVS FRESH BROTHERS

TRADER JOE'S

Pollo Loco

ups

BARTON G. THE RESTAURANT

NOBU LOS ANGELES

Vito's

Domino's Pizza

adidas SOCIAL TOURIST



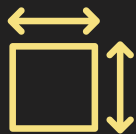
MELROSE AVE

MELROSE AVE



## PROPERTY OVERVIEW

8344 MELROSE AVE,  
LOS ANGELES, CA 90069



SIZE  
±900 SF



RATE  
\$3.00 MG



TERM  
Negotiable



YEAR BUILT  
1925



ZONING  
LAC4

# PROPERTY SHOWCASE

8344 Melrose Ave, Los Angeles, CA 90069



- **Unbeatable Melrose Location** – Located in the heart of West Hollywood on iconic Melrose Avenue, surrounded by top-tier restaurants, design studios, trendsetting boutiques, and nonstop creative energy.
- **±900 SF with Flexible Layout** – Versatile floor plan that can be demised into two self-contained suites—perfect for multi-tenant use or owner-user flexibility
- **Move-In Ready** – Clean, functional interior with built-in shelving and natural light, ready for immediate occupancy
- **Tailored for Creatives** – Ideal for a boutique agency, startup, content studio, or self-production business looking to plug into LA's cultural core

# PROPERTY PHOTOS

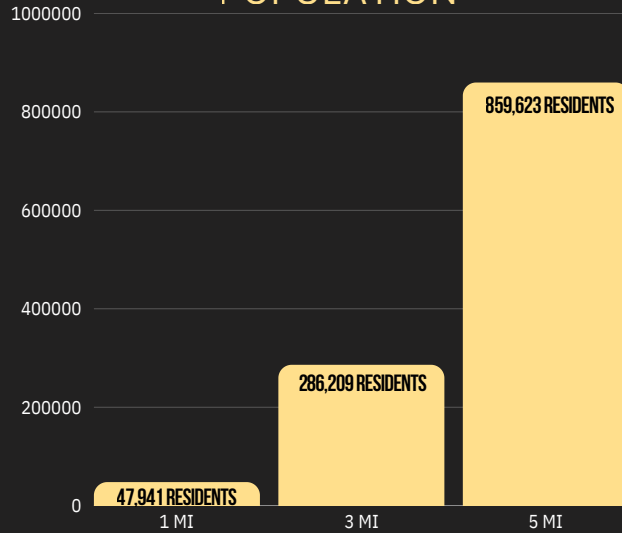
8344 Melrose Ave, Los Angeles, CA 90069



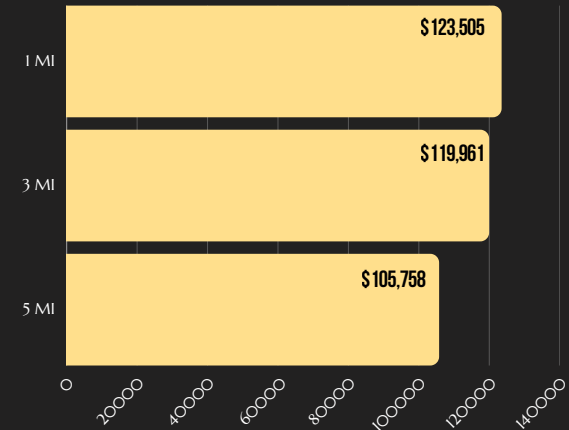
# COMMUNITY PROFILE

8344 Melrose Ave, Los Angeles, CA 90069

## POPULATION



## AVERAGE HOUSEHOLD INCOME



## TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
Melrose Ave	N Orlando Ave	29,992 vehicles/day	.10 miles
Clinton Street	N Orlando Ave	986 vehicles/day	.11 miles
North Kings Road	W Clinton St	1,217 vehicles/day	.15 miles
Melrose Pl	N Alfred St	3,287 vehicles/day	.17 miles
Melrose Pl	N Alfred St	3,255 vehicles/day	.17 miles
North Orlando Avenue	Beverly Blvd	4,553 vehicles/day	.17 miles
N Orlando Ave	Beverly Blvd	4,449 vehicles/day	.17 miles
North Croft Avenue	Oakwood Ave	2,006 vehicles/day	.21 miles
N Croft Ave	Oakwood Ave	1,951 vehicles/day	.21 miles
Melrose Ave	N la Cienega Blvd	32,338 vehicles/day	.22 miles



real

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