



FOR LEASE

7455 MELROSE AVENUE

LOS ANGELES, CA 90046

STEVE RAVAN

Tel - 323-782-1262 | steveravan@southparkgroup.com
DRE License #01747222

MANE AJARYAN

Tel - 818-523-4997 | mane@southparkgroup.com
DRE License #02099173

Property Overview

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USE

RESTAURANT

SIZE

- ± 3,143 SF
- INTERIOR: 2,689 SF
- PATIO: 454 SF
- *BONUS 350 SF MEZZANINE*

ASKING RATE

\$4.50/SF + NNNS

AVAILABILITY

IMMEDIATELY



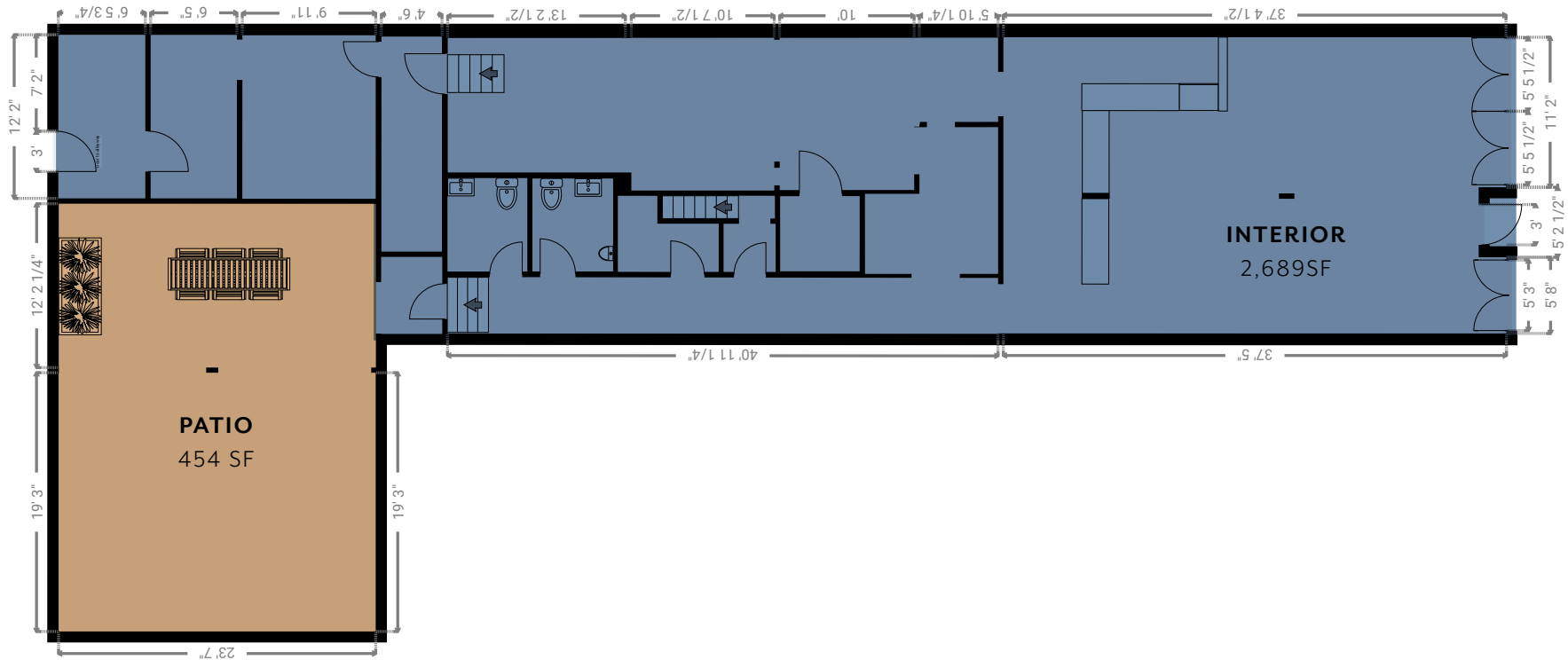
Interior Photos



Patio Photos



Floor Plan



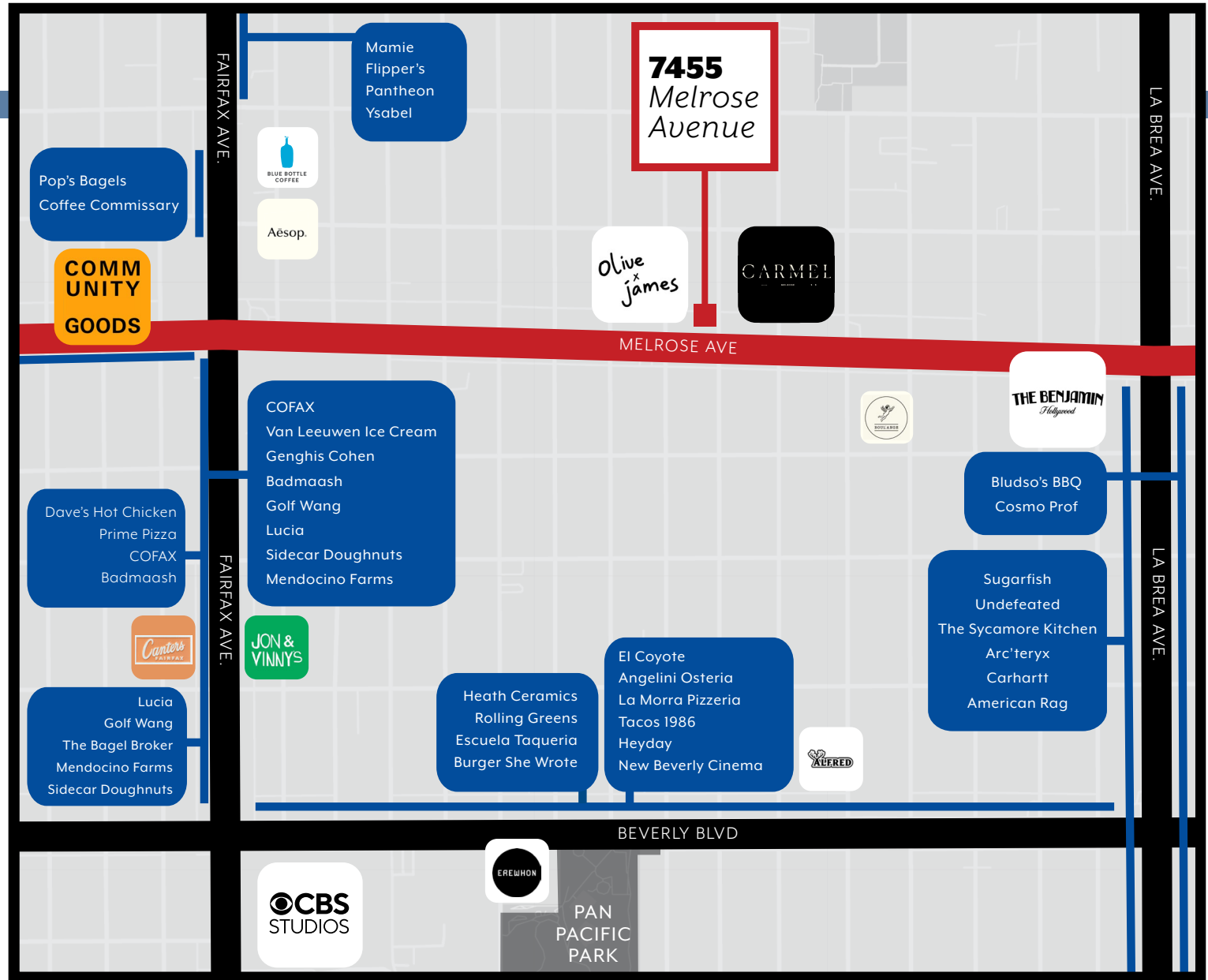
Map Overview

Olive
x
James

COMM
UNITY
GOODS

THE BENJAMIN
Hollywood

CARMEL
MELROSE



Neighboring Tenants



OLIVE & JAMES

Family-owned cafe specializing in high-quality Japanese matcha, specialty lattes, and Basque cheesecake. Known for its minimalist, cozy and bright, interior, the spot is highly regarded for drinks like the Tiramisu Matcha, Blue Coconut Matcha, and Raw Coconut Latte. -Google



L.A. Magazine

CARMEL

The restaurant, Carmel, transports the energy, culture, and flavor of the renowned outdoor marketplace "Shuk HaCarmel" to Melrose Avenue, in the heart of LA's food scene. -Carmel



Yelp

COMMUNITY GOODS

A popular, trendy coffee shop located near the West Hollywood/Beverly Grove area, known for its, social media-famous Instagram-worthy branding, premium matcha, specialized lattes, and, breakfast slider sandwiches. -Google



THE BENJAMIN

A contemporary homage to classic restaurant hangouts, The Benjamin Hollywood is a timeless, intimate bar and restaurant serving upscale takes on beloved American dishes. -The Benjamin

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