



COMMERCIAL  
ASSET GROUP

**FOR LEASE**

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*kitten and cat cafe*



CRUMBS & WHISKERS

THE S

CAR WRAPS - FRONT

# PRIME MELROSE FASHION DISTRICT RETAIL FOR LEASE

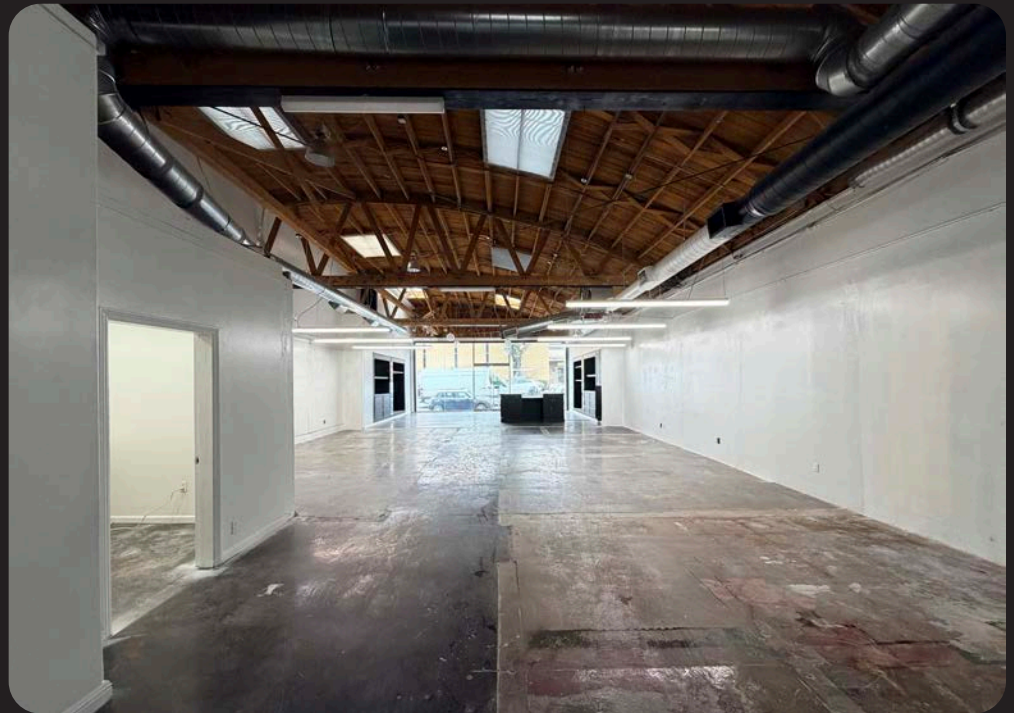
7922 MELROSE AVE, LOS ANGELES, CA 90046



SPACE SIZE  
**±2,500 SF**

RENTAL RATE  
**\$3.75 PSF/MO, NNN**  
(NNN = ±\$0.55 PSF/MO FOR 2026)

- ±2,500 SF open space with high, bow truss ceilings
- Excellent visibility with wide, glass storefront
- Priced below market
- Within close proximity to Fairfax High School and The Grove as well as some of LA's trendiest boutiques and restaurants



**INTERIOR PHOTOS**

An aerial photograph of West Hollywood, California, showing a dense residential and commercial area. The image is overlaid with several text labels in white boxes. In the top left, a dark box contains the text 'BEVERLY HILLS'. In the center, a dark box contains 'WEST HOLLYWOOD'. In the bottom left, a dark box contains 'FAIRFAX'. In the center-right, a red box with a white arrow pointing to a specific location contains the text 'SUBJECT PROPERTY'. The background shows a mix of buildings, streets, and green spaces, including a large sports field with a red track and a baseball field. The terrain is hilly, with mountains visible in the distance under a clear blue sky.

**BEVERLY HILLS**

**WEST HOLLYWOOD**

**SUBJECT PROPERTY**

**FAIRFAX**

**AERIAL**



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