

In the Heart of the Melrose Shopping District

Retail Space for Lease

7472 Melrose Ave., Los Angeles, CA 90036



Available

Size:	±1,700 SF
Rent:	\$3.85 PSF/Mo., NNN
NNN:	±\$1.00 PSF/Mo.
Parking:	2 spaces / metered street parking
Available:	Immediately

Features

- ▶ Premier location in Melrose shopping district; surrounded by popular boutiques and restaurants
- ▶ High ceilings, exposed wood beams and 20 feet of all-glass frontage
- ▶ 4 treatment rooms
- ▶ Large upgraded reception area
- ▶ High pedestrian traffic
- ▶ Signalized intersection
- ▶ Rare opportunity on popular shopping corridor with low vacancy
- ▶ ±48,987 residents within one mile

Prospective tenants are hereby advised that all uses are subject to City approval



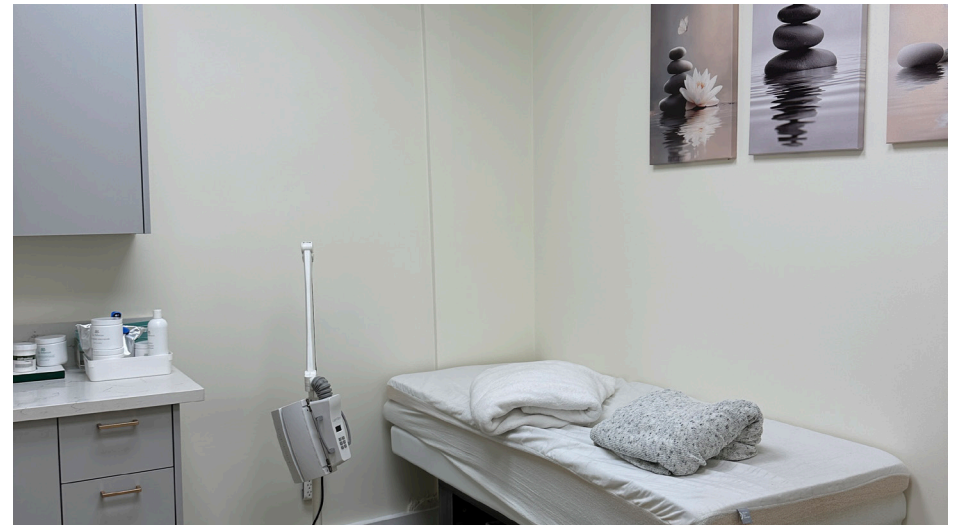
Interior

Large upgraded reception area



Interiors

Treatment rooms



Melrose Avenue Street Scope



Melrose Profile



	0.5 Mile	1 Mile	2 Mile
POPULATION			
2025 Estimated Population	11,046	48,987	185,026
2030 Projected Population	10,361	46,901	180,127
2020 Census Population	10,556	45,581	169,466
2010 Census Population	10,452	44,036	162,414
Projected Annual Growth 2025 to 2030	-1.2%	-0.9%	-0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.7%	0.9%
2025 Median Age	38.0	38.0	38.4
HOUSEHOLDS			
2025 Estimated Households	5,688	25,993	100,831
2030 Projected Households	5,534	25,772	101,938
2020 Census Households	5,793	25,664	96,304
2010 Census Households	5,547	24,009	89,804
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.6%	0.8%
RACE & ETHNICITY			
2025 Estimated White	69.3%	66.7%	59.9%
2025 Estimated Black or African American	5.0%	5.6%	7.1%
2025 Estimated Asian or Pacific Islander	9.4%	10.4%	13.1%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.6%
2025 Estimated Other Races	15.8%	16.9%	19.3%
2025 Estimated Hispanic	20.2%	20.9%	23.6%
INCOME			
2025 Estimated Average Household Income	\$190,073	\$165,450	\$157,964
2025 Estimated Median Household Income	\$114,197	\$104,090	\$102,933
2025 Estimated Per Capita Income	\$98,222	\$88,051	\$86,309
EDUCATION			
2025 Estimated High School Graduate	10.3%	10.2%	10.6%
2025 Estimated Some College	15.5%	15.3%	15.4%
2025 Estimated Associates Degree Only	5.2%	6.1%	5.9%
2025 Estimated Bachelors Degree Only	42.7%	43.7%	40.3%
2025 Estimated Graduate Degree	20.5%	19.3%	21.8%
BUSINESS			
2025 Estimated Total Businesses	709	4,408	21,238
2025 Estimated Total Employees	3,919	25,908	145,580
2025 Estimated Employee Population per Business	5.5	5.9	6.9
2025 Estimated Residential Population per Business	15.6	11.1	8.7

Your trusted *partners*

Lee Shapiro

Lee.Shapiro@kwprealestate.com
310-887-6226
DRE #00961769

Monica Su

Monica.Su@kwprealestate.com
310-887-3492
DRE #02238341