

7228 Melrose Ave.

LOS ANGELES, CA 90038

AVAILABLE FOR LEASE



OFFERING MEMORANDUM



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Area Highlights



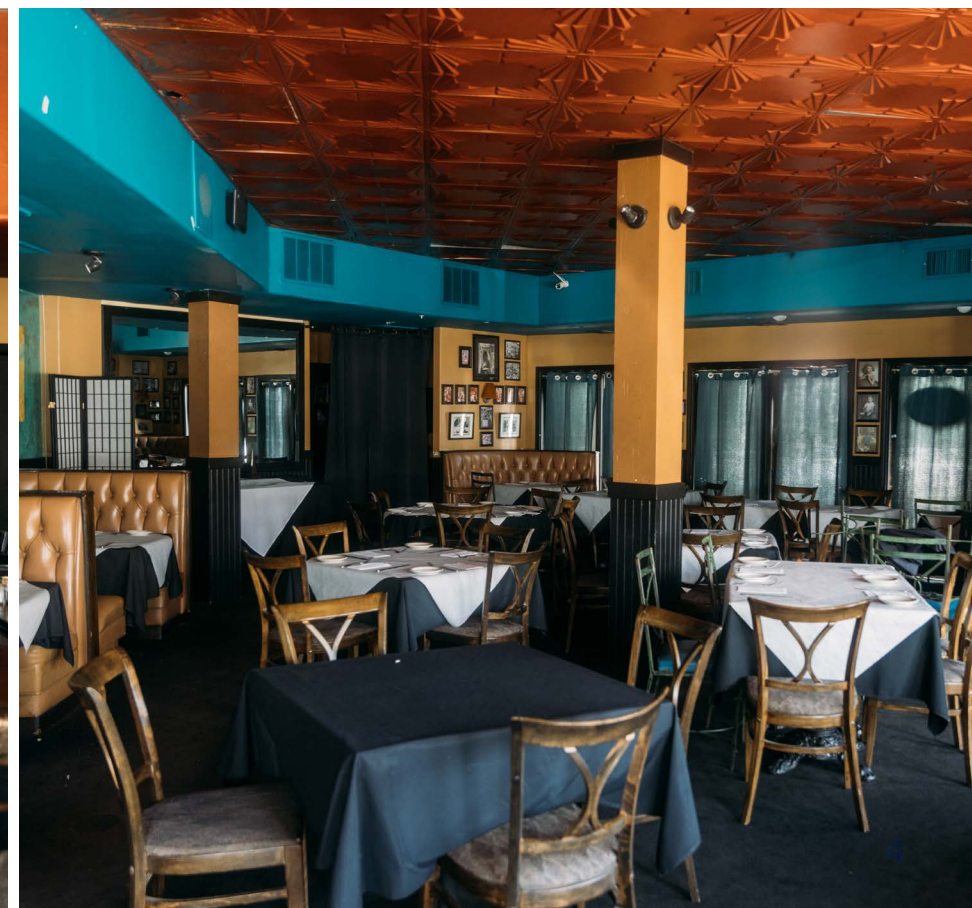
CityStreet Commercial is pleased to present **7228 Melrose Ave.** to the Los Angeles market for the first time in 30 years. This 2nd gen restaurant sits along the popular stretch of Melrose Ave. The area is a popular destination for locals and tourists alike with high foot traffic and an amazing demographic and mix of single-family homes. Neighboring tenants include The Benjamin/Bar Benjamin, Carmel, Meteora, Oui Melrose, Ronan, Umbrella Co, Osteria Mozza, Petit Trois and many more.

Deal Points

- + Asking Rent - Inquire with Broker
- + Lease Term: Negotiable
- + Size: Appx 2,226 SF + Approved Patio / Sidewalk Seating
- + Private Parking Lot in Rear (Totaling Appx 8 Spaces)
- + ABC Type-47 Liquor License & FF&E Available for Purchase
- + Hours of Operation: 12 am, 7 Days a Week



Property Photos



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Melrose Demographics


Total Population


Median Age


Total Spending on
Restaurants


Average Household
Income

	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



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Neighboring Tenants



M E T E O R A



PETIT TROIS



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