

C.
CAROLWOOD
ESTATES

FOR SALE

6708 - 6712 MELROSE AVENUE, LOS ANGELES, 90036

EXCELLENT RETAIL STORE FRONT/OFFICE IN A NEWLY DEVELOPING SECTION OF MELROSE AVENUE

PROPERTY OVERVIEW

Great investment or owner use property. Located on world renowned Melrose Avenue, building features excellent showroom/retail space with the entire second floor open to a multitude of possibilities. The Property also features a detached rear structure comprised of a two car garage and studio apartment above along with outdoor patio and decking area. This Property is loaded with character and charm; a true one of a kind GEM!

Property Address	Tenant Name	Price per month	Lease Termination Date	Options to Extend
6708 & 12 Melrose Avenue	Vacant	Vacant	Vacant	Vacant
6710 Melrose Avenue	Jed Lind LLC	\$5,530.00 NNN	August 31, 2024	None
6712 Melrose Avenue	Vacant	Vacant	Vacant	Vacant
Rear Unit Above Garage	Residential Tenant	\$750	Month to Month	None
2 Roof Billboards	CBS Outdoor Inc.	\$665 w/ 3% annual increases	July 2027	None

Property Details:

Address: 6708-6712 Melrose Avenue, Los Angeles, 90036

Price: \$4,250,000

APN: 5524-016-002

Year Built: 1948

Building Size: 6,560 sf

Lot Size: 4,400 sf

Zoning: LAC2

Parking: Located in rear of building

DEMOGRAPHICS

Demographics 2022 Estimations	1 Mile	3 Mile	5 Mile
Population	45,121	480,686	1,115,962
Households	21,918	207,701	451,659
Average Households Income	\$118,893	\$96,424	\$92,730
Median Households Income	\$89,899	\$66,854	\$62,832
Total Businesses	3,681	37,584	74,331
Total Employees	33,917	276,066	608,462
Median Age	40.0	38.4	37.9







Area Highlights

Craft Contemporary

Founded as a museum in 1973, Craft Contemporary reveals the potential of craft to educate, captivate, provoke, and empower. With a focus on contemporary art made from craft media and processes, Craft Contemporary presents dynamic exhibitions by established and emerging artists and designers who are often underrepresented in larger art institutions. Craft Contemporary complements these exhibitions with a creative line-up of educational programs, including hands-on workshops led by professional artists. Craft Contemporary cultivates an environment for people in Los Angeles to deepen their relationship to art, creativity, and one another.



The La Brea Tar Pits:

Right in the heart of L.A. sits the world's most powerful gateway to the Ice Age. The asphalt seeps at La Brea Tar Pits are the only active urban fossil dig site in the world. Plants and animals from the last 50,000 years are discovered here every day. Outside, you can watch excavators carve fossils out of the asphalt. Inside the museum at La Brea Tar Pits (established in 1977 as the George C. Page Museum), our staff prepares these discoveries in the see-through Fossil Lab. You'll see the final result in our exhibitions: extraordinary saber-toothed cats, mammoths, dire wolves, and mastodons, as well as the tiny, but scientifically significant, microfossils of insects, plants, mammals, and reptiles. The Tar Pits help us understand life around Wilshire Boulevard long before we got here, and what lies ahead as climate and habitats continue to change.



The LACMA:

Located on the Pacific Rim, LACMA is the largest art museum in the western United States, with a collection of nearly 149,000 objects that illuminate 6,000 years of artistic expression across the globe. Committed to showcasing a multitude of art histories, LACMA exhibits and interprets works of art from new and unexpected points of view that are informed by the region's rich cultural heritage and diverse population. LACMA's spirit of experimentation is reflected in its work with artists, technologists, and thought leaders as well as in its regional, national, and global partnerships to share collections and programs, create pioneering initiatives, and engage new audiences.

The Peterson Automotive Museum:

American automotive museums have come and gone, but until publishing magnate and philanthropist Robert E. Petersen and his wife Margie opened the Petersen Automotive Museum, there was no central location in which to celebrate the entirety of automotive history, industry, culture and artistry in Los Angeles, the most car-centric city the world has yet known. Even the Petersen Automotive Museum building represents aspects of automotive history as important as the vehicles displayed inside. Its architecture, user friendly parking facility, and central location make it a living example of automobile culture in Los Angeles.

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