
OFFERING MEMORANDUM

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FOR LEASE

8214 MELROSE AVE

WEST HOLLYWOOD, CA 90069

\$5.50 PSF NNN

PROPERTY DESCRIPTION

Incredible Art-Deco, ground floor retail/showroom opportunity for lease. The space is approx. 2,500 SF of ground floor retail/showroom (possible to sub-divided into two 1,250 square foot spaces), features high ceilings, natural lighting, designer showroom windows, parking in the rear, and excellent identity/signage.

LOCATION

This space is centrally located in the 8200 block of Melrose, adjacent to world renowned Paul Smith, the Improv Club, and Crossroads restaurant. This space is ideally suited for a “flagship/branding” opportunity.

Please do not disturb the current occupant.
Please call Chris Mara to discuss or to arrange a tour at 310.927. 5865.



BUILDING SIZE

± 2,500 SF

TERM

Negotiable

SUB-DIVISIBLE INTO

Two 1,240 SF Spaces

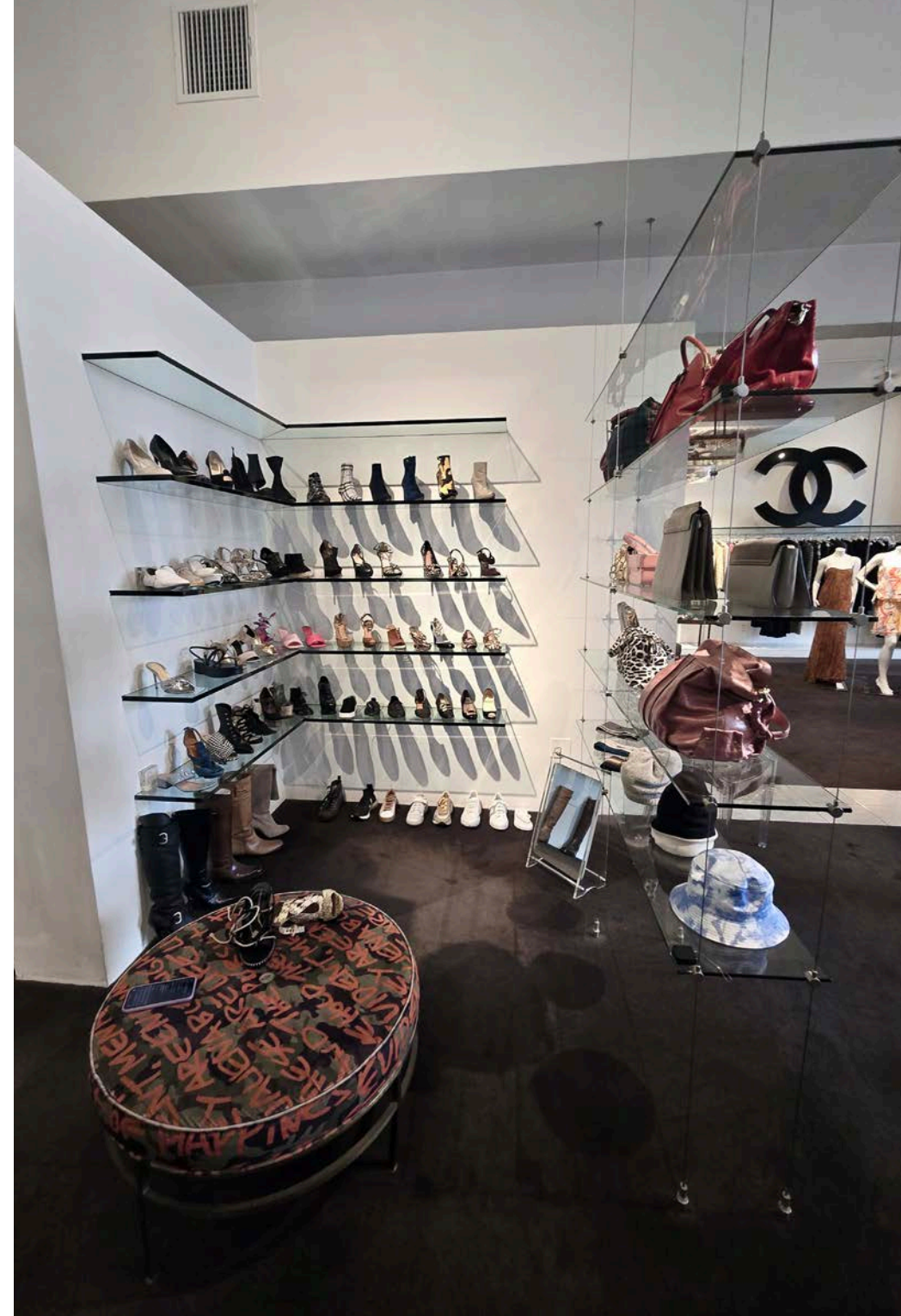
PARKING

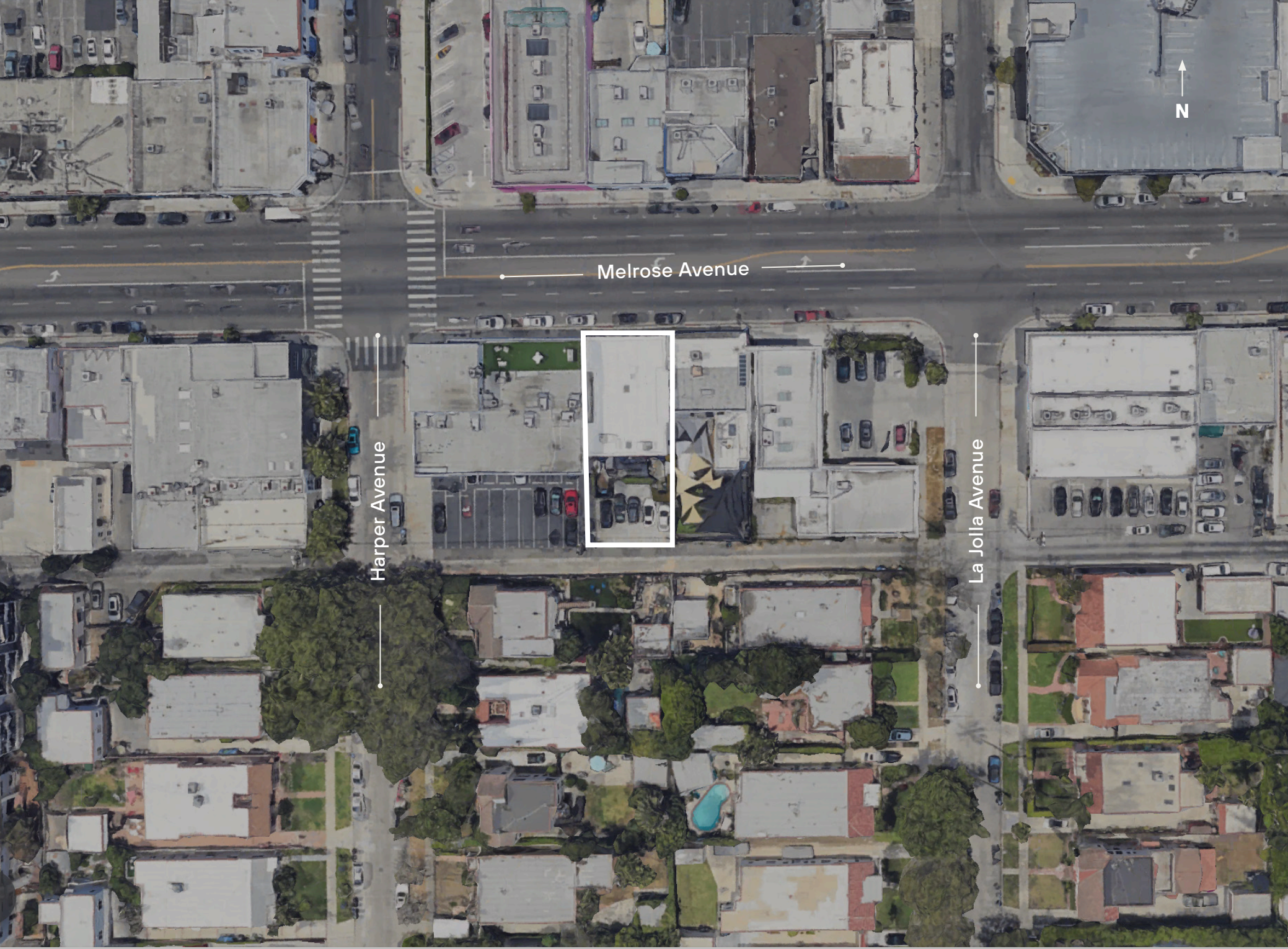
Two Spaces

USAGE

Retail/Showroom









Community

Melrose Ave + Melrose Place

This West Hollywood location has a profound number of destination stores, galleries and eateries, a cultural center situated between Melrose Avenue, Robertson Boulevard and Beverly Boulevard, featuring 200+ visionary, high-caliber design, art, and fashion stores. 8410 Melrose Ave is centrally located within the LCDQ district & blocks from the Pacific Design Center, the L.A. apex of interior design making this venue ideal for both Interior or apparel concepts. La Cienega's fine restaurants, Melrose Place's iconic cafe's and strong coffee culture permeates the district and Weho's out-of-the-box pop-ups all can satisfy the most discerning of palettes. Many come for the shopping and stay for dinner. Below is just a handful of your neighbors.

GUCCI SALON 8409 Melrose Pl - Echoing the heritage of the House and of Hollywood, the new creative space is the first stand-alone Gucci Salon on Melrose Place in West Hollywood with an exclusive offering of exceptional pieces – a showcase of craft, personalization, and uniqueness. BALMAIN 8421 Melrose Pl - The West Coast flagship is a 2,400-square-foot, one-story boutique which carries the brand's men's, women's and kid's clothing collections | RH 8772 Beverly Blvd - Upscale, all modern sister store of Restoration Hardware boasts a 3 story showroom and restaurant selling, timeless furniture, textiles, tableware, lighting | COMMUNE 650 N Robertson Blvd - design studio founded 2004 with a reputation for holistic work across the fields of architecture, interior design, graphic design, product design, and brand management | ALFRED TEA ROOM 8509 Melrose Ave - Craveable coffee and light bites, this establishment has a number of nearby stores, with the Melrose Ally location being one of it's finest | RAG & BONE 8533 Melrose Ave - distinguished combination of British heritage with directional, modern design with New York aesthetic | CATCH LA 8715 Melrose Ave - Al fresco dining in Los Angeles is a one-stop shop for food and beverage experiences with 340 seat rooftop haven | CUTLER & GROSS 8505 Melrose Ave - British luxury eyewear brand Cutler and Gross combines the finest Italian craftsmanship with irrefutable style | DU VIN WINE 540 N San Vicente Blvd - The only wine shop in Southern California specializing in European wines | BOTTEGA VENETA 8445 Melrose Pl - Discretion, quality, and unsurpassed craftsmanship leather goods luxury since 1966 | GRACIAS MADRE 8905 Melrose Ave - Chef Chandra Gilbert features bold flavors, seasonally inspired by the kitchens of Mexico sourced from locally grown organic ingredients | MARTYN LAWRENCE BULLARD DESIGN 8550 Melrose Ave - Multi-award winning Los Angeles-based interior designer renowned for his broad range of styles and eclectic, yet sophisticated and inviting interiors | MOCA at the PDC 8687 Melrose Ave - MOCA is the only museum in Los Angeles devoted exclusively to contemporary art. this satellite location has a revolving array of exhibits | THE REAL REAL 8500 Melrose Ave - Premier brick and mortar location designer consignment store celebrity filled gym never disappoints | EP & LP 603 N La Cienega Blvd - Highly rated asian fusion restaurant and rooftop bar on Melrose Ave that has become a West Hollywood hotspot with beautiful 8431 Melrose Pl - Waterworks brings impeccable style and artisanal quality craftsmanship to bathrooms and kitchens around the world | CHLOÉ 8448 Melrose Pl - Parisian fashion house West Coast store | SWEET LADY JANE 8360 Melrose Ave - L.A.'s most famous confectioner



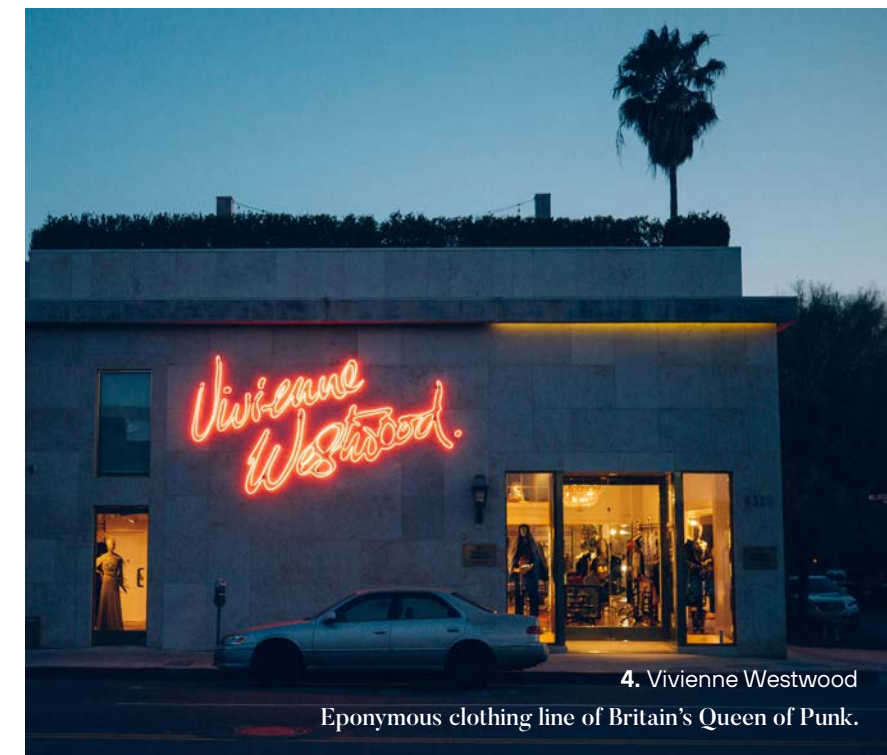
1. Gucci Salon | 8409 Melrose Pl
Note: Also leased by Mara Commercial



2. Bottega Veneta | 8445 Melrose Pl
Italian Leather Showroom & Luxury Brand



3. La Maison Francaise | 8435 Melrose Pl
Note: Also leased by Mara Commercial



4. Vivienne Westwood
Eponymous clothing line of Britain's Queen of Punk.

Why Los Angeles?

#1

Los Angeles is the Largest Economy in the U.S.

\$836B

GDP of the L.A. Metro Area in 2022

#1

Los Angeles is the most populous county in the U.S.

\$46M+

Visitors to L.A. County in 2022

\$15B+

LAX Airport Expansion due for Completion 2028

6000+

Restaurants, Bars and Music Venues in L.A. County, Beverly Hills & Santa Monica

\$5M+

Labor force with +244,000 businesses in LA County

3rd

Largest Metropolitan Economy in the World

42

Number of Billionnaires residing in LA County, Beverly Hills and Malibu

\$287M+

Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade

#12

Ranking: Best places to live in the World

53

Fortune 500 companies based in CA, with 8 of those HQ's being based in LA County.

#6

Los Angeles is ranked 6th in the Worlds Wealthiest Cities.

#1

The Port of Los Angeles is the countries busiest handling over 10M TEUs annually

230K+

Estimated non-farm jobs added in 2023 in L.A County

#1

Largest Customs District in the U.S.

25

Number of Michelin Star Restaurants In LA County and Santa Monica

OM

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