OFFERING MEMORANDUM

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CAROLWOOD

02.28.24

DRE 00886282 | DRE 02109375



8410 Melrose Ave West Hollywood

COMMERCIAL

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FOR LEASE

8410 MELROSE AVE WEST HOLLYWOOD, CA 90069 \$35,000 PER MONTH

PROPERTY DESCRIPTION

Incredible, rare, and "BEST OF THE BEST" retail and/or showroom space highly improved featuring all glass front, exposed bowed truss ceiling, concrete floors, high ceilings, natural light, 40 feet of frontage, and excellent signage and dedicated parking in the rear. The space is currently occupied by INDOCHINO. Please do not contact the current Tenant. All inquiries are to made by contacting Chris Mara 310.927.5865.

LOCATION

This prime location is centrally located on worldrenowned Melrose Avenue, near the intersection of La Cienega Blvd adjacent to Melrose Pl., and also fronts on "Melrose Alley". This is the premier location for high fashion, showroom, and designers. The area has seen dramatic resurrgence due to new developments and influx of new retailers, designers, restaurants, and cafes opening or scheduled to open soon.



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building size $\pm 2,500 \text{ SF}$

ZONING WDC1A*

apn 5528-016-032

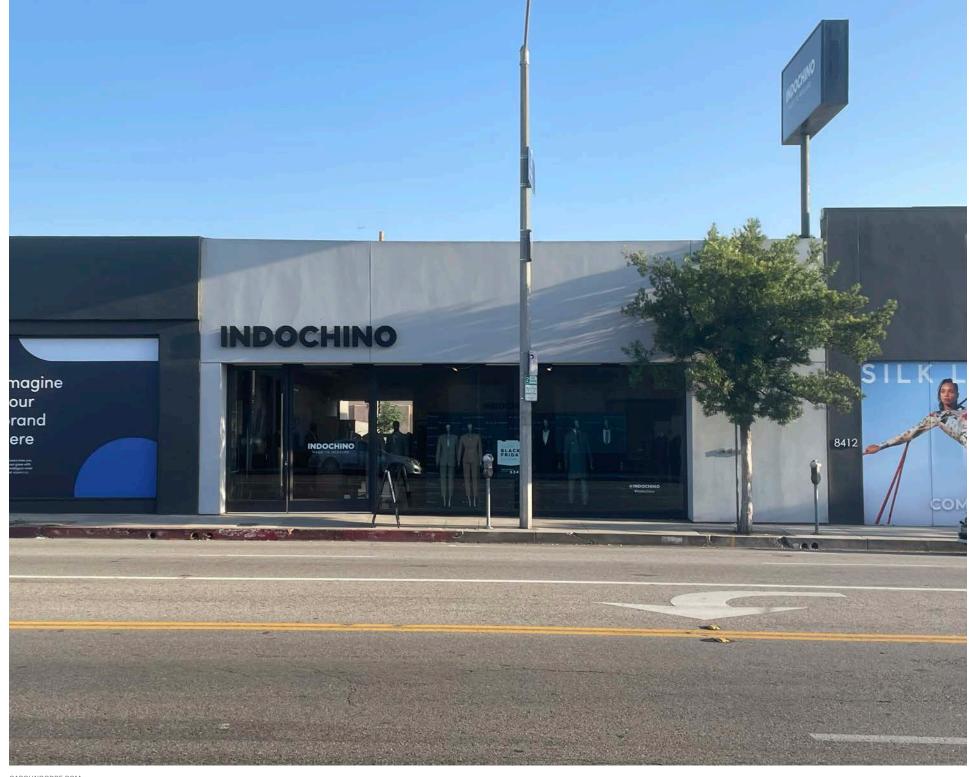
usage Retail/Showroon

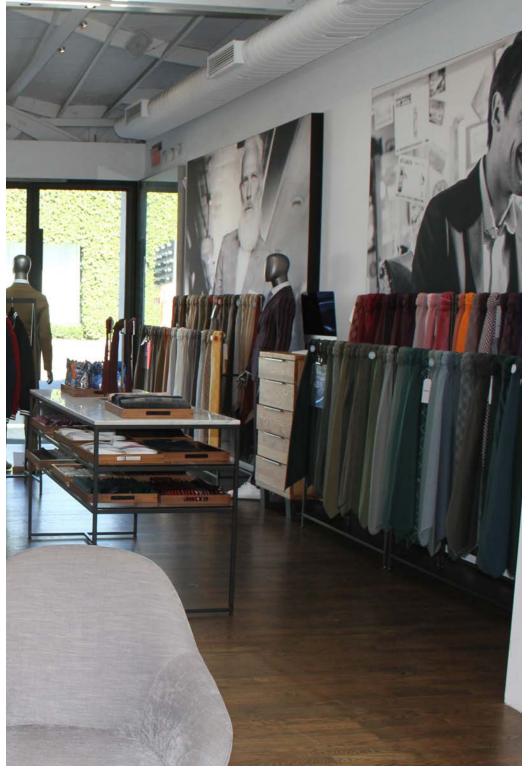
TERM 5-10 years

PARKING Rear gated parking

LINEAR FOOTAGE Approximately 40ft along prime Melrose Ave

AVAILABILITY DATE APRIL 1, 2024



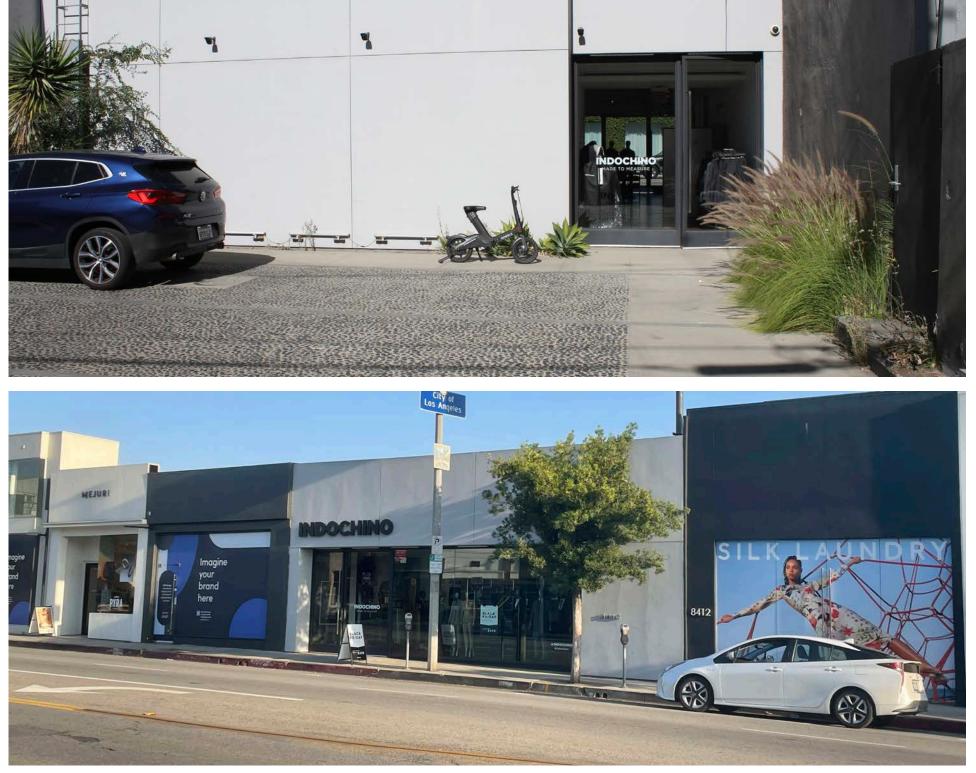








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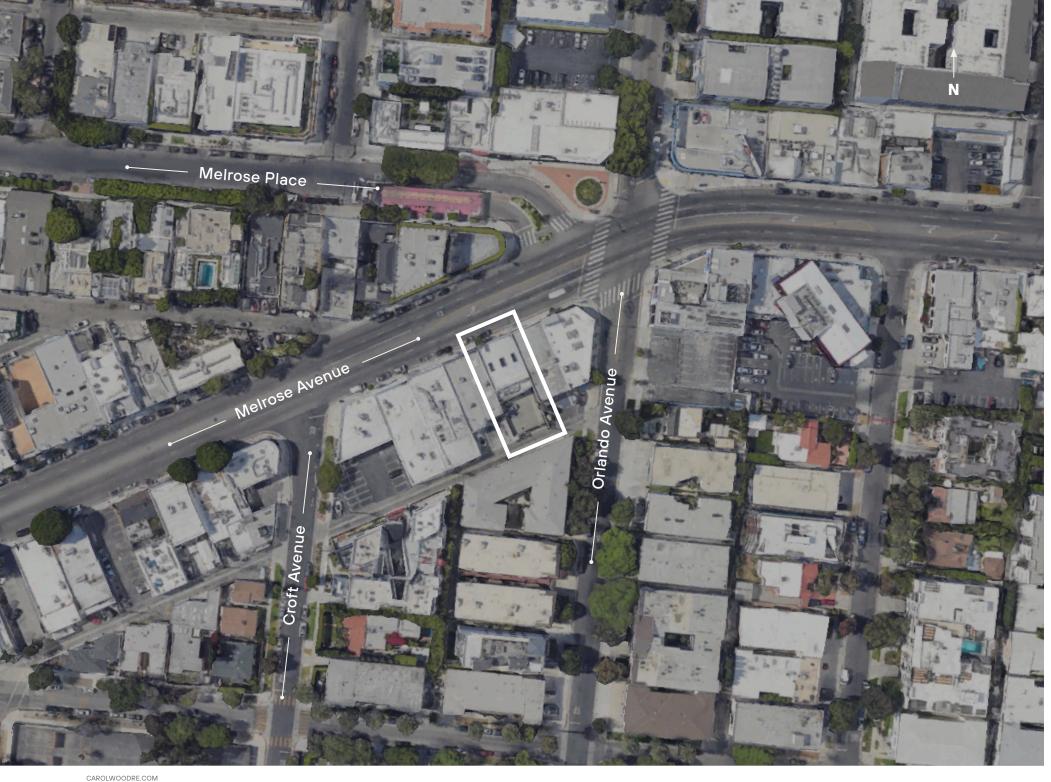
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Oscar de la Renta The Row

adidas

Dolce Vita

8410 Melrose Avenue

Balma

Gucci Salon

Staud -

Away Store

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Chateu Marmont

Sunset Strip -

Hollywood Blvd

The Comedy Store

Nordstrom Local

Alfred's Coffee

8410 Melrose Avenue

Gemini Gallery

Joybird

Vivienne Westwood

La Maison Fracaise

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Crossroads

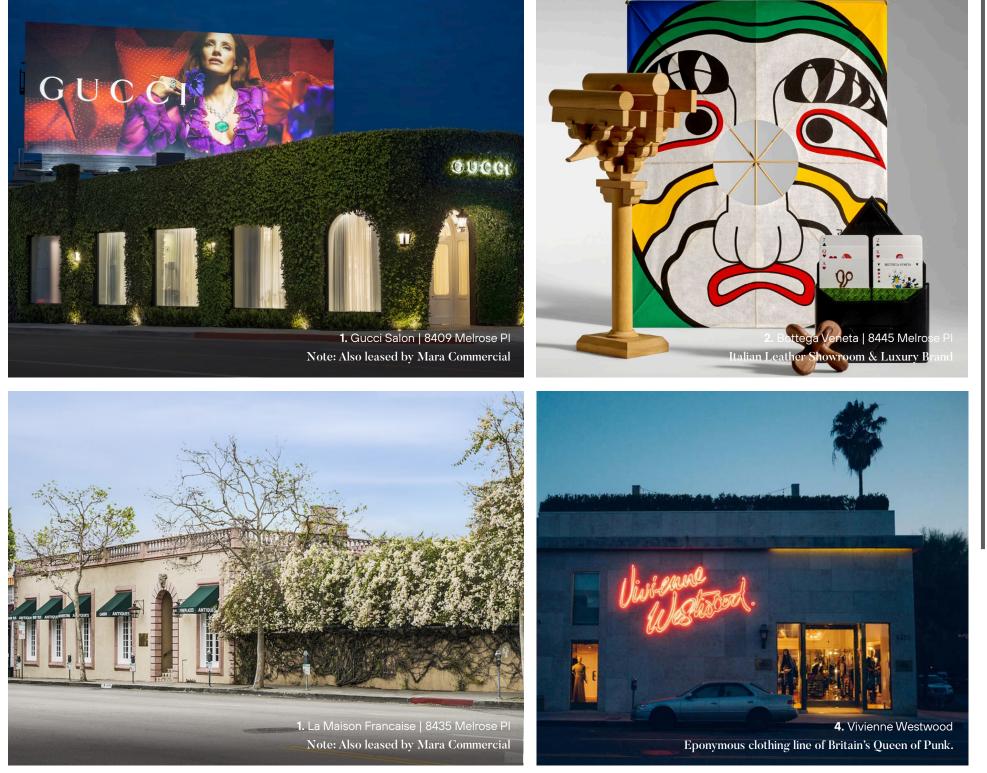
Community

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 PI - 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 PI - 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 Harware 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 locationbeing 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 evewear 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 PI - Discretion, guality, 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 s | 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 arrayof exhibits | THE REAL REAL 8500 Melrose Ave - Premier brick and mortar location designer consignment storecelebrity filled gym never disappoints | EP & LP 603 N La Cienega Blvd - Highly rated asian fusion restaurant and rooftop bar on Melrsose Ave that has become a West Hollywood hotspot with beautiful8431 Melrose PI - Waterworks brings impeccable style and artisanal quality craftsmanship to bathrooms and kitchens around the world | CHLOÉ 8448 Melrose PI - Parisian fashion house West Coast store | SWEET LADY JANE 8360 Melrose Ave - L.A.'s most famous confectioner





Why Los Angeles?



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



GDP of the L.A.Metro Area in 2022



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



Labor force with +244,000 businesses in LA County



Largest Metropolitan Economy in the World



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

53

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



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



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



Visitors to L.A. County in 2022



LAX Airport Expansion due for Completion 2028 6000 +

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



Generated in L.A. Transient Occupancy Tax

\$2.21T

Domestic Outbound California Trade



Ranking: Best places to live in the World



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



argest Customs District in the U.S.

25

Number of Michelin Star Restaurants In LA County and Santa Monica

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