

7708-7726

MELROSE
AVENUE

OFFERING MEMORANDUM



JAY LUCHS
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01

PROPERTY SUMMARY





PROPERTY ADDRESS

7708-7726 Melrose Avenue
Los Angeles, CA 90046



BUILDING RSF

±12,320 RSF



ZONING

LAC4



USE

Retail



SALE PRICE

Available upon Request



PARKING

Rear parking lot

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SUMMARY



ADDRESS	TENANT	RENTABLE SF
7708 Melrose Avenue	Bait	±1,710 RSF
7710 Melrose Avenue	Bait	±900 RSF
7712 Melrose Avenue	Bait	±700 RSF
7714 Melrose Avenue	Vacant	±1,850 RSF
7716 Melrose Avenue	Vitaly	±700 RSF
7718-7720 Melrose Avenue	Cool Kicks	±2,410 RSF
7722-7726 Melrose Avenue	Foot Locker	±4,050 RSF
Billboard	New Tradition	N/A
TOTAL		±12,320 RSF

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TENANT OVERVIEW



BAIT

Bait is an independently-owned boutique featuring sneakers, streetwear, T-shirts, and collectible toys.



THE COOL

The Cool by Cool Kicks sets itself apart from other sneaker retailers by buying, selling, and trading sneakers and clothing for streetwear enthusiasts. Adopting a “pawn shop” store model, Cool Kicks has several locations that offer a range of products at price points ranging from affordable to luxury.

Foot Locker

Foot Locker is an iconic name in the retail sportswear industry which is best known for selling multi-brand footwear and apparel. With over 2,500 stores worldwide, Foot Locker carries leading sneaker brands including Nike, Adidas, Reebok, and Converse, to name a few.



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ADDRESS

7708 Melrose Avenue
Los Angeles, CA 90046

SIZE

±1,710 RSF

USE

Retail

TENANT

BAIT

BUILT

1948

ZONING

LAC4

PARKING

2 spaces

FRONTAGE

21' on Melrose Avenue

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ADDRESS

7710-7712 Melrose Avenue
Los Angeles, CA 90046

SIZE

±1,600 RSF

USE

Retail

TENANT



BUILT

1945

ZONING

LAC4

PARKING

1 space

FRONTAGE

26' on Melrose Avenue

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ADDRESS

7714-7716 Melrose Avenue
Los Angeles, CA 90046

TENANT

Vacant/Vitaly

PARKING

3 spaces

SIZE

±2,550 RSF

BUILT

1953

FRONTAGE

32' on Melrose Avenue

USE

Retail

ZONING

LAC4

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ADDRESS

7718-7720 Melrose Avenue
Los Angeles, CA 90046

SIZE

±2,410 RSF

USE

Retail

TENANT

Cool Kicks

BUILT

1948/Renovated 2008

ZONING

LAC4

PARKING

18 spaces

FRONTAGE

122' on Melrose Avenue*

*(Including 7722-7726
Melrose Avenue frontage)

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ADDRESS

7722-7726 Melrose Avenue
Los Angeles, CA 90046

SIZE

±4,050 RSF

USE

Retail

TENANT

Foot Locker.

BUILT

1953

ZONING

LAC4

PARKING

18 spaces

FRONTAGE

122' on Melrose Avenue*
92' on Genesse Avenue

*(Including 7718-7720
Melrose Avenue frontage)

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02

PROPERTY HIGHLIGHTS



PHOTOS



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03

AREA OVER VIEW





7708-7726 Melrose Avenue is located on the corner of Melrose Avenue and N. Genesse Avenue. The property is comprised of four buildings that feature over 12,000 SF of store front retail, approximately 201 feet of frontage on Melrose Avenue, rear parking lot, and billboard signage.

7708-7726 Melrose Avenue neighbors many retail stores and restaurants on Melrose Avenue including Shoe Palace, Sportie LA, Urban Outfitters, Spartina and more. Nearby on Fairfax Avenue is a collection of streetwear stores including The Hundreds, RIPNDIP, AAPE, and HUF. Directly across the street is Fairfax High School, home to the open-air vintage market Melrose Trading Post every Sunday.

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AREA OVERVIEW

Melrose Avenue is one of L.A.'s most famous streets known for its shopping, dining and entertainment destinations. Shopping on Melrose Ave consists of four shopping districts: Melrose District, Melrose Heights, Melrose Place, and La Cienega Design Quarter.

MELROSE DISTRICT

From Fairfax Ave to Highland Ave, more than 300 alternative and independent stores offers the latest streetwear, vintage fashions, and is home to the Melrose Trading Post. Fairfax Avenue features an assortment of streetwear stores including RIPNDIP, HUF, AAPE, The Hundreds, and more as well as local favorite Jon & Vinny's.



Melrose Trading Post



Fairfax Avenue



Cool Kicks LA



Osteria Mozza

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Paul Smith

MELROSE HEIGHTS

From La Cienega Blvd to Fairfax Ave, the western end of Melrose features upscale boutiques including Vivienne Westwood, Paul Smith, and more.



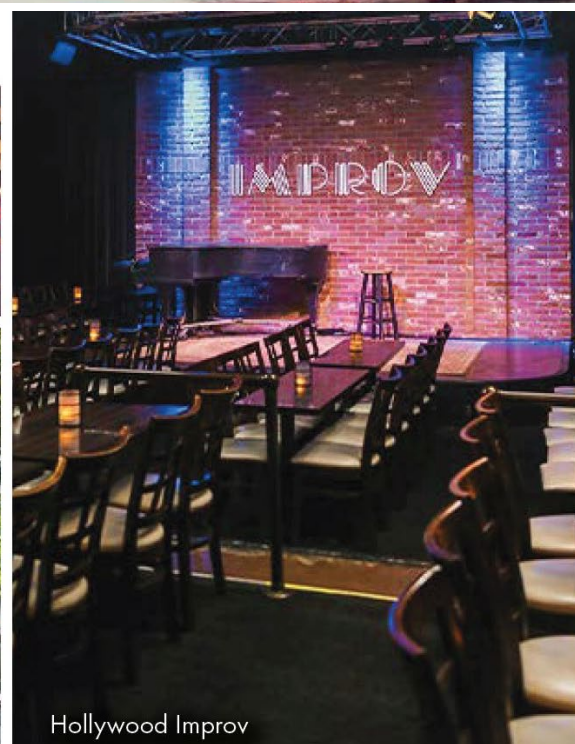
Palihotel



Vivienne Westwood



Mauro Cafe



Hollywood Improv



Reformation Vintage

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LoveShackFancy



The Row

MELROSE PLACE

Just north of the intersection of La Cienega Blvd and Melrose Ave, Melrose Place is home to high-end boutiques including Chloe, The Row, Bottega Veneta, BALMAIN, and more.



Alfred Coffee



Bottega Veneta



A.P.C.

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Restoration Hardware



Farrow & Ball



Design Within Reach



Arteriors



Urth Caffe

LA CIENEGA DESIGN QUARTER

At the intersection of Melrose Ave and La Cienega Blvd is considered a design quarter featuring many antique, furniture, home decor shops and art galleries.

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DEMOGRAPHICS



**2022
TOTAL
POPULATION**

48,857

1 MILE

334,454

3 MILES

892,431

5 MILES



**TOTAL
DAYTIME
POPULATION**

54,788

1 MILE

426,514

3 MILES

1,012,052

5 MILES



**2022
MEDIAN
AGE**

40.0

1 MILE

39.4

3 MILES

38.3

5 MILES



**AVERAGE
HOUSEHOLD
INCOME**

\$135,628

1 MILE

\$135,610

3 MILES

\$121,925

5 MILES



**HOUSEHOLD
WITH INCOMES
OVER \$100,000**

47%

1 MILE

45%

3 MILES

38%

5 MILES



**AVERAGE
HOME
VALUE**

\$1,336,907

1 MILE

\$1,405,256

3 MILES

\$1,307,610

5 MILES

* According to Esri, 2022

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THE SUNSET STRIP

SUNSET BLVD

FOUNTAIN AVE

SANTA MONICA BLVD

LA CIENEGA BLVD

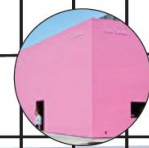
CRESCENT HEIGHTS BLVD

FAIRFAX AVE



MELROSE PL

MELROSE SHOPPING DISTRICT



MELROSE AVE

7708-7726
MELROSE
AVENUE



BEVERLY
CENTER

SAN VICENTE BLVD



BEVERLY BLVD

3RD ST

CBS
TELEVISION
STUDIOS



THE GROVE &
THE ORIGINAL
FARMERS
MARKET

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Reformation Vintage
CARTEA
Rosal Smith
 Rele, Los Angeles
NIALAYA
 ANINE BING
 Construction

future K2 restaurant

JONATHAN ADLER
 Harper's

BANDIER
 Offices

Under Construction
S.C.O.U.T.
 Fellow Barber
 Life Sabel
adidas
 Office (2nd floor)
 Owner

AOSCO
 Video Studios
 This location
ADAM PATRICK
 IV Gallery (2nd floor)
elc
 McConnell's Picture Frames
Myer's Department
PAINTBANK
 RhodeVision
 Fairfax Senior Citizens Center

YEM
 Custom Rug Shop
 1st Care Medical Supply
 Melrose Psychic
 Construction - Guess

SORELLA
 Trinity Bowling Club
 The Record Collector
 Zero's
 Gentry Garb

Spokes N' Stuff
sports LA
 Ghost Pizza Kitchen
 Ubartuba Acai

SHOE PALACE

Sunset Plaza Carpet Co.
 836 Tattoo Studio
FUMA
 Office Building
decades
 Fulhaus Club
 Tappan/House of Lean

VE
PP
 The Lab at the Hollywood Improv
 DOUBLE BL*

PLANET SALON
 ARITZIA Superworld
 former **Fred Segal**
Fred Segal
 CAFE
Red Bull
upsartrends
 Construction
 Alco Carpet Co
 Slapclub
 Home
 Offices
 Offices (2nd Floor)
 Offices (2nd Floor)

The L.A. Artbox
HIGH
Reformation

DENMARK
 Offices Upstairs
 Redifal Neon
 Ecomalls
 Girl Tribe Co.
 For Lease
FROMA
PALM HOTEL
FARMERS
 The Glow Shop
 Offices (2nd Floor)
Bank of America

FLIGHT CLUB
 ADKT
 Jeff
 Elevate
 White Label Creamery
 Trophies
 For Lease
 Sami's Fairfax Grocery
 Sole Revival
THE HUNDREDS

7708-7726
MELROSE AVENUE

FAIRFAX HIGH SCHOOL

CRESCENT HEIGHTS BLVD

FAIRFAX AVE

catwalk
 Extra
 Hall of Frames
HUT
 Mitchell & Ness presented by Hall Of Fame
Diamond
RWDIP
 MTWRK
 Nobaday
 Grails
 Kibitz Room at Center
DOUS KILL
 Chabad-Lubavitch Center
 Black Star Burger
 Enjoy
 Caspi's Jewelry
 Parking Lot
 Under Construction

Toni & Guy Hairdressing Academy
 Equator Coffees
CROOKS
Sweet Chick
COFAX
 Western Kosher
 The Dime
 Solomon's Judaica
 In Sheep's Clothing HIFI Records
 No Name
 4.30
 Blitzstein Museum of Art
 Yojimbo
 Melody Ehsani
 Capahova
Badmann
zak.
DOY-VINTS
 Vacant
 Baba Sale Congregation

The Council Shop
GOLF
heaven
 Mod MD
 Jewish Family Service
 Customer Parking
CHASE

URBAN OUTFITTERS

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7708-7726
MELROSE
AVENUE

ARITZIA
SUPERWORLD

MAURO C A F E

Reformation

DENMARK 50

PALIHOTEL
MELROSE AVENUE

PACIFIC
DESIGN
CENTER



SORELLA



CENTURY CITY

FAIRFAX HIGH SCHOOL



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