



8600 MELROSE AVENUE

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 **CUSHMAN &
WAKEFIELD**
NEWMARK

PROPERTY DETAILS



USE

Retail



SIZE

BUILDING 1

Ground Floor: ± 6,000 SF
Second Floor: ± 5,000 SF
Total: ± 11,000 SF

BUILDING 2

Ground Floor: ± 3,110 SF
Second Floor: ± 960 SF
Total: ± 4,070 SF

TOTAL: ± 15,070 SF



RENT

Available upon Request



HIGHLIGHTS



Located on the busy corner of Melrose Avenue and Westbourne Drive



40 on-site parking spaces with valet or 25 parking spaces without valet



Offers approximately 150' of frontage on Melrose Avenue and approximately 130' on Westbourne Drive



Surrounded by high-end retail and restaurants



Open layout and high ceilings



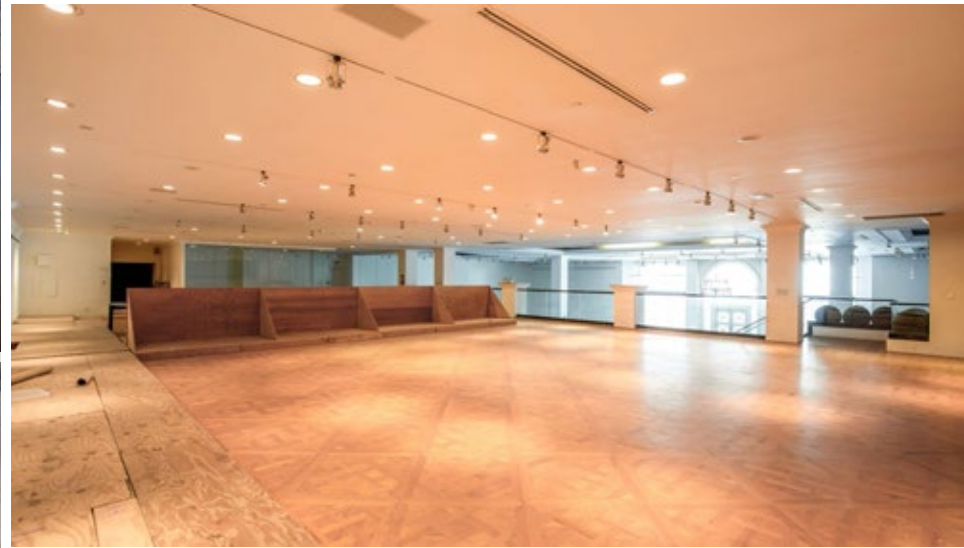
Large windows throughout provide ample natural lighting



NEWMARK

CUSHMAN & WAKEFIELD

BUILDING 1 INTERIOR PHOTOS



BUILDING 2 INTERIOR PHOTOS



SITE PLAN

MELROSE AVENUE

WESTBOURNE DRIVE

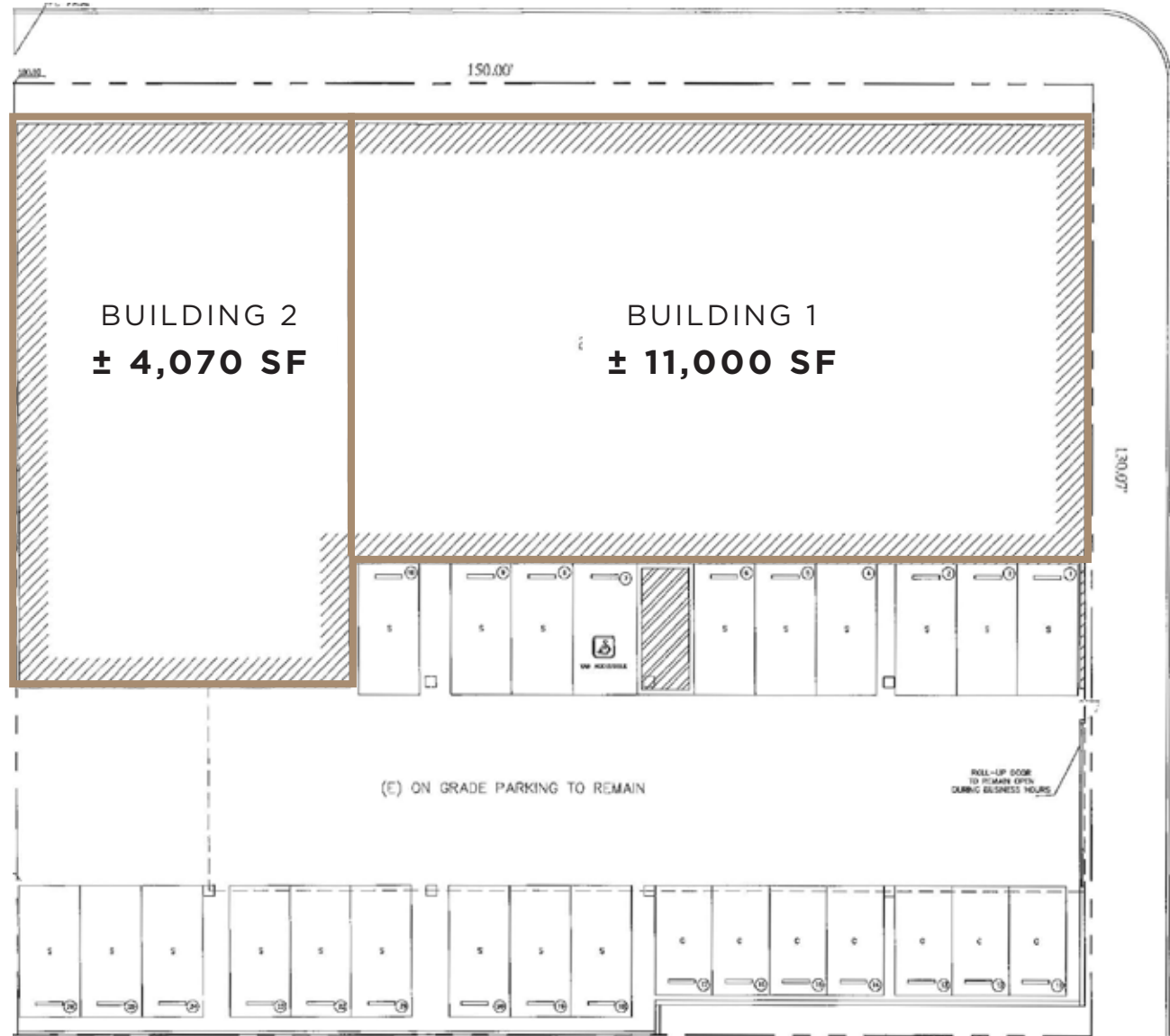
BUILDING 1

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Ground: ± 3,110 SF
 Second: ± 960 SF
 Total: ± 4,070 SF

TOTAL: ± 15,070 SF



DEMOGRAPHICS



POPULATION

44,069
1 MILE

262,504
3 MILE

812,602
5 MILE



DAYTIME POPULATION

77,899
1 MILE

396,522
3 MILE

1,048,296
5 MILE



MEDIAN AGE

43
1 MILE

40
3 MILE

38
5 MILE



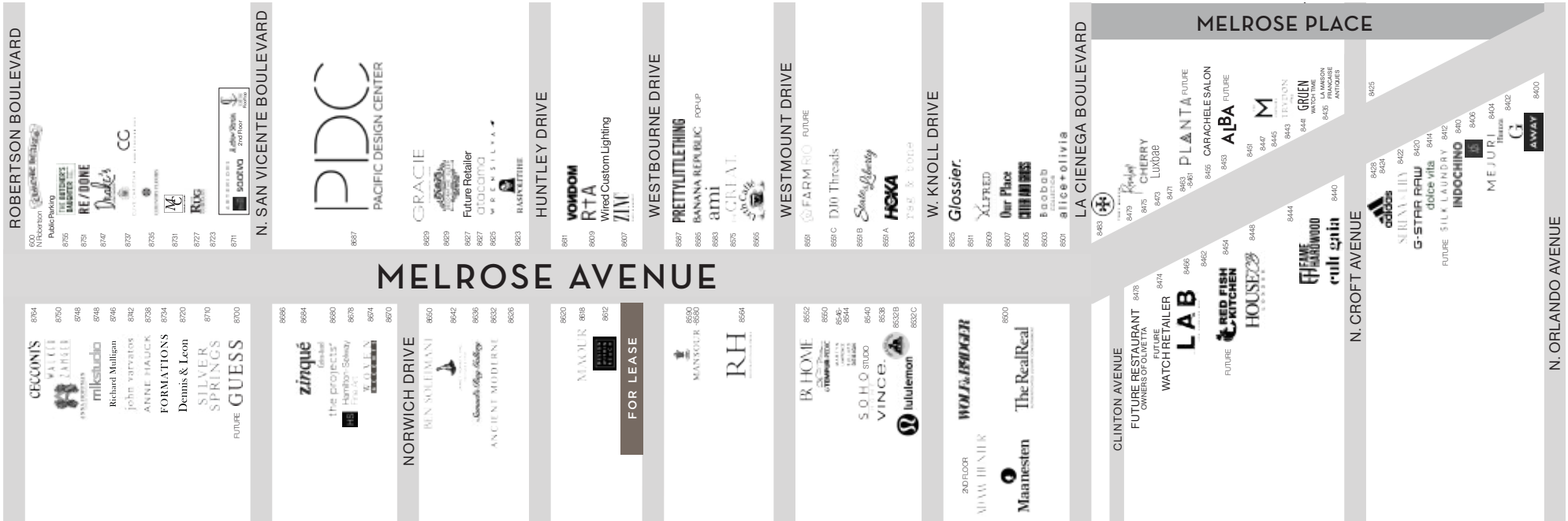
AVERAGE HOUSEHOLD INCOME

\$158,713
1 MILE

\$155,601
3 MILE

\$131,999
5 MILE





NEIGHBORING TENANTS



RH
RESTORATION HARDWARE



Birth Coffee
Especially Organic Coffee
At Every Turn



THE GREAT.



lululemon **athletica**



CATCH



Glossier.



TEA
ALTHEA TEA ROOM

@ Glossier Alley



CECCONI'S
West Hollywood



Glossier.
Frag & more

HOKA

Stacy's Active

DB Threads



The RealReal

WOLF

lululemon

the GREAT

ami

PRETTYLITTLETHING
office

ZINC

RtA

RH
RESTORATION HAUTE COUTURE
flagship

MANSOUR

8600
MELROSE
AVENUE

DESIGN
WITHIN
REACH

NEWMARK



CUSHMAN &
WAKEFIELD



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