



8606  
MELROSE  
AVENUE

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# PROPERTY DETAILS



## USE

Retail



## SIZE

### 8606 MELROSE AVENUE

Ground Floor: ± 3,588 SF

Second Floor: ± 1,056 SF

**TOTAL: ± 4,644 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



Surrounded by high-end retail and restaurants



Open layout and high ceilings



Large windows throughout provide ample natural lighting



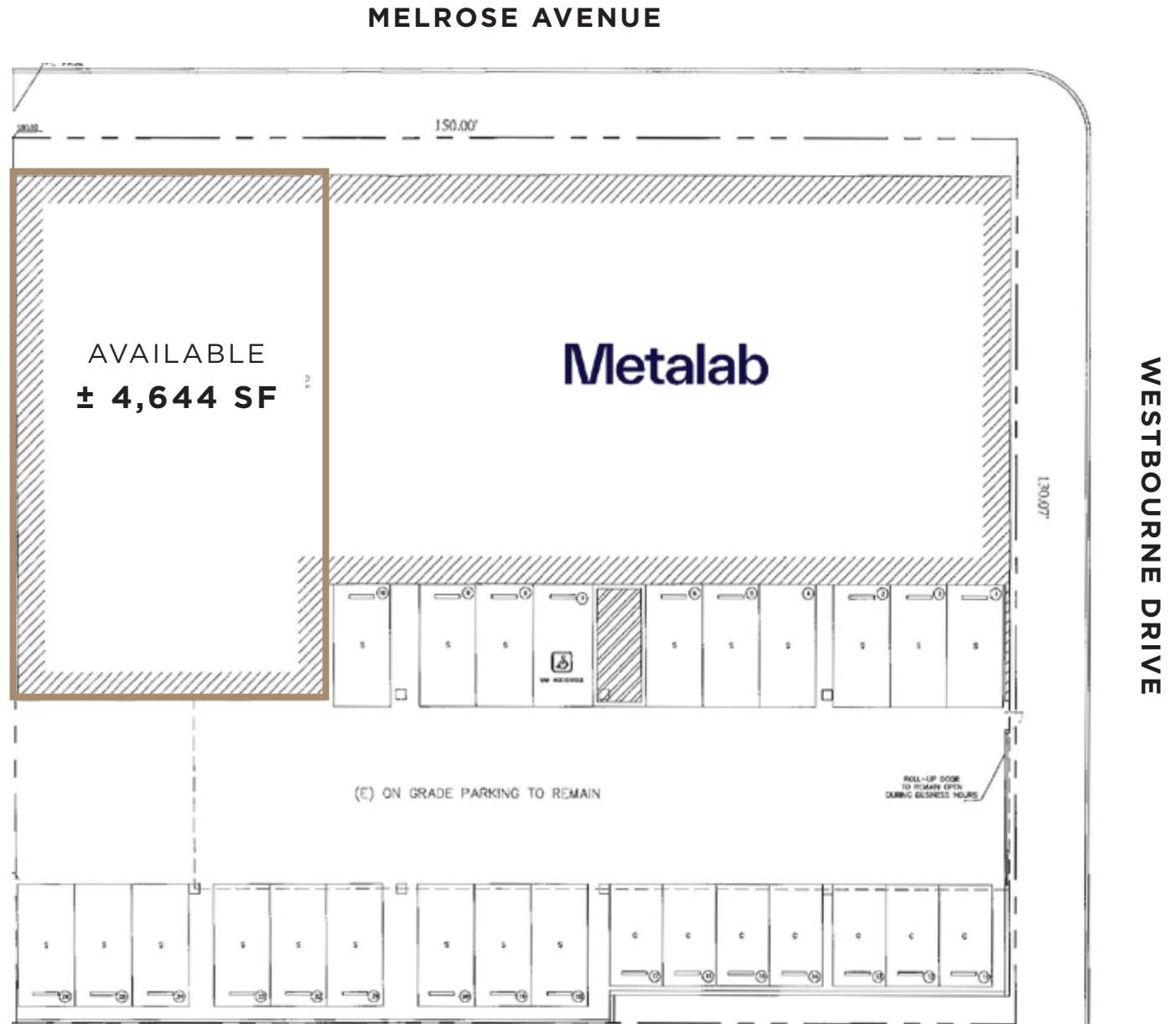
# INTERIOR PHOTOS



# SITE PLAN

## 8606 MELROSE AVENUE

Ground: ± 3,588 SF  
Second: ± 1,056 SF  
Total: ± 4,644 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



**ROBERTSON BOULEVARD**

100 Robinson  
Public Parking  
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**N. SAN VICENTE BOULEVARD**

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## NEIGHBORING TENANTS



**RH**  
RESTORATION HARDWARE



**Birth Coffee**  
Especially Organic Coffee  
At Every Turn



THE GREAT.



lululemon **athletica**



**CATCH**



**Glossier.**



**TEA**  
AL FRESCO

@ Glossier Alley



**CECCONI'S**  
West Hollywood

Glossier.

Fig & bone

HOKA

HALE BOB

FARM BIRD



The RealReal

WOLF & BANNER

lululemon

RH  
RESTORATION HAIRSHOW  
flagship

MANSOUR

Metalab

8606  
MELROSE  
AVENUE

DESIGN  
WITHIN  
REACH

DESIGN WITHIN REACH

NEWMARK  
PACIFIC

CUSHMAN &  
WAKEFIELD



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