



8620 MELROSE AVENUE

WEST HOLLYWOOD, CA 90069

RETAIL FOR LEASE

JAY LUCHS

Vice Chairman

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CA RE Lic. #01260345

JAYLUCHS.COM

CARLY GELLER

Director-Jay Luchs Group

310-593-0760

carly.geller@nrmk.com

CA RE Lic. #02153582

NEWMARK



MAOR

Space A:
±1,940 SF

Space C:
±577 SF
(Storage and Back of House Space)

ADDRESS

8620 Melrose Avenue
West Hollywood, CA 90069

USE

Retail

SIZE

Space A: ±1,940 SF

Storage/Back of house space

Space C: ±577 SF

RENT

Available upon Request

AVAILABLE

Immediately

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Space A

HIGHLIGHTS

- Rear on-site parking available
- One of the most desirable blocks in the West Hollywood Fashion & Design District
- Approximately 75 feet of wraparound frontage on Melrose Ave and Huntley Dr
- Traffic count for Melrose Ave and Huntley Dr is approximately 49,703 cars per day*

*Traffic Count: Costar 2018



Space A and C

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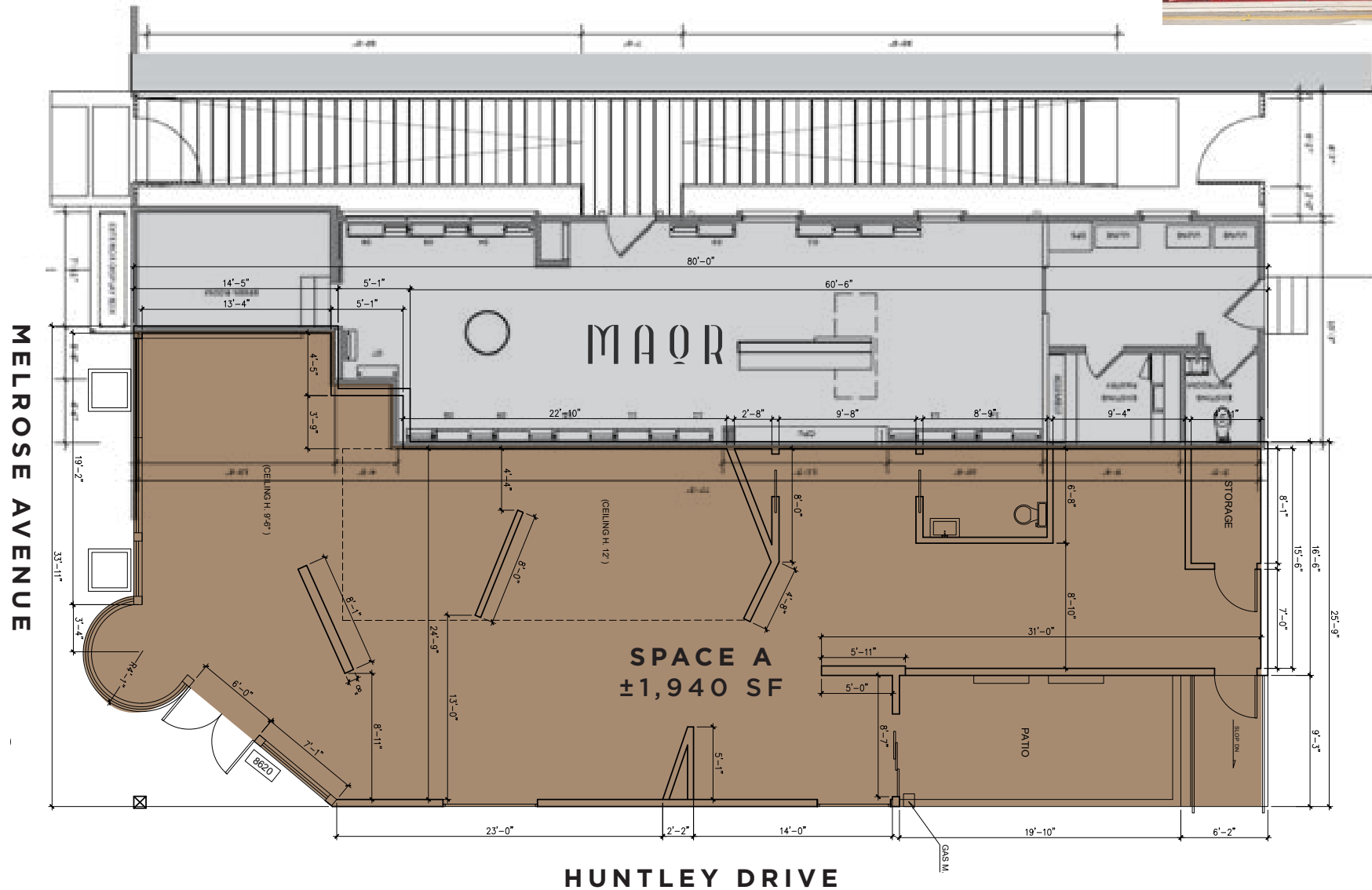
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**FLOOR PLAN
SPACE A**



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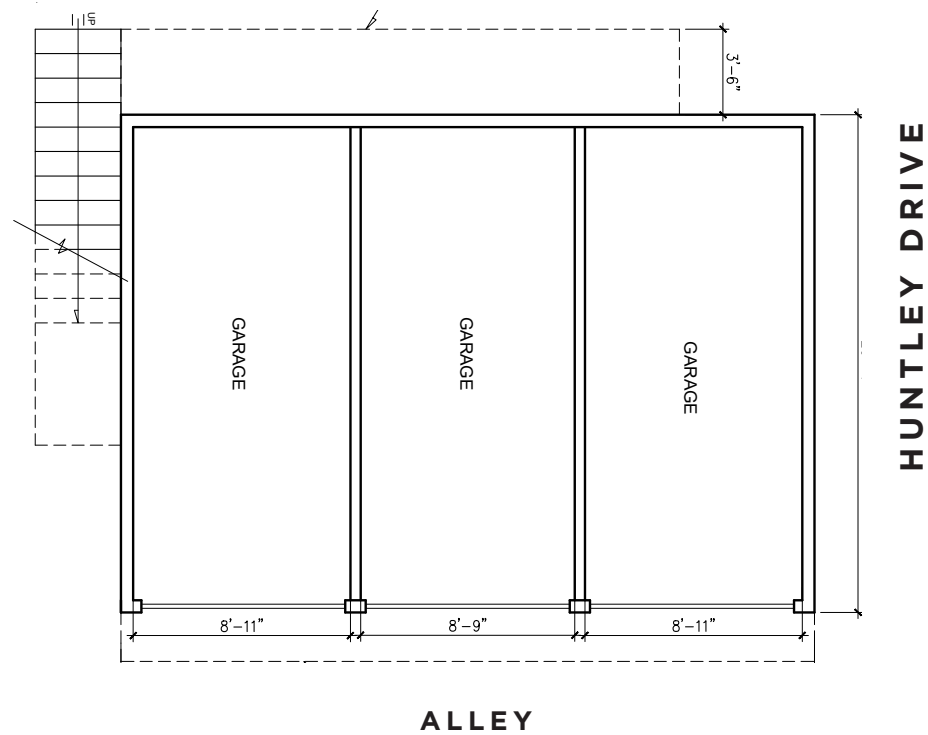
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**FLOOR PLAN
SPACE C**



GROUND FLOOR

±577 SF



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Space A Entrance



Space A Patio



Huntley Dr Street View

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**BEVERLY
CENTER**

AIX Armani Exchange, Apple, Balenciaga, Banana Republic, Bloomingdale's, Brooks Brothers, Burberry, Club Monaco, Coach, Diesel, Dolce & Gabbana, EggsLut, Foot Locker, Golden Goose, Gucci, H&M, Honey Birdette, Hugo Boss, Impossible Kicks, KENZO, Louis Vuitton, Macy's, Maje, MCM, Michael Kors, Montblanc, OMEGA Boutique, Pitchoun Bakery & Café, Prada, Saint Laurent, Salvatore Ferragamo, Sandro, SEE, Sephora, The Webster, Tocaya Modern Mexican, Tumi, UNIQLO, Vans, Versace, Wolford, Yardbird, ZARA, and more



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DESIGN
WITHIN
REACH

MAQR

HUNTLEY DRIVE

MELROSE AVENUE

Craig's

THE BUTCHER'S
DAUGHTER

A BATHING
APE

CECCONI'S
West Hollywood

ANNE HAUCK

FRÈRE

zinqu

FORMATIONS

Dennis & Leen

HS Hamilton-Selway
Fine Art

WOVEN

JANET YONATY

Samuel's Rug Gallery

CATCH
saotva
THE
SHADE
STORE

PDC
40 YEARS
PACIFIC DESIGN CENTER

atacama

RASPOUTINE

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Traffic Count: Costar 2022
Demographic Source: Esri 2022

POPULATION		DAYTIME POPULATION		ESTIMATED HOUSEHOLDS	
1 MILE	3 MILES	1 MILE	3 MILES	1 MILE	3 MILES
40,353	258,874	74,728	391,904	24,521	133,324
ESTIMATED AVERAGE HOUSEHOLD INCOME		MEDIAN SALE PRICE OF HOUSES		BACHELOR DEGREE OR HIGHER	
1 MILE	3 MILES	1 MILE	3 MILES	1 MILE	3 MILES
\$160,960	\$157,367	\$1.15 M	\$1.46 M	70.2%	66.4%

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