



# 8626 MELROSE AVENUE

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 **CUSHMAN &  
WAKEFIELD**  
**NEWMARK**

# PROPERTY DETAILS



## ADDRESS

8626 Melrose Avenue  
West Hollywood, CA 90069



## USE

Retail



## SIZE

± 4,400 SF



## RENT

Available upon Request



## FRONTAGE

± 80' on Melrose



## PARKING

On-site parking available in rear



NEWMARK

CUSHMAN &  
WAKEFIELD

# HIGHLIGHTS



Located on the corner of Melrose Avenue and Huntley Drive



Rear parking lot accessible from Huntley Drive



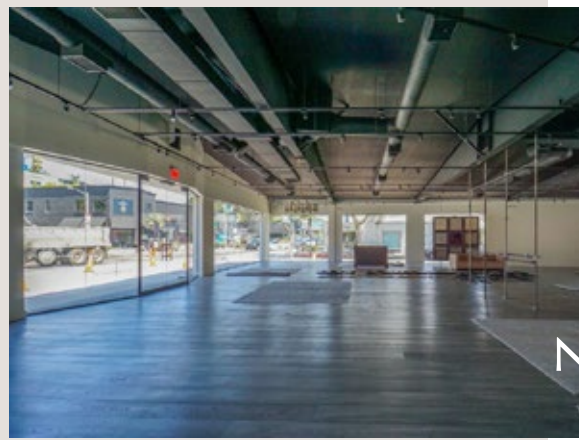
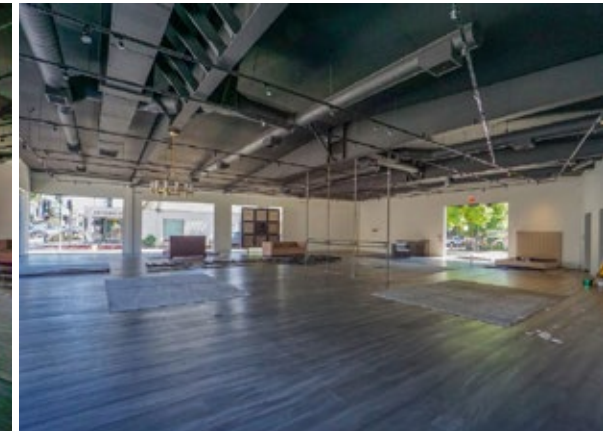
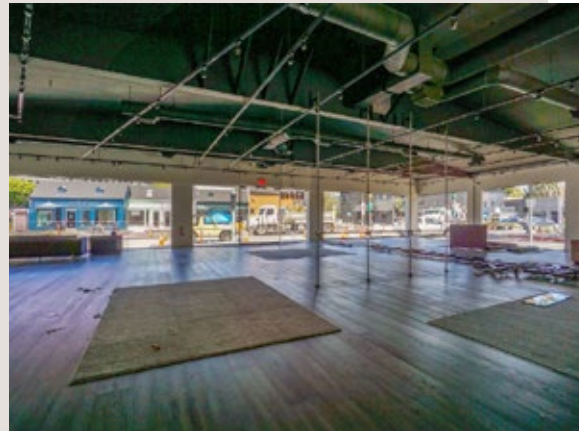
Surrounded by high-end retail and restaurants



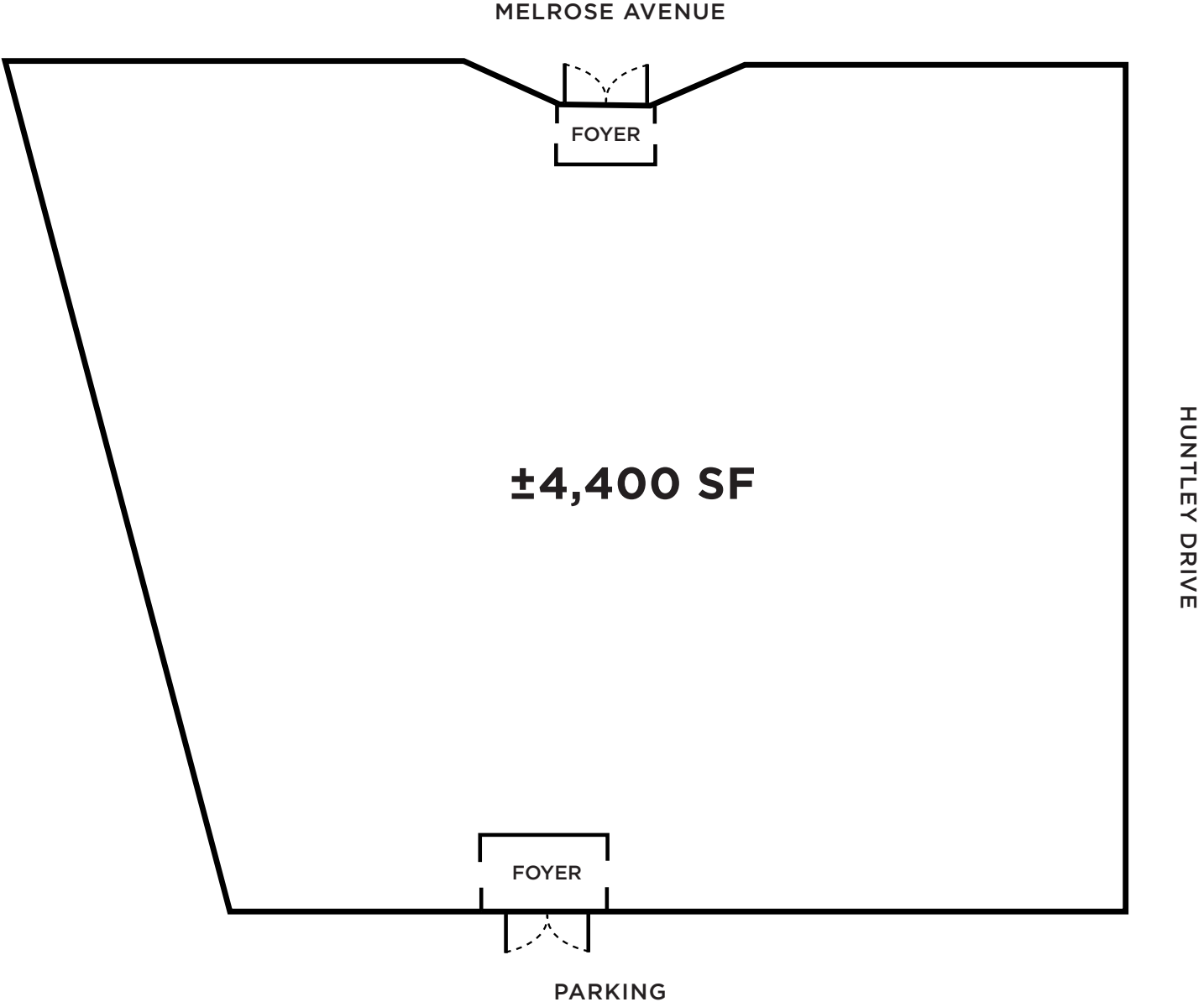
Open layout and high ceilings



Large windows and track lighting throughout



# FLOOR PLAN



# DEMOGRAPHICS



## POPULATION

**40,353**  
1 MILE

**259,874**  
3 MILE

**800,569**  
5 MILE



## DAYTIME POPULATION

**74,728**  
1 MILE

**391,904**  
3 MILE

**1,032,177**  
5 MILE



## MEDIAN AGE

**43**  
1 MILE

**40**  
3 MILE

**38**  
5 MILE



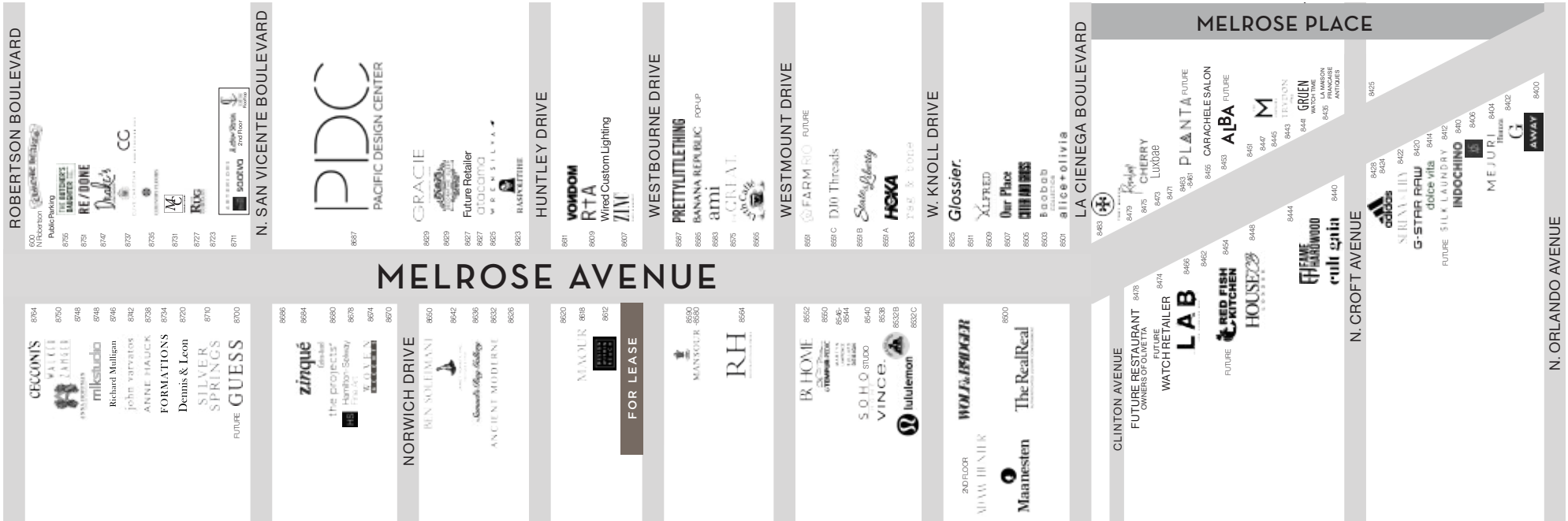
## AVERAGE HOUSEHOLD INCOME

**\$160,960**  
1 MILE

**\$157,367**  
3 MILE

**\$134,070**  
5 MILE





## NEIGHBORING TENANTS



**RH**  
RESTORATION HARDWARE



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



THE GREAT.



lululemon **athletica**



**CATCH**



**Glossier.**



**TEA**  
ALFREY TEA ROOM

@ Glossier Alley



**CECCONI'S**  
West Hollywood



Glossier.

frag & beauty

HOKA

the GREAT

ami

PRETTYLITTLETHING  
office



VINCE.

RH

ROBERTO CAVALLI  
flagship



MANSOUR

DESIGN  
WITHIN  
REACH

ZINC

R+R

ARTERIOS

8626  
MELROSE  
AVENUE





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