



# 8700

## MELROSE AVENUE

**Jay Luchs**  
Vice Chairman  
310-407-6585  
jay.luchs@nrmk.com  
CA RE Lic. #01260345  
**JAYLUCHS.COM**

**Carine Mamann**  
Executive Director  
310-595-2235  
carine.mamann@cushwake.com  
CA RE Lic #01734150

**Kazuko Morgan**  
Executive Vice Chairman  
415-773-3546  
kazuko.morgan@cushwake.com  
CA RE Lic. #01070005

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



## PROPERTY DETAILS



### ADDRESS

8700 Melrose Avenue  
West Hollywood, CA 90069



### USE

Retail



### SIZE

Ground Floor:     ±2,020 SF  
2nd Floor:         ±888 SF  
Patio:             ±292 SF  
**Total:             ±3,200 SF**



### RENT

Available upon Request



### PARKING

10 on-site parking spaces available





## HIGHLIGHTS



Located on the busy corner of Melrose Avenue and N San Vicente Boulevard, across the street from the Pacific Design Center



Surrounded by high-end retail and restaurants



Parking lot accessible from N San Vicente Boulevard



±42' of frontage on Melrose Avenue and  
±97' on N San Vicente Boulevard



Features a private outdoor patio



High ceilings

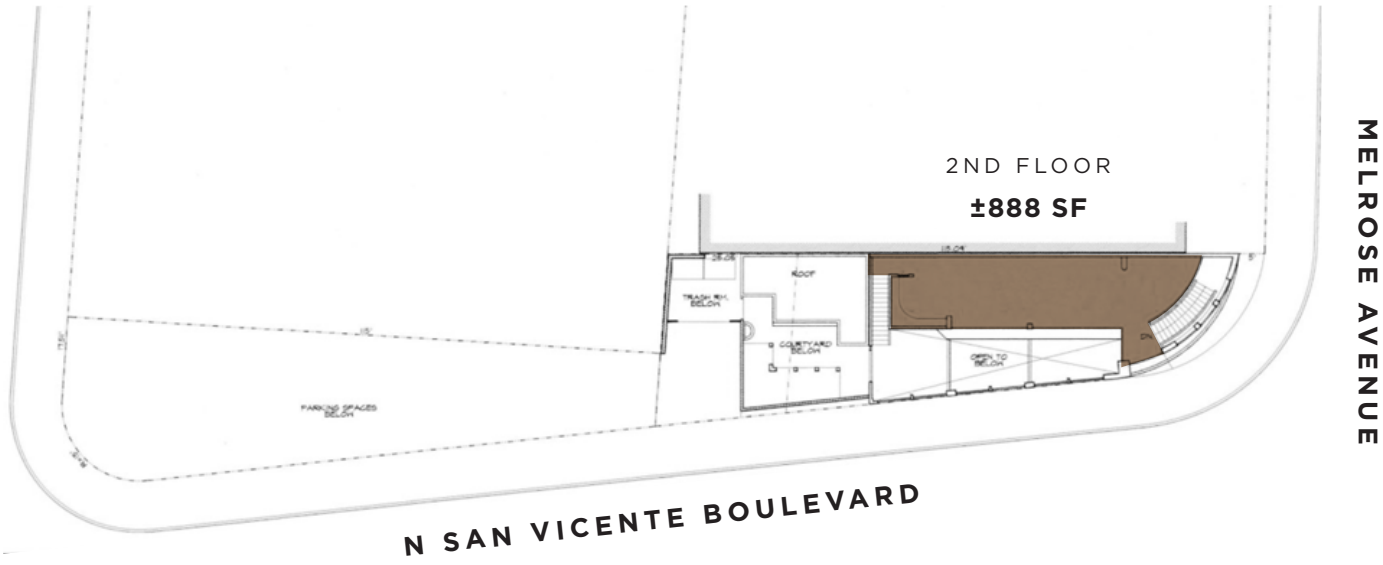
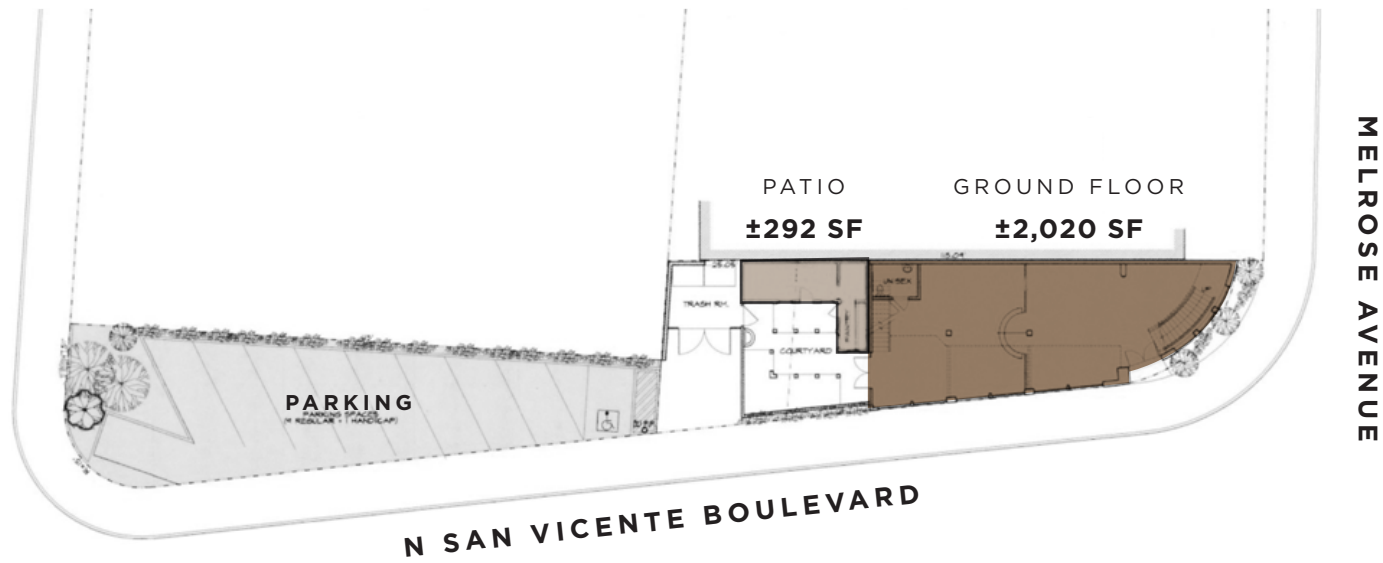


Signage opportunity available



# SITE PLAN

Ground Floor:	±4,400 SF
2nd Floor:	±888 SF
Patio:	±292 SF
<b>Total:</b>	<b>±3,200 SF</b>





# DEMOGRAPHICS



## POPULATION

**38,696**  
1 MILE

**256,470**  
3 MILES

**786,081**  
5 MILES



## DAYTIME POPULATION

**76,360**  
1 MILE

**386,280**  
3 MILES

**1,022,197**  
5 MILES



## MEDIAN AGE

**43**  
1 MILE

**40**  
3 MILES

**38**  
5 MILES



## AVERAGE HOUSEHOLD INCOME

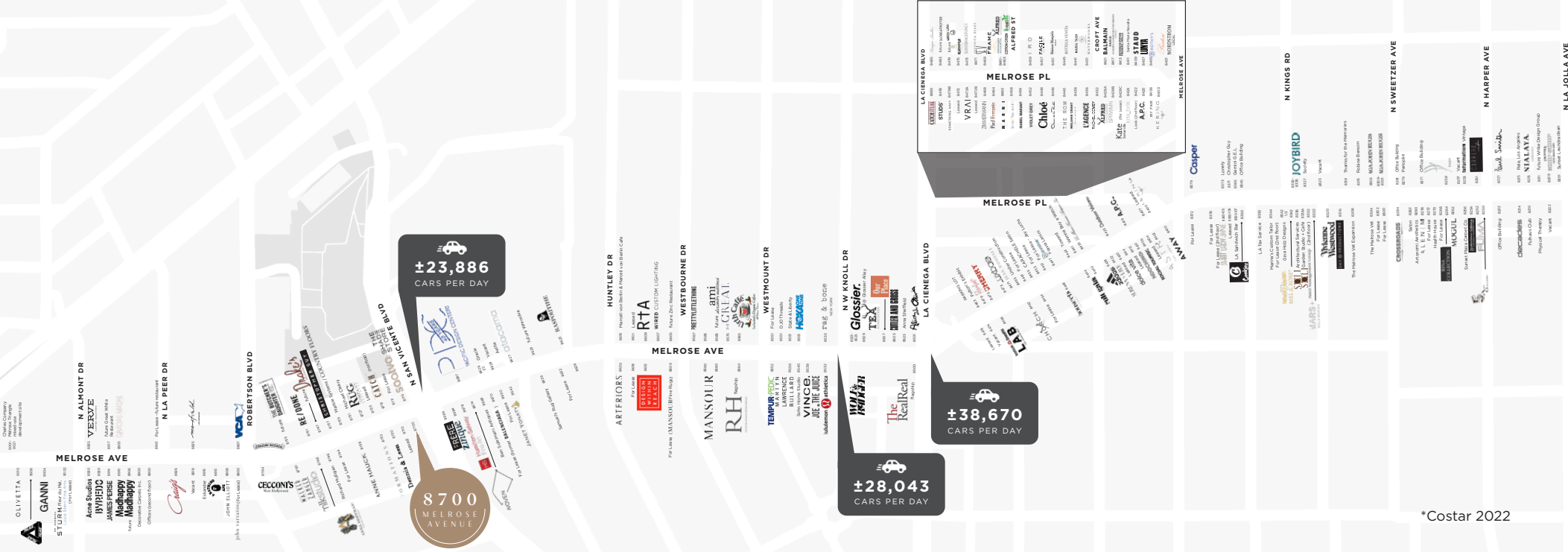
**\$162,707**  
1 MILE

**\$159,612**  
3 MILES

**\$136,099**  
5 MILES







## NEIGHBORING TENANTS



**RH**  
RESTORATION HARDWARE



**Urth Caffe**  
Exclusively Organic Coffee  
29 Year Tradition



THE GREAT.



lululemon **athletica**



**CATCH**



**Glossier.**



**TEA**  
ALPINE TEA ROOM

@ Glossier Alley



**CECCONTI'S**  
West Hollywood



AERIAL



Cha Cha  
MATCHA

CECCONI'S  
West Hollywood

ANNE HAUCK  
FORMATIONS

8700  
MELROSE  
AVENUE

JAMES PERSE

Craig's

ABATHING  
APE

CHROME HEARTS

RE/DONE

CHRISTOPHER GUY

COUNTRY FLOORS

THE  
RUG  
COMPANY

CATCH  
saatva  
THE  
SHADE  
STORE

PDC  
40 YEARS  
PACIFIC DESIGN CENTER

FRÈRE





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