

8800 & 8804 MELROSE AVENUE

Offering Memorandum





EXECUTIVE SUMMARY

Cushman & Wakefield and Newmark, as Exclusive Advisors, are pleased to present the opportunity to acquire a one-tenant retail building in the highly coveted and famous Melrose Avenue in West Hollywood. The building contains 4,000 square feet of leasable area on 9,504 square feet of land. This is one of the most desirable locations along Melrose Avenue with exceptional foot traffic and visibility. At the crossroads of fashion, culture, and design, Melrose Avenue defines Los Angeles’ next-generation luxury retail experience. Framed by iconic names and independent innovators alike, this trend-forward enclave attracts a sophisticated, style-conscious audience — from local tastemakers and industry insiders to global visitors seeking what’s next in fashion, beauty, and lifestyle.

The property is leased to an exceptional retail tenant. Jacquemus is a French fashion house founded in 2009 by Simon Porte Jacquemus, who named the brand after his late mother. Rooted in the designer’s upbringing in the South of France, Jacquemus embodies a sun-soaked, carefree spirit that merges minimalism with bold, playful design. Its aesthetic is defined by sculptural silhouettes, vibrant hues, and a Mediterranean sensibility that feels both refined and spontaneous. Iconic pieces like the “Le Chiquito” bag propelled the brand to global recognition, while theatrical runway shows staged in lavender fields or salt marshes have cemented its reputation for blending art, emotion, and nature into fashion.

Uniquely, Jacquemus has remained independent, thriving outside of major luxury conglomerates through clever storytelling, strong visual identity, and savvy use of social media. The brand’s approach to marketing—rooted in authenticity, lifestyle, and experience—resonates deeply with a new generation of consumers who value creativity and personal connection as much as craftsmanship. Now a leading force in contemporary luxury, Jacquemus continues to grow through a clear, cohesive vision that celebrates freedom, simplicity, and the joy of living beautifully.



INVESTMENT HIGHLIGHTS

- Prime Corner location on Los Angeles's highly coveted Melrose Avenue.
- Wraparound retail frontage on N Robertson Boulevard and Melrose Avenue
- Occupied by one of the top luxury fashion brands
- Dedicated parking lot with the ability for additional construction
- Strong co-tenancy with Staud, Toteme, James Perse, Byredo, Acne Studios, Maxfield, Chrome Hearts, future Restaurant Hardware and Restaurant, future Aimé Leon Dore



PROPERTY SUMMARY

ADDRESS	8800 & 8804 Melrose Avenue West Hollywood, CA 90069
LOT SIZE	± 9,504 SF
BUILDING SIZE	± 4,000 SF
PARKING LOT	± 5,103 SF
RETAIL OCCUPANT	Jacquemus
TERM EXPIRATION	1/31/2030
BASE RENT PSF	\$417.50, NNN
ANNUAL INCREASES	3%
PRICING	\$32,000,000



RENT SCHEDULES

CURRENT RENT SCHEDULE

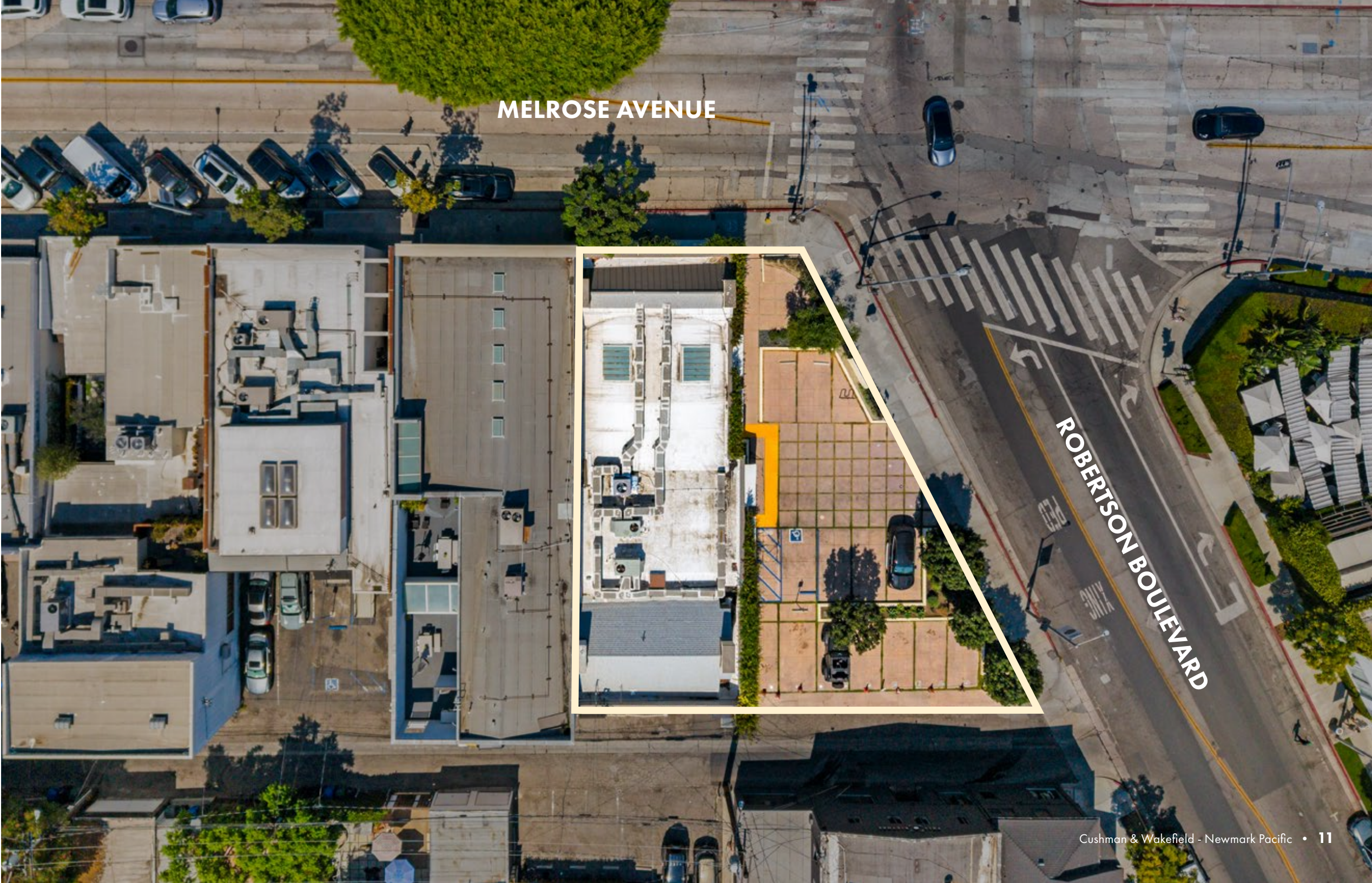
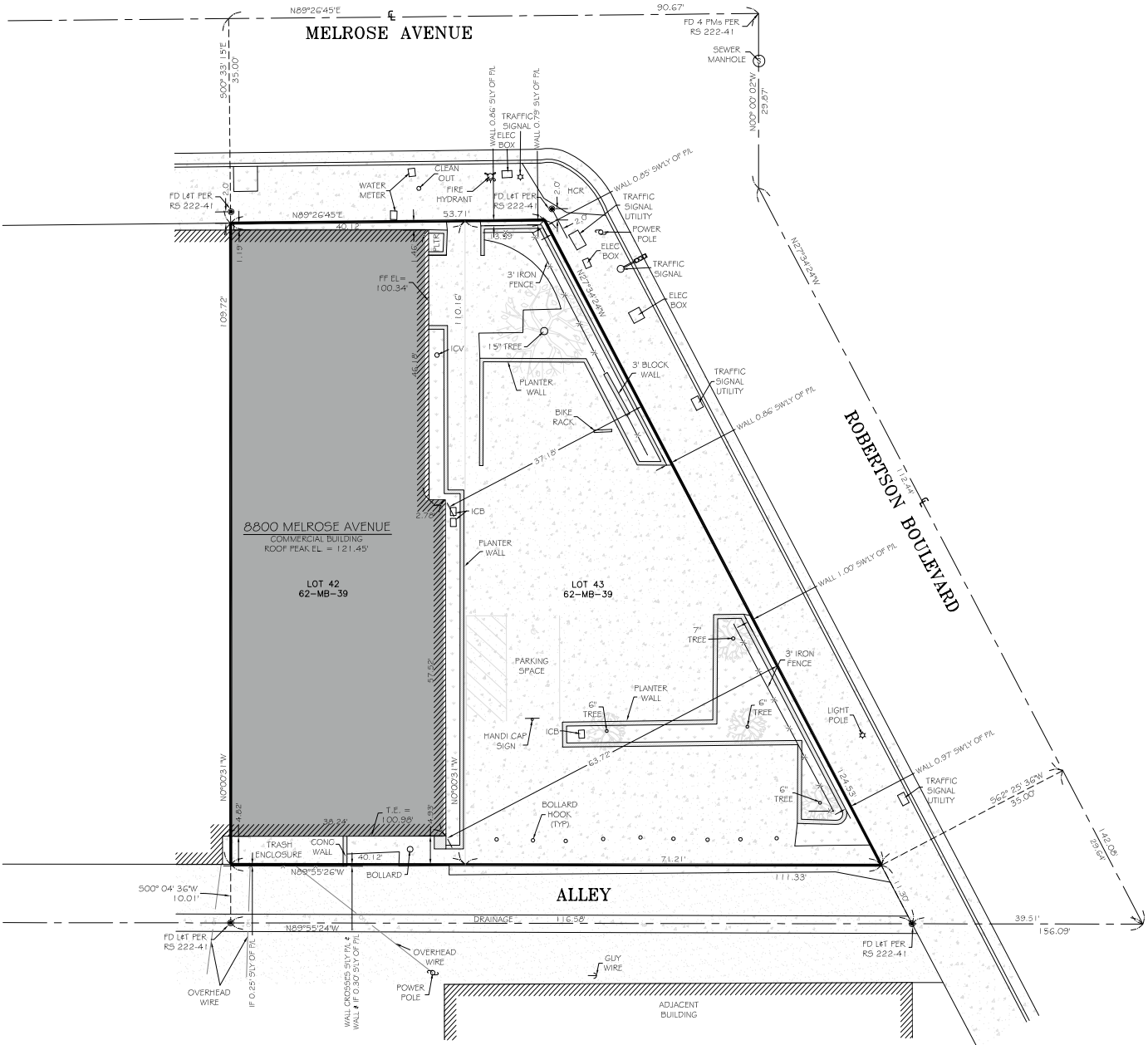
PERIOD	ANNUAL RENT
January 2026 – December 2026	\$1,668,600
January 2027 – December 2027	\$1,718,658
January 2028 – December 2028	\$1,770,218
January 2029 – December 2029	\$1,823,324

OPTION – ONE (1) 5 YEAR OPTION

PERIOD	ANNUAL RENT
January 2030 – December 2030	\$1,878,024
January 2031 – December 2031	\$1,934,365
January 2032 – December 2032	\$1,992,396
January 2033 – December 2033	\$2,052,168
January 2034 – December 2034	\$2,113,732.56

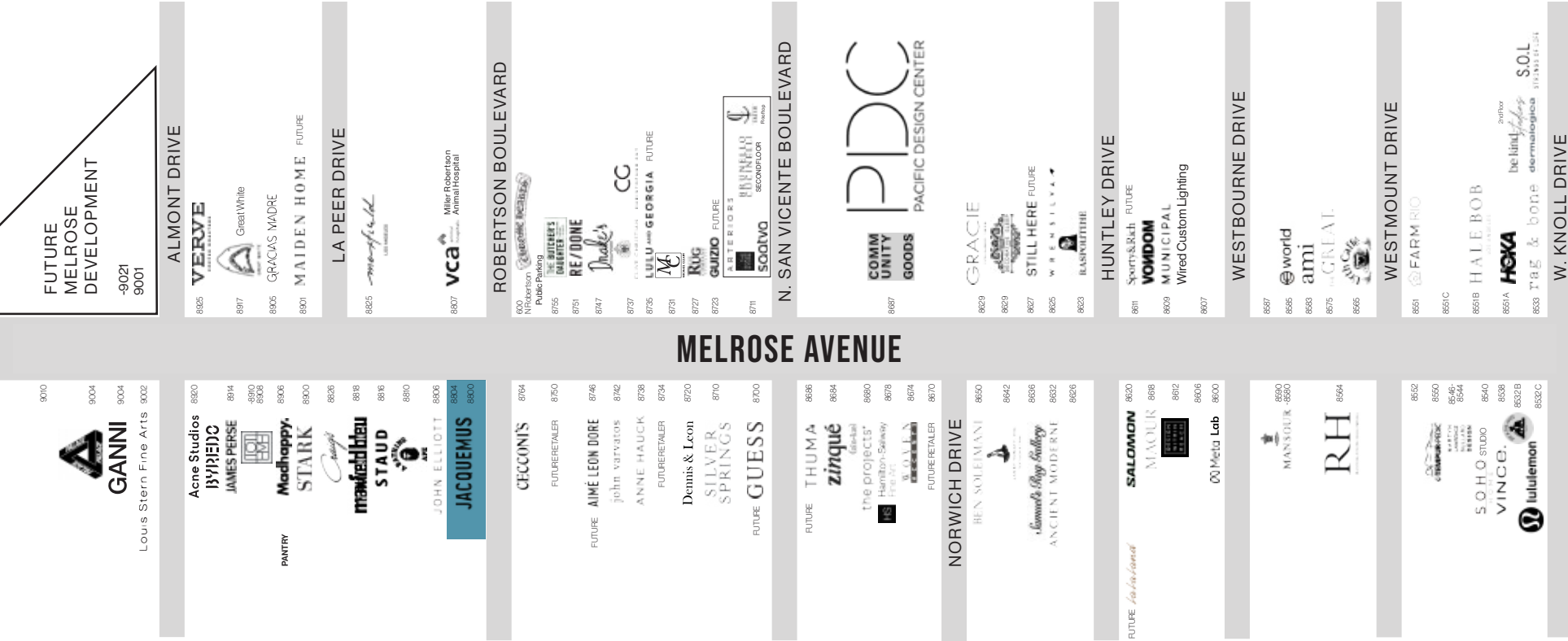


FLOOR PLAN



MARKET OVERVIEW

West Hollywood is where designers, artisans and fashion icons gather to cultivate new trends. The center of Los Angeles’ fashion scene, West Hollywood comprises several unique fashion strips and is one of the fastest growing submarkets in Los Angeles. Few places in Los Angeles offer a diverse a shopping experience as West Hollywood. Home to a distinctive mix of local boutiques, designer showrooms, chic sidewalk cafes, and hundreds of visionary merchants, West Hollywood is a true cultural destination for contemporary retailers and a diverse population of consumers. Melrose Avenue is the heart of West Hollywood, offering shopping, dining, and entertainment all on one of LA’s most famous streets.



NEIGHBORING RETAILERS



MADHAPPY



ACNE STUDIOS



TOTEME



STAUD



JAMES PERSE



MAXFIELD



CECCONI'S



CRAIG'S



GREAT WHITE



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	34,865	249,056	759,469
Total Daytime Population	84,743	392,788	973,964
Total Households	21,550	132,143	358,201
Housing Units	23,924	145,715	392,625
Average Household Income	\$183,115	\$178,340	\$156,244

The Robertson–Melrose–Beverly district attracts one of Los Angeles’ most affluent, trend-setting consumer bases. Within a short radius lies a dense concentration of high-income residents, young professionals, and creative-industry executives who define modern West Hollywood and Beverly Hills living. The neighborhood is home to a mix of established homeowners and design-conscious renters with disposable income and a lifestyle centered on fashion, dining, wellness, and culture.

Frequent shoppers and diners include a blend of local tastemakers, entertainment and fashion insiders, and international visitors who seek out the area’s exclusive boutiques and chef-driven restaurants. With median household incomes well above city averages and a daily influx of style-conscious visitors, the Robertson–Melrose–Beverly trade area offers an ideal audience for premium, experiential, and aspirational retail concepts.



This image is a conceptual illustration of a proposed development and is provided for informational purposes only. All features, dimensions, materials, and specifications are subject to change without notice. Prospective buyers are responsible for independently verifying all details, including but not limited to design, layout, and availability, with the developer, city, and appropriate authorities.

PROPOSED ADDITION

NEW DEVELOPMENT - PREVIOUSLY PERMITTED	
Ground	± 4,000 SF
Second	± 3,500 SF
Lower Level	± 4,000 SF
TOTAL	± 11,500 SF



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