

RETAIL SPACE FOR LEASE

7964 MELROSE AVE, LOS ANGELES 90046

KENNEDY WILSON



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7964 Melrose Avenue

RETAIL OPPORTUNITY FOR LEASE

PROPERTY DESCRIPTION

Available: ±2,200 SF

Rent: \$5.50 PSF/Month, NNN

Parking: On-Site available behind building

Term: 3 to 10 Years

PROPERTY HIGHLIGHTS

- Exceptional retail with over 30' of frontage
- Immediate Availability
- In the heart of Melrose Heights
- Adjacent to Gstar Raw and Palihouse Hotel
- Superb signage and visibility



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Site Plan

MELROSE AVENUE



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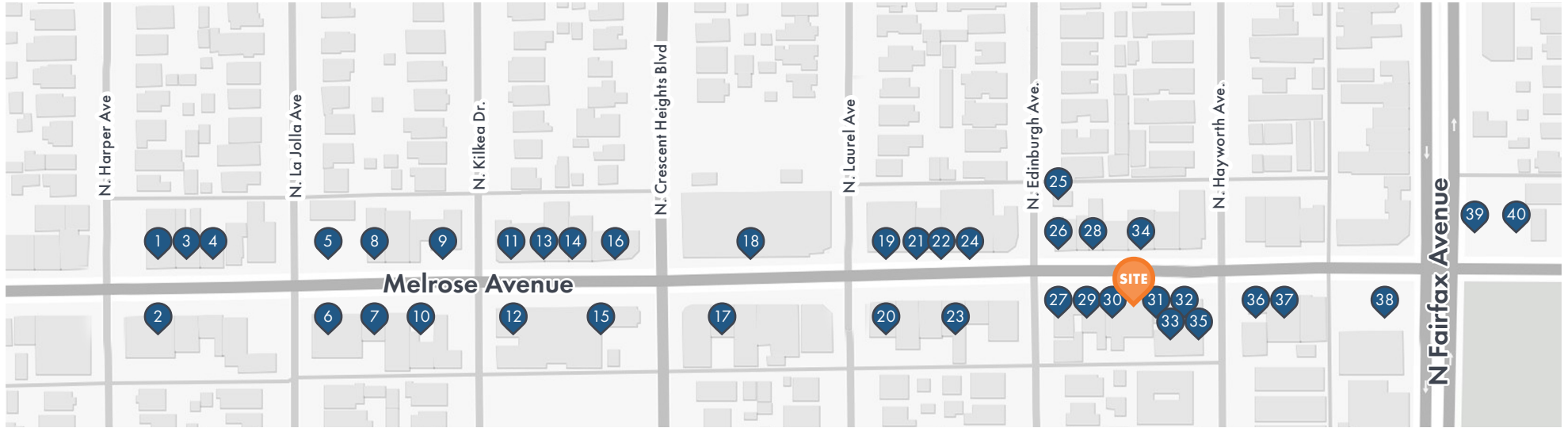
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Trade Area



Paul Smith



IMPROV

Fred Segal

REVOLVE



G-STAR RAW



Bank of America

1. Paul Smith
2. Decades
3. Nialaya Jewelry
4. Sen Couture
5. Burton Flagship Store
6. Liquid Juice Bar
7. V Cafe
8. Channel Islands Surfboards
9. Red O
10. Improv Comedy Club

11. Jonathan Adler
12. Planet Salon
13. California Closets
14. Cruvoir
15. Fred Segal
16. Glam Boutique
17. Revolve
18. AT&T Offices
19. Cisco Home
20. Table Art

21. Scout
22. Rudy's Barbershop
23. Chuck's Vintage
24. Adidas Originals
25. Nudie Jeans L.A.
26. Assembly Los Angeles
27. Denmark 50
28. Creatures of Comfort
29. Beauty Balm
30. Orris Perfumery

31. G-Star Raw
32. Froma
33. Pali Hotel
34. Agent Provocateur
35. The Hart and The Hunter
36. Guise Eyewear Co.
37. Crumbs & Whiskers
38. Bank of America
39. Mean Greens
40. DOM Gallery

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Melrose Avenue Boutique Retail Corridor



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AREA DEMOGRAPHICS

POPULATION

	1 Mile	2 Miles	3 Miles
2017 Estimated Population	51,129	168,809	311,933
2022 Projected Population	52,525	173,513	321,133
2010 Census Population	48,348	157,792	290,571
2000 Census Population	49,555	158,158	294,682
Projected Annual Growth 2017 to 2022	0.5%	0.6%	0.6%
Historical Annual Growth 2000 to 2017	0.2%	0.4%	0.3%
2017 Median Age	37.6	37.3	37.5

HOUSEHOLDS

2017 Estimated Households	30,980	95,550	160,126
2022 Projected Households	32,432	100,183	168,179
2010 Census Households	28,781	87,733	146,464
2000 Census Households	29,266	87,664	146,793
Projected Annual Growth 2017 to 2022	0.9%	1.0%	1.0%
Historical Annual Growth 2000 to 2017	0.3%	0.5%	0.5%

RACE & ETHNICITY

2017 Estimated White	80.3%	73.9%	66.6%
2017 Estimated Black or African American	4.1%	5.1%	8.0%
2017 Estimated Asian or Pacific Islander	8.0%	12.0%	12.2%
2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2017 Estimated Other Races	7.4%	8.7%	12.9%
2017 Estimated Hispanic	13.4%	14.4%	20.7%

INCOME

2017 Estimated Average Household Income	\$108,393	\$116,265	\$121,302
2017 Estimated Median Household Income	\$74,559	\$78,928	\$79,987
2017 Estimated Per Capita Income	\$65,799	\$65,908	\$62,419

EDUCATION

2017 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.6%	5.1%
2017 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.4%	3.7%
2017 Estimated High School Graduate	10.8%	11.5%	12.8%
2017 Estimated Some College	16.5%	17.2%	16.9%
2017 Estimated Associates Degree Only	6.5%	5.9%	5.8%
2017 Estimated Bachelors Degree Only	43.3%	39.5%	36.3%
2017 Estimated Graduate Degree	17.5%	20.0%	19.4%

BUSINESS

2017 Estimated Total Businesses	4,203	17,021	28,892
2017 Estimated Total Employees	37,771	149,802	242,744
2017 Estimated Employee Population per Business	9.0	8.8	8.4
2017 Estimated Residential Population per Business	12.2	9.9	10.8

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For more information & inquiries:

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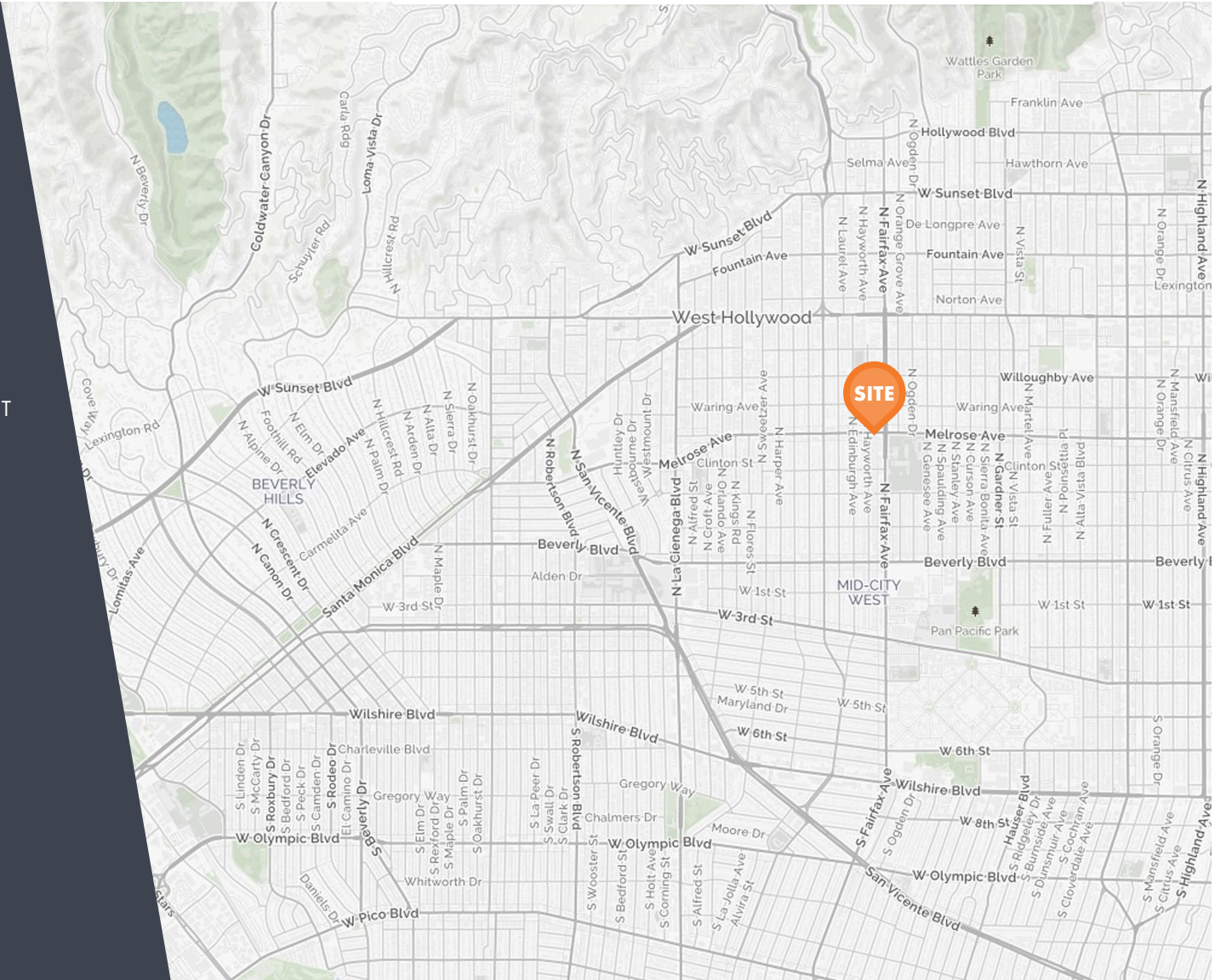
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Kennedy Wilson - Property Services

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