



- Address:** 8211 Melrose Avenue, Los Angeles, CA 90046
- Available Space:** Approximately 2,300 square feet
- Parking:** Parking for four cars (two tandem stalls)
- Rental Rate:** \$5.95 NNN per square foot per month. Tenant to pay pro-rata share of real property taxes, property and general liability insurance, common area repairs and maintenance, estimated at 38¢ per square foot per month.
- Comments:**
- ▶ Located in the world-famous Melrose Shopping District;
  - ▶ Highly improved retail showplace with lots of frameless glass frontage facing Melrose;
  - ▶ Neighbors include Fred Segal, Paul Smith, Marc Jacobs, Alexander McQueen, Herve Leger, Y3, DASH, Vivienne Westwood, Diane von Furstenberg, Ludmila Couture, Nialaya, Kelly Wearstler, and dozens more well-established stores and restaurants.

For further information or tour, please contact exclusive agents:

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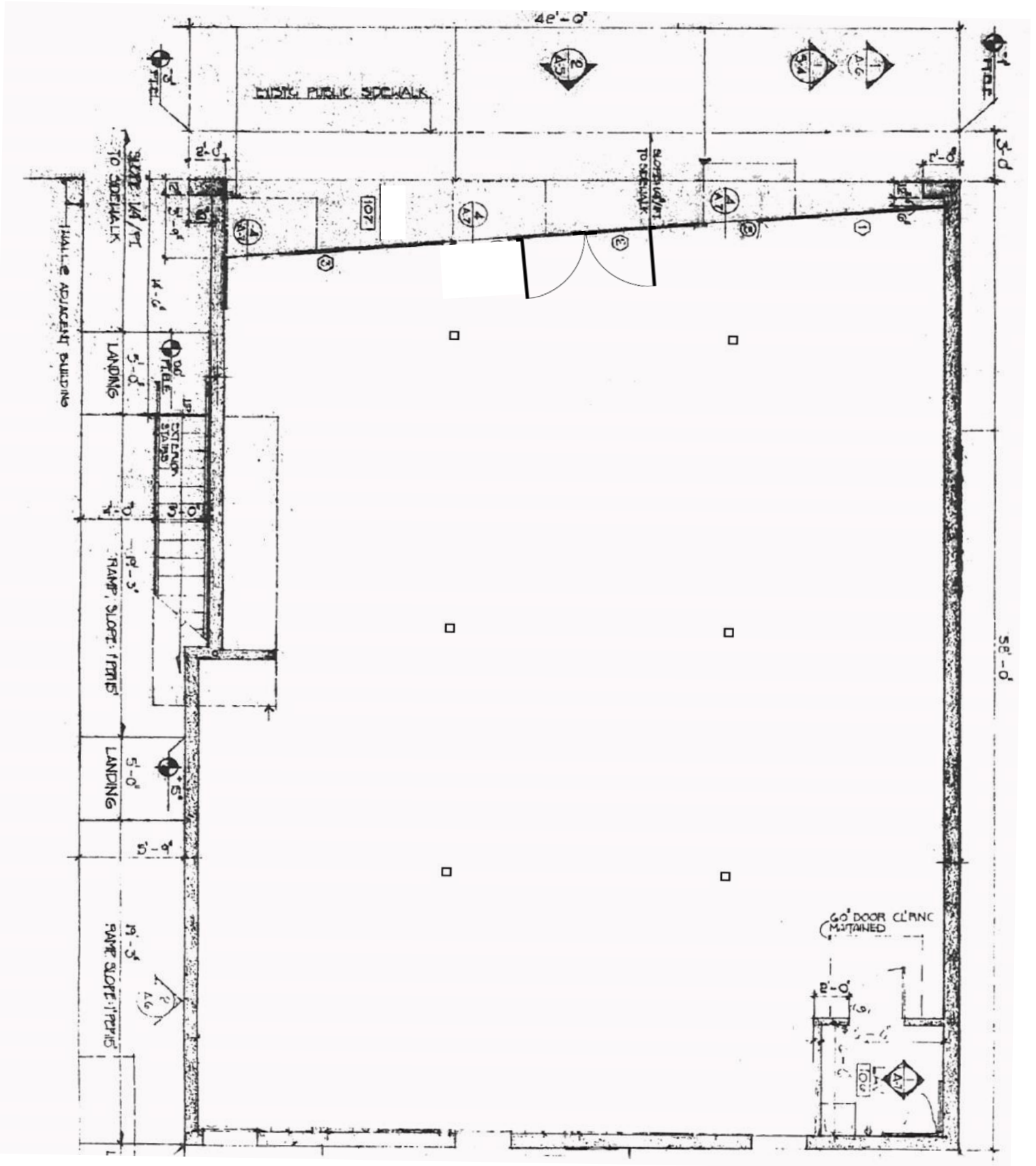
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Additional information on this property can be found online at [www.WestsideRetail.com](http://www.WestsideRetail.com)



# 8211 MELROSE AVENUE LOS ANGELES, CA 90046

## Melrose Avenue



The information contained on this site plan is for illustration purposes only, not necessarily drawn to scale, and is not intended to make any representation or warranty as to the actual number of parking spaces, or to the size and nature of improvements, the identity or location of any current or proposed neighboring businesses. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs. Westside Retail, Inc. 2017