

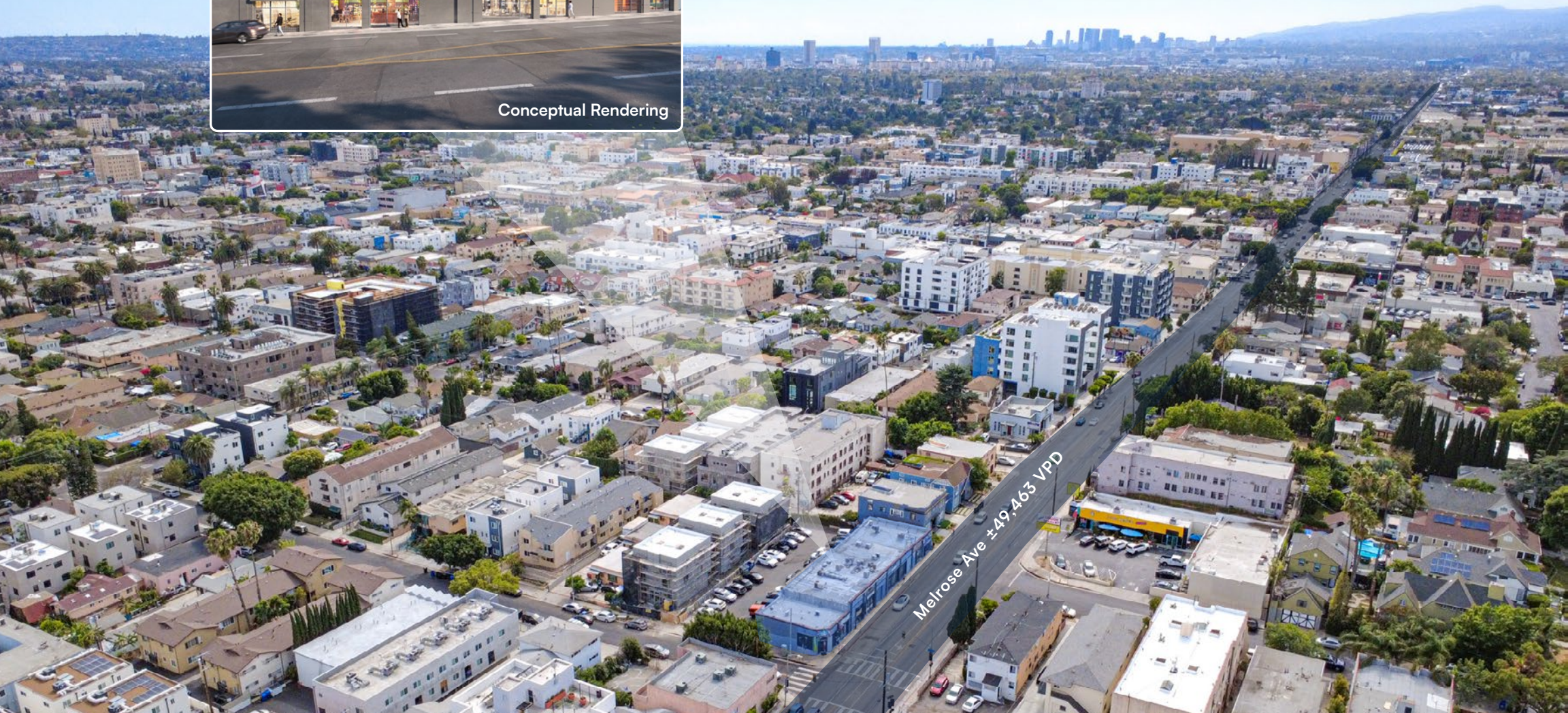
4800 MELROSE AVE

Los Angeles, CA 90029

Leasing Brochure



Conceptual Rendering



MELROSE HILL
RESTAURANT/RETAIL OPPORTUNITIES

MATTHEWS™

LEASING HIGHLIGHTS

SECOND-GEN RESTAURANT

SUITE 4804-4808

±2,245 SF
SIZE

\$2.50 PSF
ASKING RENT

SUITE 4810* & SUITE 4812*

±782 SF - ±1,596 SF
SIZE

\$3.00 PSF - \$3.50 PSF
ASKING RENT

SUITE 4800

±748 SF
SIZE

\$4.00 PSF
ASKING RENT

ESTIMATED NNN: \$1.41 PSF

* CAN BE COMBINED



Conceptual Rendering

SUITE 4804-4808



SITE PLAN



AVAILABLE LEASED

Suite	Tenant	Square Feet	Rent
4800	AVAILABLE	748 SF	\$4.00 PSF
4802	Tailor Shop	546 SF	-
4804-4808	AVAILABLE - Second-Gen Restaurant	2,245 SF	\$2.50 PSF
4810*	AVAILABLE	814 SF	\$3.00-\$3.50 PSF
4812*	AVAILABLE - Former Nail Salon	782 SF	\$3.00-\$3.50 PSF
4814-4816	L.A. Pupusa House	1,417 SF	-

* CAN BE COMBINED

Estimated NNN: \$1.41 PSF

MELROSE HILL, CA

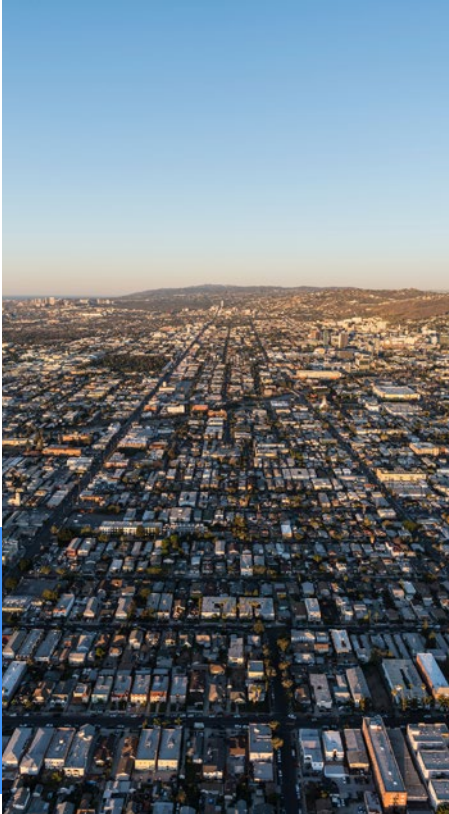
Melrose Hill is an emerging retail and creative district in Central Los Angeles, known for its adaptive reuse buildings, historic character, and growing mix of dining, design, and lifestyle businesses. Positioned between Hollywood, East Hollywood, and Hancock Park, the neighborhood benefits from a strong residential base, nearby employment centers, and a growing concentration of creative office and production users that generate consistent daytime activity and support retail demand.

Limited availability of character-rich commercial space, increasing tenant demand, and ongoing investment continue to strengthen Melrose Hill's leasing fundamentals. Boutique retailers, food-and-beverage concepts, wellness operators, and creative showrooms are drawn to the area's authentic urban environment and convenient access to Hollywood, Koreatown, Downtown Los Angeles, and surrounding neighborhoods. The combination of residents, professionals, and visitors creates a compelling long-term opportunity for retailers seeking a distinctive Los Angeles location.

MARKET OVERVIEW



**"TOP 10 GREAT NEIGHBORHOODS"
- LOS ANGELES MAGAZINE**



1.3M ANNUAL RETAIL CORRIDOR VISITS
WITHIN 3-MILES OF SUBJECT PROPERTY

±423,795 DAYTIME POPULATION
WITHIN 3-MILES OF SUBJECT PROPERTY

\$93,700 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

527,042 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$12.8B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



Bar Etorle
Highly Acclaimed French-American Bistro
A Seasonally Shifting Menu That Pairs Classic French Bistro Technique With Fresh California Farmers Market Ingredients.

CORRIDOR 109
Contemporary Asian Seafood Tasting Counter
Run By Chef/Owner Brian Baik (Who Honed His Culinary Skills In New York), Corridor 109 Is An Incredibly Intimate 11-Seat Counter Experience.

LA Grocery & Café
This hybrid neighborhood gem perfectly blends a high-end specialty market with a vibrant, artisanal café counter.

LITTLE FISH
Viral Fried Fish Sandwich Restaurant
What started as a wildly viral, pandemic-era fried fish sandwich pop-up has grown into a full brick-and-mortar sensation.

David Zwirner
World-Renowned Contemporary Art Gallery
Features a Beautiful, Spacious Setup Taking Up A Prominent Portion Of The Block On North Western Avenue.

CAFÉ TELEGRAMA
Neighborhood Cafe and Italian Restaurant
By Day: Independent Neighborhood Café, and by Night: A Buzzy And Moody Italian Restaurant.

MAISON Matho
French Takeout Restaurant
Run By Chef Daniel Matho. A Local Favorite And Has Been Featured On Lists Like The Infatuation's "Best Sandwiches In La."

Kids of Immigrants
Just Opened!

Subject Property

Melrose Ave ± 49,463 VPD

Ggiata KUYA LORD LE COUPE
Los Angeles's Most Exciting Culinary Hubs
A Fantastic Multi-Concept Culinary Hub In The Melrose Hill Neighborhood, Housing Three Highly Popular And Distinct Food Spots Right Next To Each Other.

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EXCLUSIVELY LISTED BY



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