

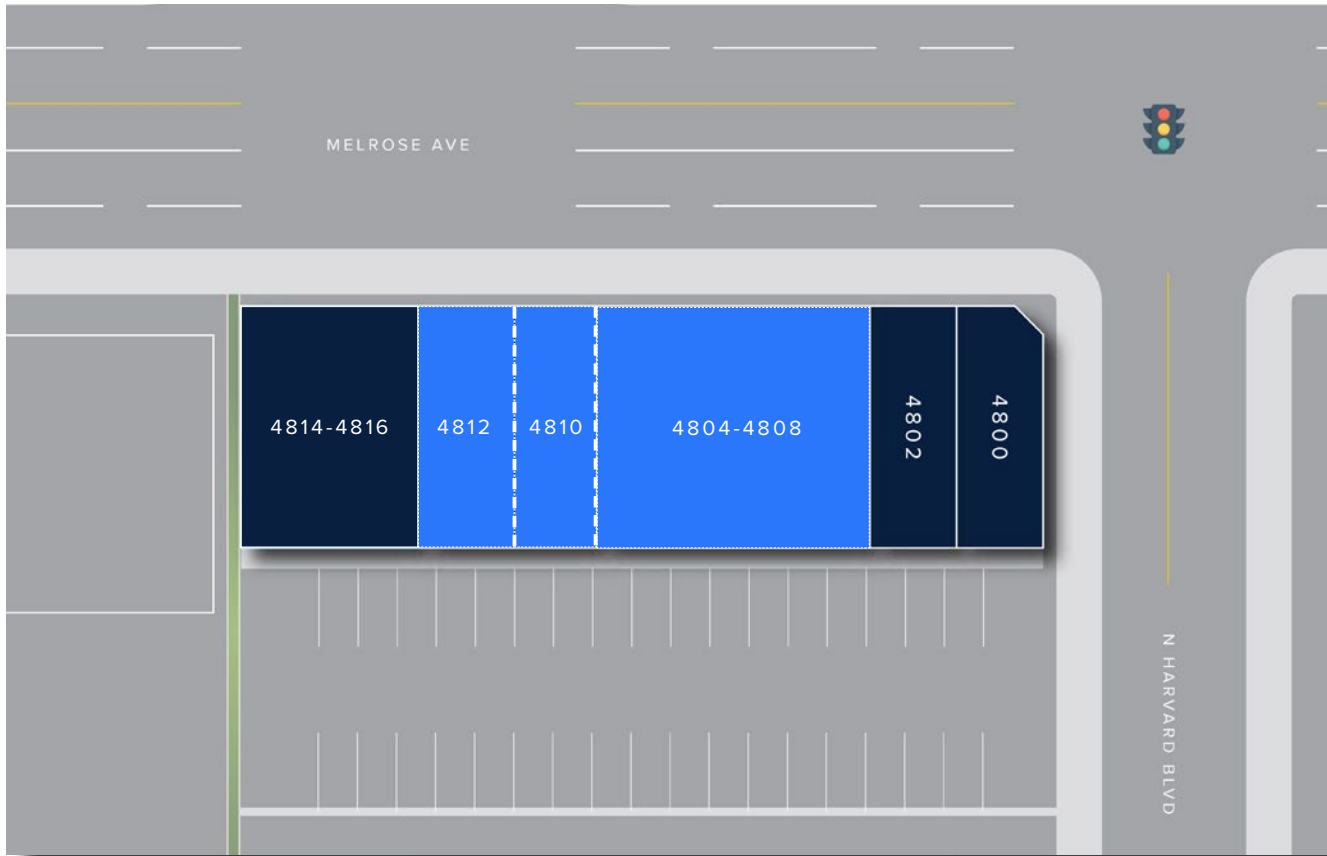
MATTHEWS™



FOR LEASE

4800 MELROSE AVE | LOS ANGELES, CA

SITE PLAN



AVAILABLE LEASED

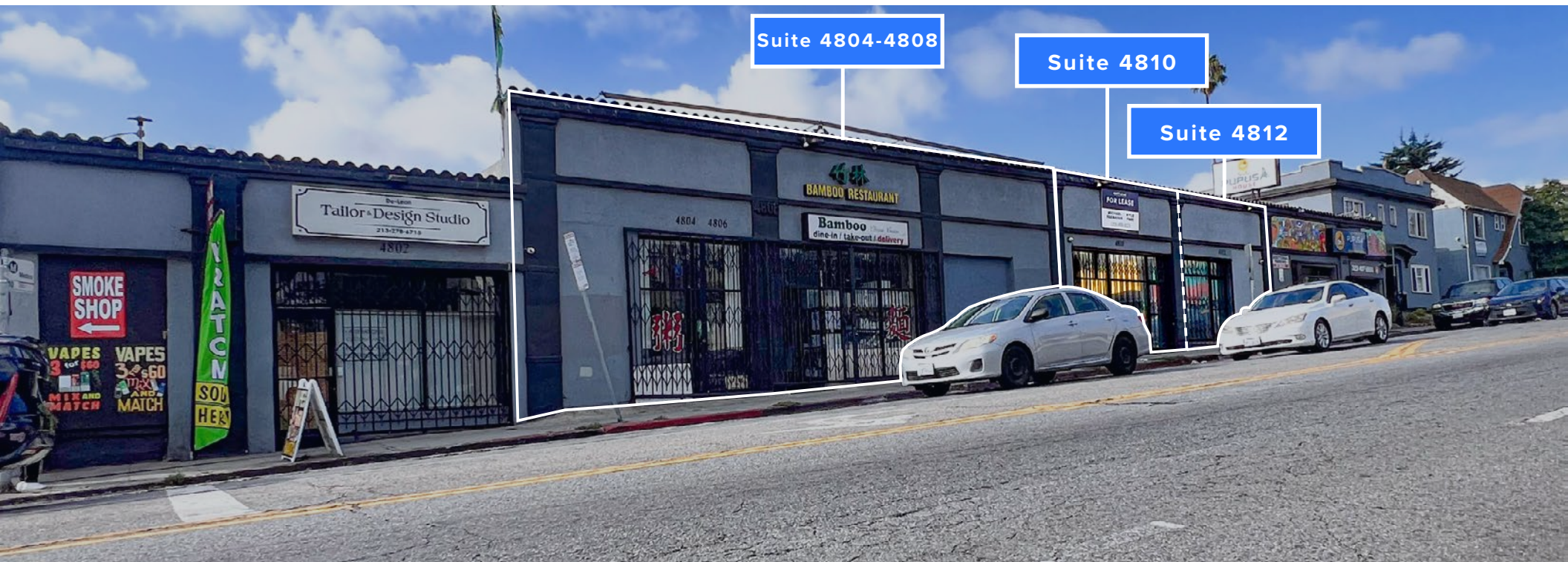
Suite	Tenant	Square Feet	Rent	NNN Charges
4800	Smoke Shop	748 SF	-	-
4802	Tailor Shop	546 SF	-	-
4804-4808	AVAILABLE	2,245 SF	\$2.50 PSF	\$1.41 PSF
4810	AVAILABLE	814 SF	\$3.00 PSF	\$1.41 PSF
4812	AVAILABLE	782 SF	\$3.00 PSF	\$1.41 PSF
4814-4816	L.A. Pupusa House	1,417 SF	-	-

PROPERTY HIGHLIGHTS

- » High residential density (81,966 residents in 1-mile radius)
- » Close proximity (1,741 ft) and easy access to 101 freeway
- » 4.31 per 1,000 of parking for customers in back on the shopping center
- » Close proximity to LA City College (19,635 Students enrolled)
- » Nearby Schools are Harvard Elementary, Virgil Middle and Fairfax Senior High School
- » Zoning: LAC2

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2025 Estimate	81,966	559,011	1,068,161
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Estimate	31,402	243,642	457,227
INCOME	1 Mile	3 Mile	5 Mile
2025 Avg Household Income	\$72,391	\$84,353	\$90,878





EAST HOLLYWOOD

Just east of Hollywood and just west of supremely hip Silver Lake, East Hollywood hails from somewhere between LA's bastion of embedded stars and its outpost for artistic savants. Unpretentious and unique, East Hollywood boasts neighborhood dive bars, streetside churro stands, and community fairs filled with sidewalk musicians. East Hollywood is defined by its diversity that gives the neighborhood its distinctive culture.

East Hollywood strikes a pose that differs from Hollywood, its famous neighbor to the west. UCLA's original campus, now Los Angeles City College, and The Church of Scientology's West Coast headquarters are located in the neighborhood. Celebrity-embedded Hollywood, super-creative Silver Lake, and LA's big-business Downtown are relatively easy to reach by bus, car, or the Metro Red Line.

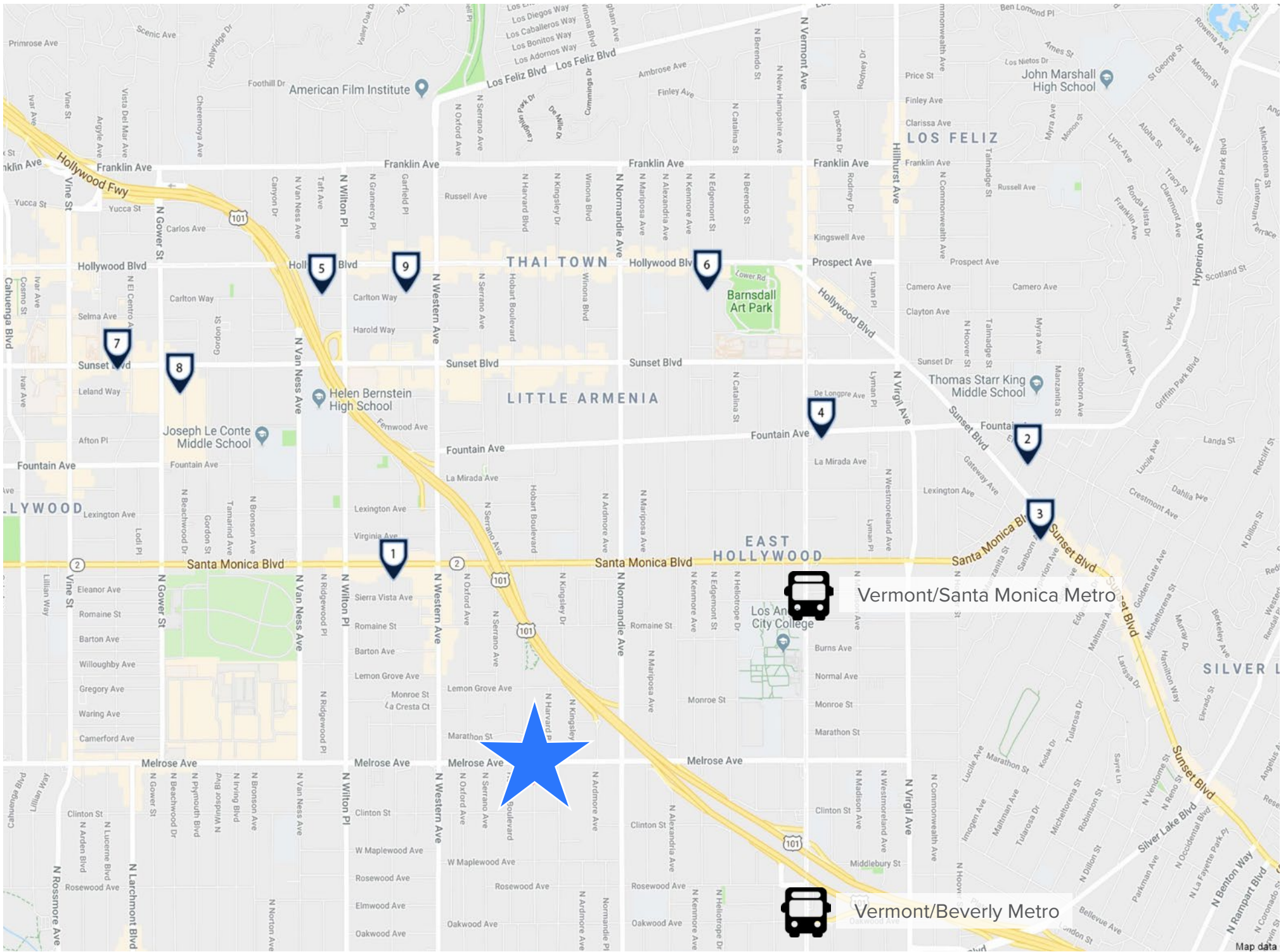
PROXIMITY TO

- East Hollywood is a central neighborhood in Los Angeles that's **accessible to many freeways**, as well as other parts of town.
- Los Angeles City College, Barnsdall Art Park, and **three large hospitals** are all located in East Hollywood
- East Hollywood sits approximately **two miles from downtown Los Angeles**. The neighborhood has one of Los Angeles's densest populations, popular among young adults.
- East Hollywood is also known for its **rich cultural diversity**, sitting just blocks away from Little Armenia and Thai Town.
- The neighborhood benefits from diverse restaurants, affordable housing, and an accessible location. With **three Metro stations in the neighborhood**, downtown, the Westside and the Valley are just a train ride away.

CURRENT DEVELOPMENT PROJECTS IN THE EAST HOLLYWOOD NEIGHBORHOOD

- 1 5601 Santa Monica Boulevard - Mixed Use Project including retail space and a 20,000 SF rooftop park.
- 2 Myra Avenue and Effie Street - Six-story apartment building with 100 units
- 3 4000 W. Sunset Boulevard - 94-room hotel and 4,000 SF of ground-floor restaurant space with 95 parking spots
- 4 1300 N. Vermont Avenue - Hollywood Presbyterian Medical Center's \$200-million expansion plan
- 5 5750 Hollywood Boulevard - 161-apartments within a seven-story structure above ±5,700 SF of ground-floor retail space.
- 5 4900 Hollywood Boulevard - 200 Apartments with ±13,800 ft of ground-floor commercial space, ±23,000 SF of common amenities and 342 parking spaces in a partially underground garage.
- 7 6201 Sunset Boulevard - Two 28-Story towers with 730 residential units, in addition to ground-floor retail space.
- 8 6050 Sunset Boulevard - 3 new office buildings that would add 467,000 SF of office and production space to the studio.
- 9 5550 Hollywood Boulevard - Six-story building featuring 280 studio, one- and two-bedroom apartments and 12,600 square feet of ground-floor retail space.





FOR LEASE

RETAIL AVAILABLE EAST HOLLYWOOD



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **4800 Melrose Ave, Los Angeles CA 90029** (“Property”). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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