

Iconic Melrose Ave Opportunity

6051-6063 Melrose Ave | Los Angeles, CA 90038

Four Spaces Available at the
Center of LA's Retail Scene

For Lease

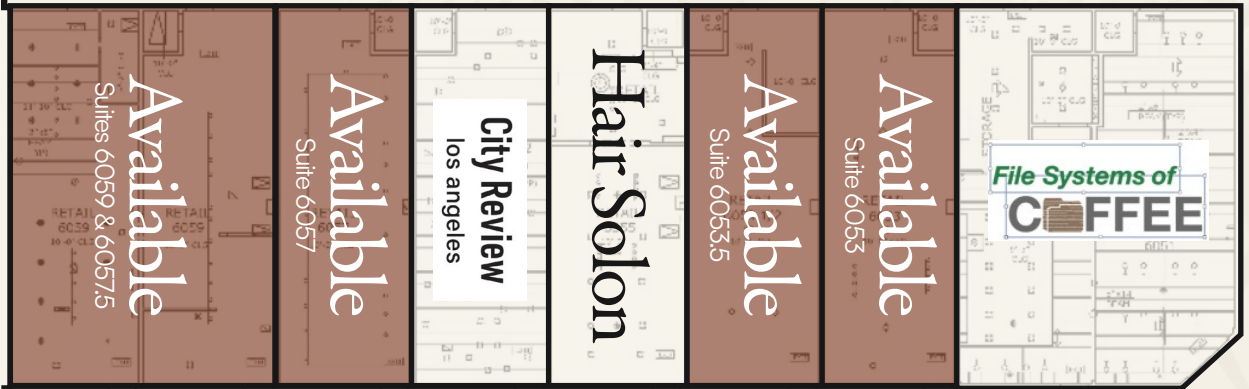


MATTHEWS™

healthyspot®

Join These
Co-tenants

Creative &
Culture Hub



Melrose Avenue | ±49,460 VPD



TENANT	SUITE	SF	RENT PSF
File Systems of Coffee	6051-6051.5	1,226	-
Available	6053	631	\$5.50 PSF
Available	6053.5	624	\$5.50 PSF
Hair Salon	6055	618	-
City Review	6055.5	626	-
Available	6057	633	\$5.50 PSF
Available	6059 & 6057.5	1,289	\$5.50 PSF
Healthy Spot	6063	2900	-



Your Space on Melrose



Melrose Ave Retail Scene

PAVILIONS

PAWN SHOP

Just Opened



providence

Subject Property



Nike Offices
Coming Soon



E 234,000 VPD

101

Melrose Ave ± 49,460 VPD

TU MADRE

AWAN



Wilshire Country Club

alfalfa

SALT & STRAW



Levain
BAKERY™



STARBUCKS

Peet's Coffee

pressed
JUICERY

BACIO di LATTE

Sweetfin
kreation
organic



CLARK STREET

Demographics (Within 1 Mile)

37K+

Residents

100K+

Daytime Employees

\$1B+

Consumer Spending

90M+

Annual Visitors to
Greater Hollywood

Major Employers



NETFLIX

Disney



**Sunset
Studios**



**HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER**



KAISER PERMANENTE

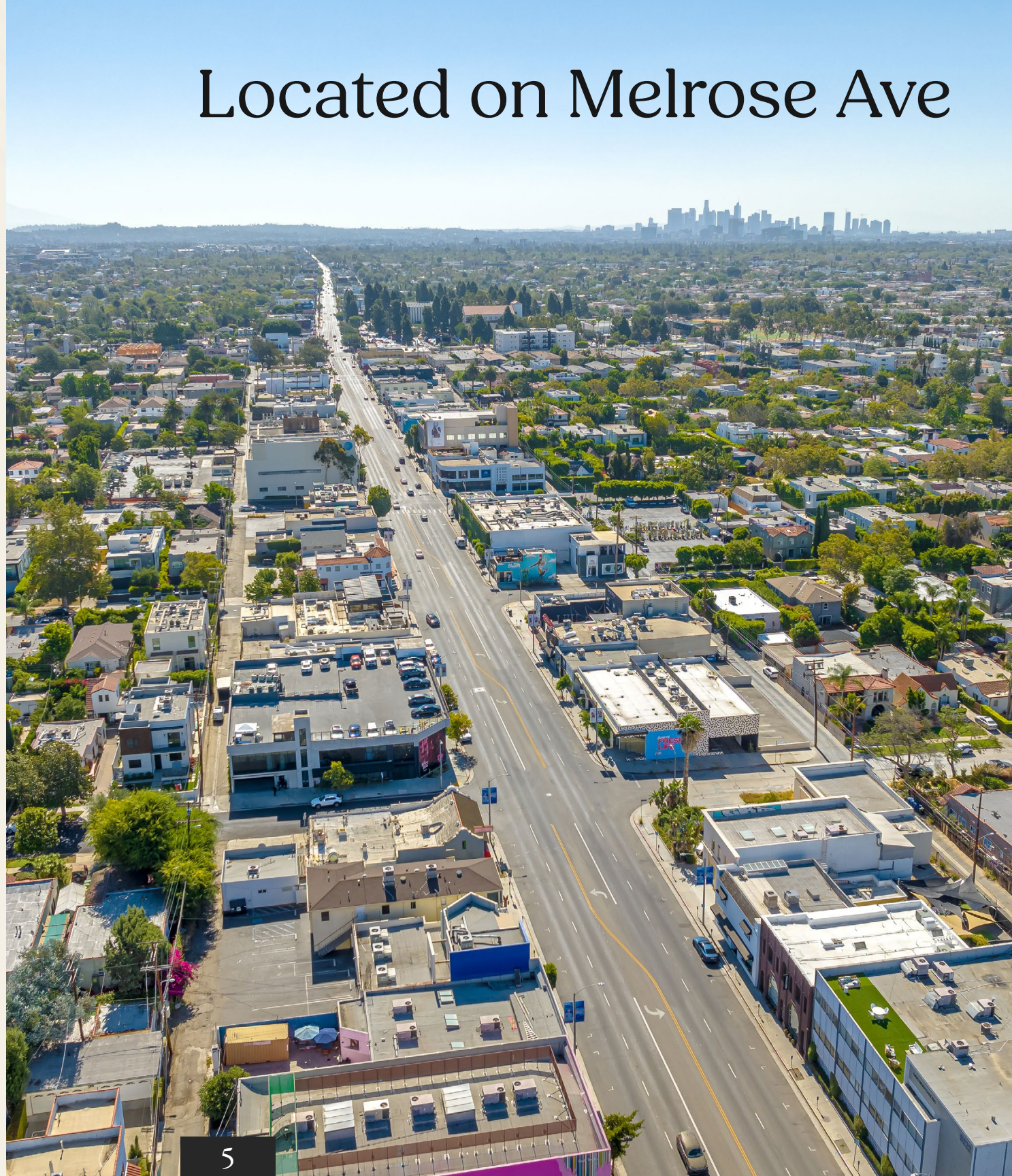
At the Center of Los Angeles' Creative Economy

6051 Melrose Avenue is strategically positioned in one of Los Angeles' most dynamic commercial corridors, connecting Hollywood, Larchmont Village, Hancock Park, and East Hollywood. The property benefits from exceptional visibility along Melrose Avenue and sits minutes from Paramount Studios, Netflix offices, major production facilities, and one of the nation's largest concentrations of entertainment, media, and creative professionals.

Surrounded by a vibrant mix of restaurants, boutique retail, coffee shops, fitness concepts, and neighborhood amenities, the location attracts a steady flow of local residents, office employees, studio personnel, and visitors throughout the day. Its central location provides convenient access to Downtown Los Angeles, West Hollywood, Beverly Hills, Koreatown, and the San Fernando Valley via nearby US-101, Santa Monica Boulevard, and major north-south arterials.

With continued investment throughout the Melrose corridor and Hollywood creative district, the area remains one of Southern California's premier destinations for retail, office, showroom, restaurant, and experiential users seeking visibility, accessibility, and proximity to the entertainment industry.

Located on Melrose Ave



Melrose Avenue | Los Angeles, CA

At the intersection of fashion, culture, and commerce, Melrose Avenue stands as one of Los Angeles' most iconic and influential retail destinations. Stretching through some of the city's most desirable neighborhoods, the corridor draws a dynamic mix of affluent local shoppers, domestic and international visitors, celebrities, tastemakers, and trend-driven consumers. Its central location and proximity to West Hollywood, Beverly Hills, Hollywood, and the broader Westside place Melrose at the center of one of the country's most coveted consumer markets.

Home to an ever-evolving collection of global flagships, luxury boutiques, emerging designers, celebrated restaurants, and experiential concepts, Melrose has long served as a launchpad for brands looking to establish a meaningful presence in Los Angeles. Its distinctive blend of established luxury and independent retail creates an energy and authenticity few shopping districts can replicate. With international recognition, enduring cultural relevance, and direct access to a high-value consumer base, Melrose Avenue remains a premier destination for brands seeking visibility, influence, and long-term retail success in Los Angeles.

Iconic Retail Corridor

Globally Recognized Shopping & Lifestyle Destination

High Value Consumer Base

Surrounded by Some of LA's Most Affluent Neighborhoods

Global Brand Appeal

Destination for Flagships, Luxury, Fashion & Retail



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Exclusive Listing Agents

MICHAEL PAKRAVAN
SVP & NATIONAL DIRECTOR | LEASING

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