

**FOR LEASE**

**8303 MELROSE AVENUE | WEST HOLLYWOOD**



*At the Gateway to the West Hollywood Fashion & Design District*



**LOCKEHOUSE**

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# PROPERTY SUMMARY

8303 is situated at the epicenter of LA's nightlife, art, fashion and food scene. Located at the gateway of West Hollywood fashion and design district, the Melrose Avenue submarket consists of some of the nation's most upscale contemporary brands in fashion, home furnishings, hospitality and restaurants. Including: Paul Smith, Joy Bird, Gucci, Adidas, Decades, Vivienne Westwood, Double RL, Mejuri, Away Luggage, Casper.



Ground Floor:  
**3,000 SF**  
**\$96 PSF**  
Per Annum, Net

Mezzanine:  
**3,359 SF**  
**\$50 PSF**  
Per Annum

Sweetzer Ave.

**PARCEL SIZE:**  
**14,006 SF**

**ZONING:**  
**C4; TOC: Tier 2**

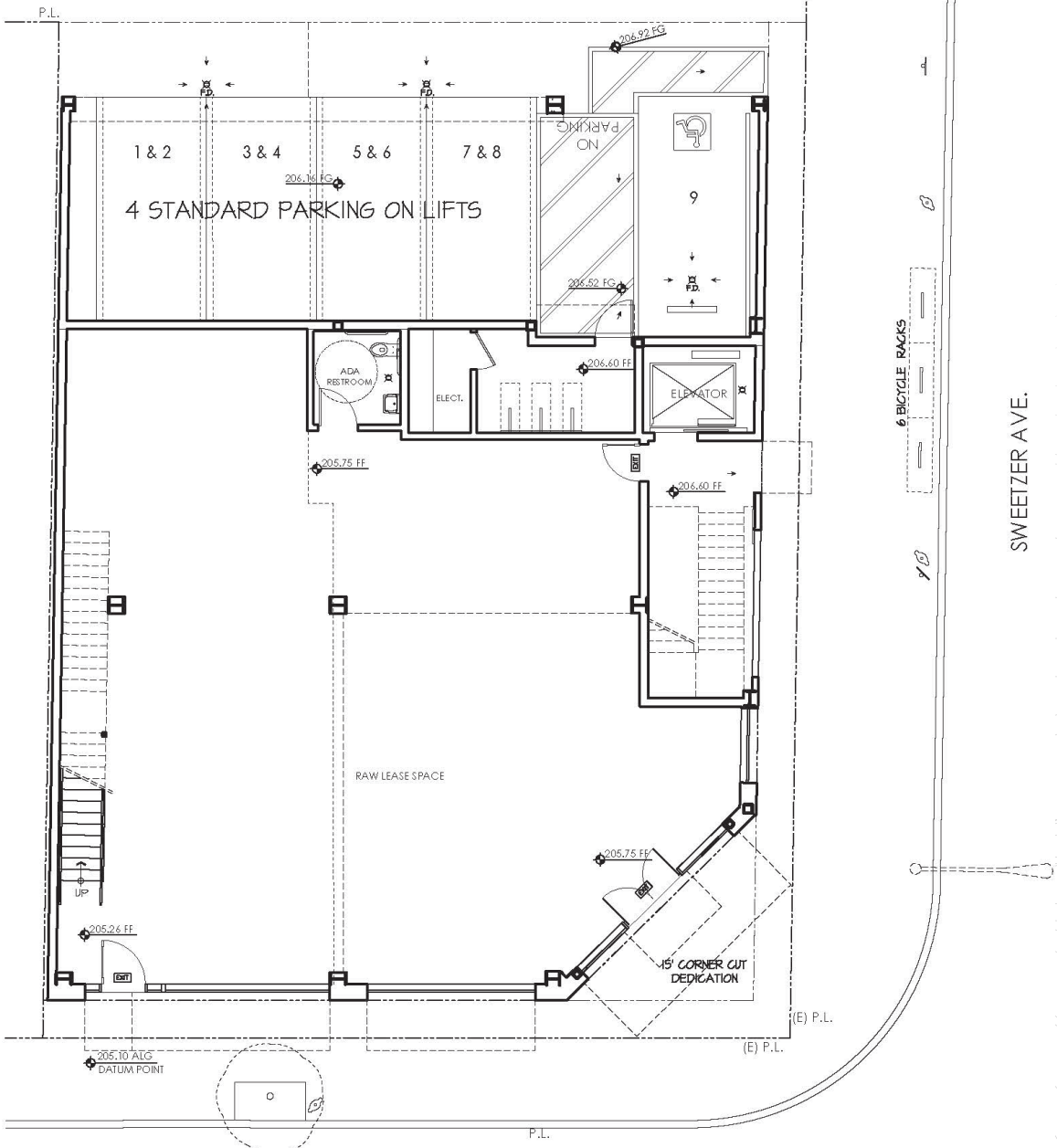
**WALK SCORE:**  
**85**  
Very Walkable

**YEAR BUILT:**  
**1940, 1947, 1950;**  
Fully Renovated 2020

**DIVISIONS:**  
Landlord will Consider Leasing the Ground Floor Separately from the Mezzanine

**FOOT TRAFFIC:**  
6.54 Million Annual Visitors to Melrose Avenue Shopping & Design District

# SITE PLAN | 1ST FLOOR

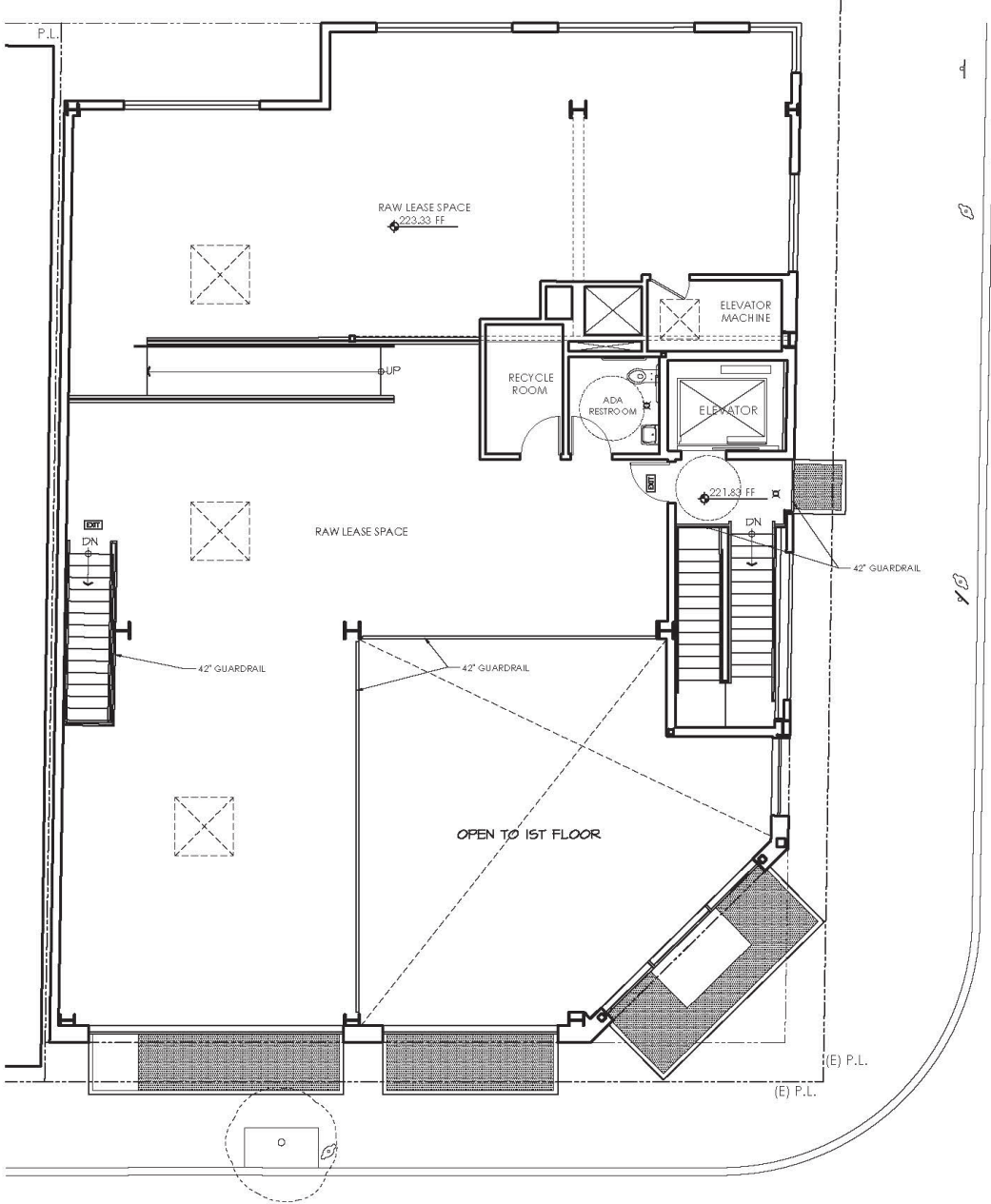


MELROSE AVE.

**1ST FLOOR PLAN**  
8303 MELROSE AVE AUG. 2022

SWEETZER AVE.

# SITE PLAN | 2ND FLOOR



SWEETZER AVE.

MELROSE AVE.



# PROPERTY HIGHLIGHTS

The property is strategically positioned at the Gateway to the West Hollywood Design & Fashion District with over 36,000 VPD and a walk score of 85.

Abundant parking is available both in the rear via a private alley as well as metered parking along Melrose Avenue.

Over \$4 Million has been spent renovating the building, including the addition of a six-person elevator, all new windows and door systems, smooth stucco exterior, new exterior lighting and landscaping as well as a heavy load mezzanine, HVAC, MEP systems and ADA compliant restrooms.





# AREA OVERVIEW



Century City

Beverly Hills

PDC

Soho House

Sierra Tower

Sunset Strip

West Hollywood

Melrose Place

Melrose Ave.

Sweetzer Ave.



# AREA OVERVIEW

## LARGEST EMPLOYERS IN WEST HOLLYWOOD



# NEARBY NEIGHBORHOOD AMENITIES

Neighboring Amenities within a 10-Minute Drive of Subject Property:

## Restaurants

- 1 40 Love
- 2 Alfred Coffee
- 3 Catch
- 4 Catch Steak
- 5 Cecconi's
- 6 Craig's
- 7 Croft Alley
- 8 Crossroads
- 9 E.P.L.P.
- 10 Gracias Madre
- 11 Jon & Vinny's
- 12 Laurel Hardware
- 13 LAVO
- 14 Madeo
- 15 Magnolia Bakery
- 16 Nobu
- 17 Rosaline
- 18 Strings of Life
- 19 Sushi Ginza
- 20 The Henry
- 21 The Ivy
- 22 Urth Caffe
- 23 Zinc Cafe
- 24 Zinque

## Grocery

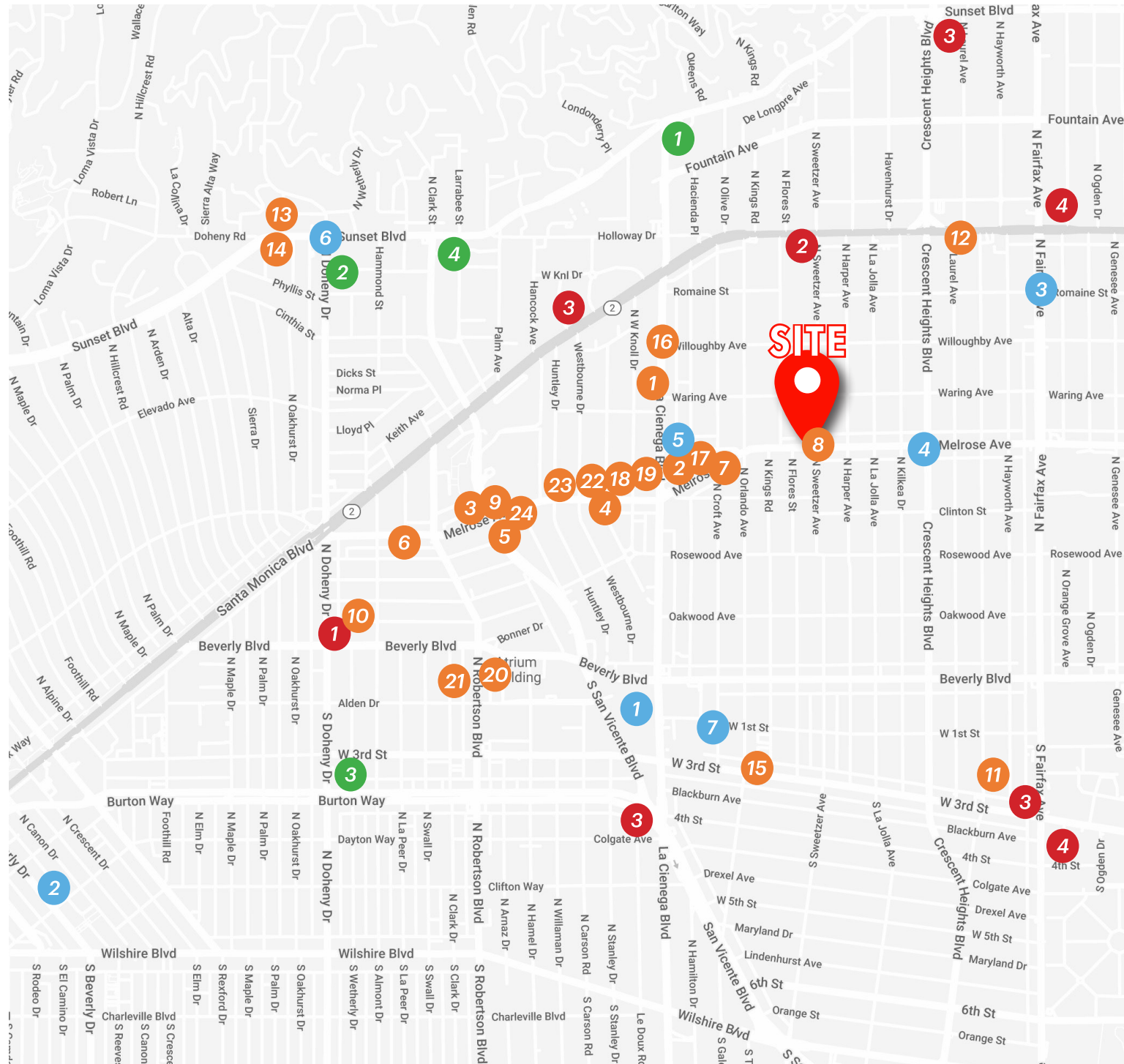
- 1 Bristol Farms
- 2 Gelson's
- 3 Trader Joe's (4)
- 4 Whole Foods (2)

## Hotels

- 1 1 Hotel
- 2 Edition
- 3 Four Seasons Los Angeles at Beverly Hills
- 4 The London

## Shopping Destinations

- 1 Beverly Center
- 2 Beverly Hills Triangle
- 3 Fairfax Avenue
- 4 Melrose Avenue
- 5 Melrose Place
- 6 Sunset Strip
- 7 The Grove





# MARKET OVERVIEW

Melrose Avenue is home to many of the most desirable contemporary retailers, boutiques, exclusive restaurants and cafes situated amongst some of LA's most affluent and highly educated local populations.



## POPULATION

1 MILE	3 MILES	5 MILES
44,807	265,291	829,269



## ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
28,414	140,717	371,550



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$128,312	\$138,356	\$118,113



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.48 M	\$1.54 M	\$1.27 M



## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
63.7%	60.5%	50.4%



## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$1.12 B	\$5.85 B	\$13.7 B



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