

8620  
Melrose  
ave

WEST HOLLYWOOD



**LOCKEHOUSE**

www.lockehouse.com | #01784084



Space A Can be expanded by additional 1,100 SF for a total of 3,040 SF

**8620**  
Melrose  
ave

size

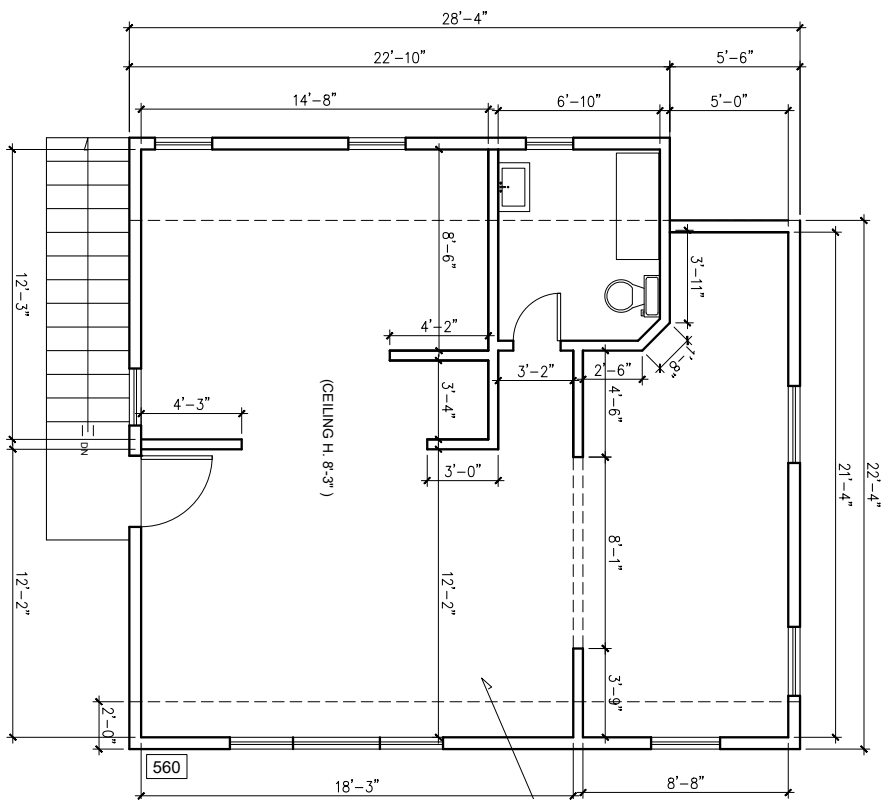
Space A	1,940 SF	Presently Arteriors
Space B	1,100 SF	Presently Morgane Le Fay
Space A & B	3,040 SF	Combined Spaces
Space C	1,290 SF	Storage & Back of House

\*Rent Upon Request



Space B

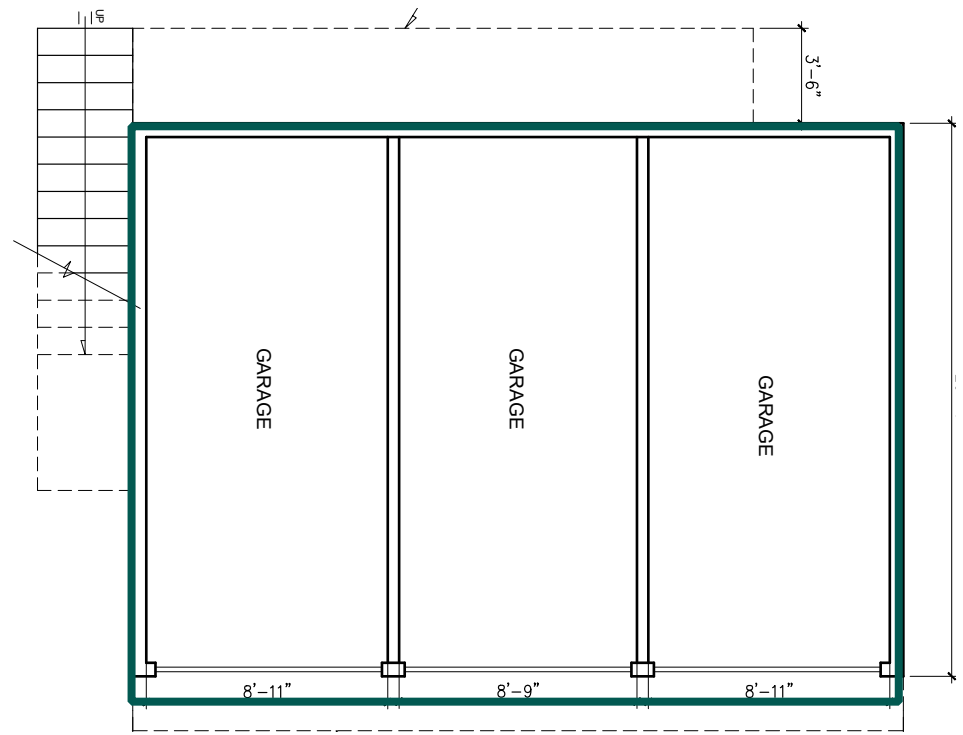
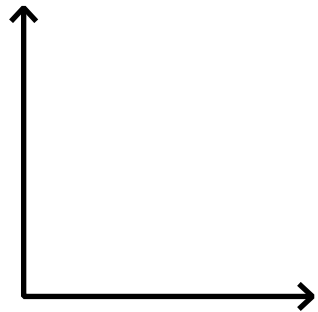




## Space B 1,290 SF

size  
Ground Floor 577 SF  
Second Floor 713 SF

### Second Floor





**Frontage:** 75 feet of Wraparound on Melrose Avenue and Huntley Drive

**Possession:** November 1, 2023

**History:** Presently Arteriors

- High-Profile Corner on One of the Most Coveted Blocks in the West Hollywood Fashion & Design District
- Approx. 1,300 SF of Storage and Back of House Space
- On-Site Parking



8620 Melrose Ave

# Nearby Neighborhood Amenities



8620 Melrose Ave

- rag & bone
- S.O.L STRINGS OF LIFE
- Glossier.
- CUTLER AND GROSS
- E.P.&L.P RESTAURANT & ROOFTOP
- La Ciennega Bl
- Alicia
- The RealReal
- WOLF & BADGER
- lululemon
- SOHO HOUSE WEST HOLLYWOOD
- RESTORATION HARDWARE
- TEMPUR-PEDIC
- DESIGN WITHIN REACH
- BEN SOLEIMANI
- zinqué
- CATCH
- saatva
- CECCONI'S
- Craig's
- Acne Studios
- Olivetta
- THE GREAT.
- ZINC CAFE MARKET BAR
- Yuth Cafe
- HOKA



Population

<b>1 MILE</b>	<b>3 MILES</b>
39,480	246,996



Daytime  
Population

<b>1 MILE</b>	<b>3 MILES</b>
55,299	355,123



Estimated  
Households

<b>1 MILE</b>	<b>3 MILES</b>
24,582	131,683



Estimated  
Average Household  
Income

<b>1 MILE</b>	<b>3 MILES</b>
\$142,958	\$146,741



Median  
Sale Price  
Of Houses

<b>1 MILE</b>	<b>3 MILES</b>
\$1.17 M	\$1.45 M



Estimated  
Average Household  
Net Worth

<b>1 MILE</b>	<b>3 MILES</b>
\$1.6 M	\$1.62 M



College Degree  
Bachelor Degree  
Or Higher

<b>1 MILE</b>	<b>3 MILES</b>
67.3%	63.8%



Total Retail  
Expenditures

<b>1 MILE</b>	<b>3 MILES</b>
\$1.05 B	\$5.73 B

8620

Melrose  
ave

WEST HOLLYWOOD



**Matthew Fainchtein**

Executive Managing Director | [matthew@lockehouse.com](mailto:matthew@lockehouse.com) | (310) 430-2548 | #01503546

Traffic Counts and Demographic Source: Sites USA Regis 2023, Photography Source: Shutterstock, PG 3 – Glossier, Lululemon – Racked LA, Restoration Hardware Hollywood, Rag+Bone, Hoka – yelp.com.



**LOCKEHOUSE**

[www.lockehouse.com](http://www.lockehouse.com) | #01784084