

89901

MELROSE

WEST HOLLYWOOD

MOST COVETED NEIGHBORHOOD IN LA



WHERE FASHION, ART AND NIGHTLIFE INTERSECT

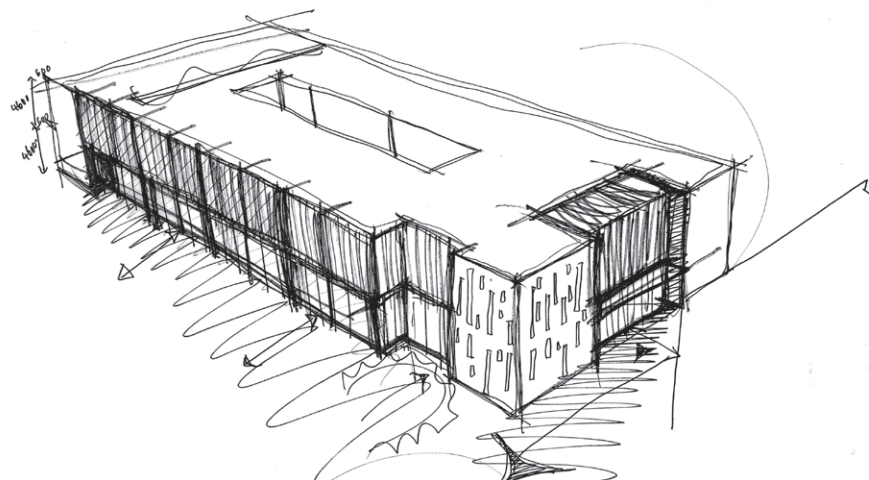
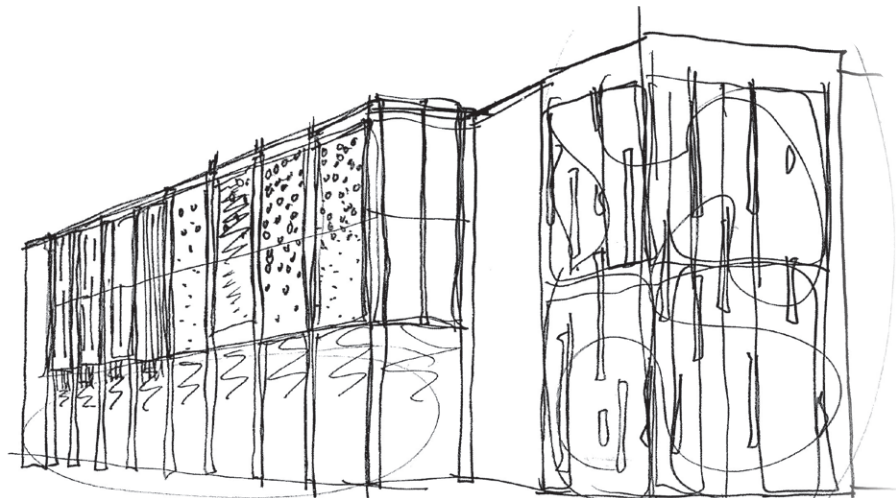
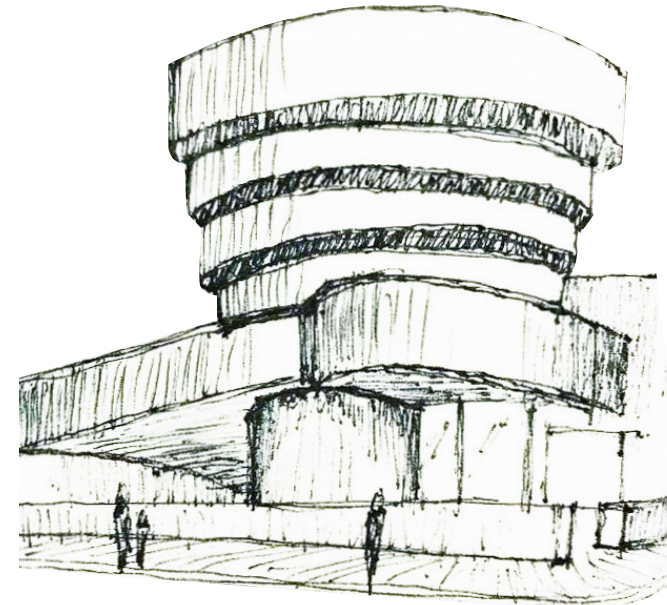
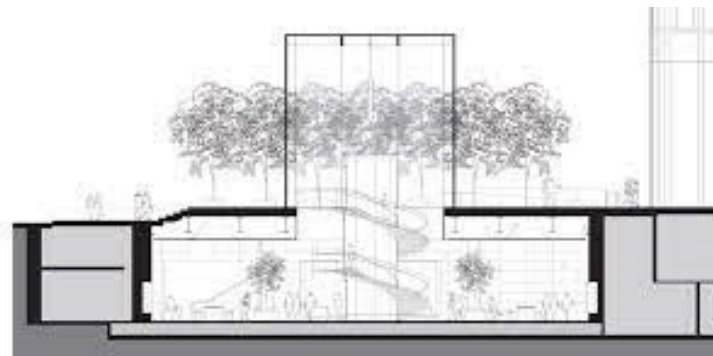


LA'S EPICENTER OF COOL & STYLISH



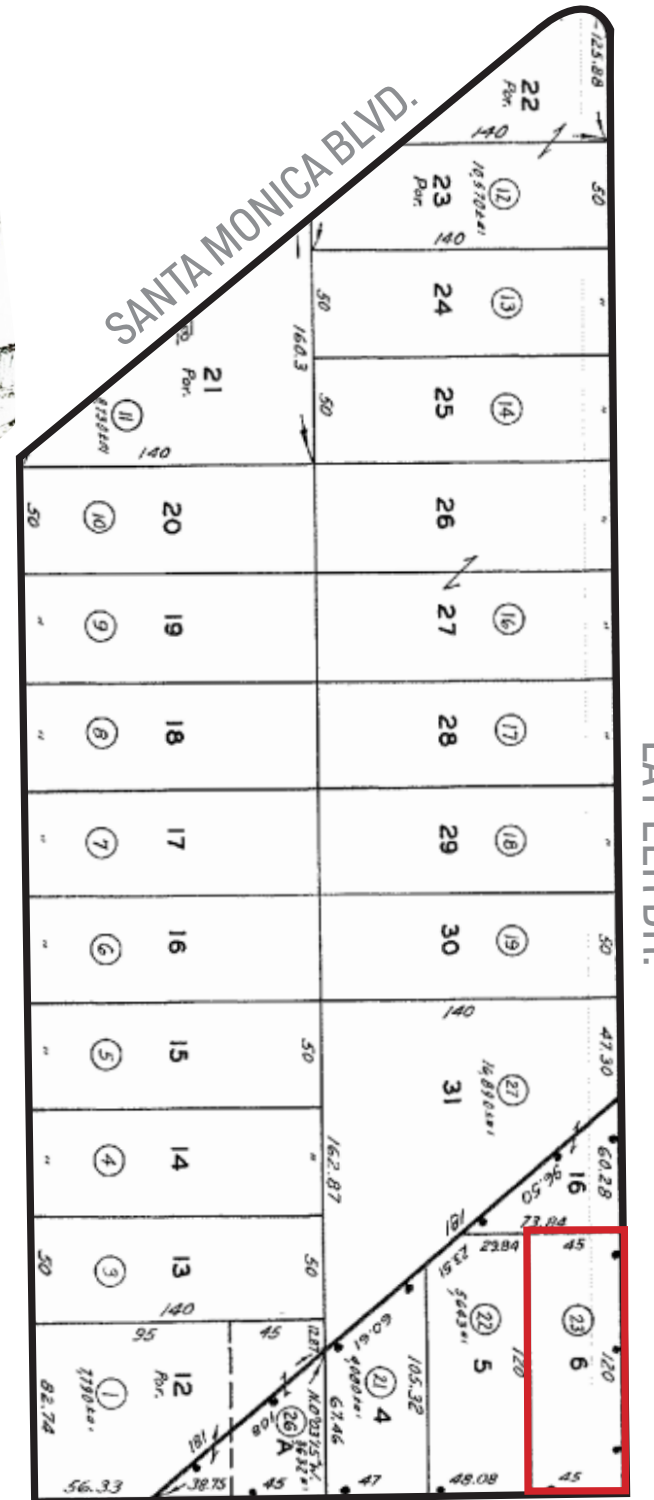
THE OPPORTUNITY

- LA flagship opportunity for Retail or Restaurant concept
- Landlord is looking to partner with a Tenant to enter into a build-to-suit or reverse build-to-suit Deal Structure
- Tenant has the ability to engage architect of their choice to create an iconic LA property
- Amenable to single or multi-tenant configurations or use



PROPERTY DESCRIPTION

Rare Corner Location | NWC of Melrose Ave. & La Peer Dr.
 Parcel Size: 5,400 SF (45' on Melrose and 120' on La Peer)
 FAR: 2.0
 Max Bldg. Height: 45 FT
 Bldg. Size Range: 5,000 SF to 10,000 SF
 *Subject to City of West Hollywood Zoning & Permit Process



*For Illustration Purposes



Craig's



Verve Coffee

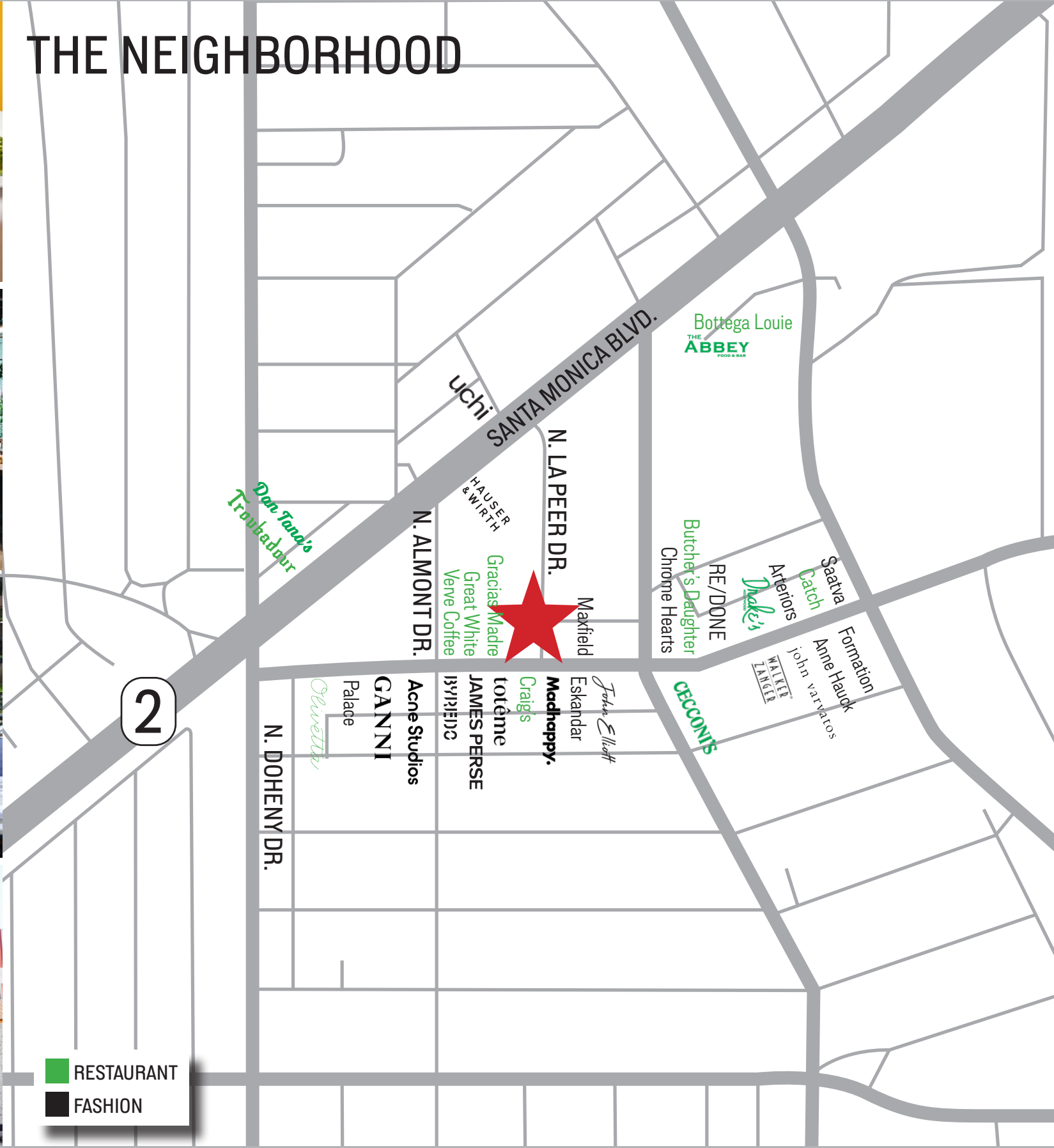


Cecconi's



Great White

THE NEIGHBORHOOD



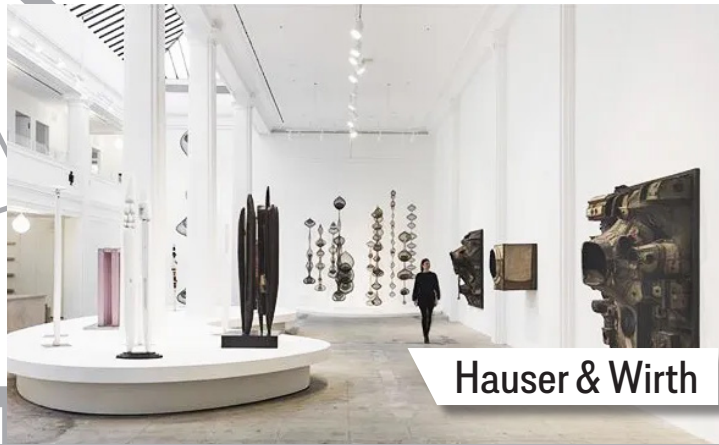
Acne Studios



Byredo



Toteme



Hauser & Wirth

DEMOGRAPHICS



Total Population

1 MILE

33,696

3 MILES

241,235

5 MILES

742,406



Total Food & Beverage Expenditures

\$315.96 M

\$1.99 B

\$4.78 B



Total Retail Expenditures

\$1.02 B

\$6.42 B

\$15.38 B



Age

Millennials (22-39)

32.7%

31.1%

28.7%

Gen Xers (40-54)

20.5%

19.2%

18.7%

Boomers (55-74)

41.6%

22.3%

20.6%



Avg. HH Income

\$175,195

\$173,237

\$151,072



College Educated

(with a Min of 2+ years or Higher)

65.3%

63.9%

56.0%

89001
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WEST HOLLYWOOD



LOCKEHOUSE

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Demographics Source: Regis Sites USA Online 2023. Photography Sources: PG 2: Nobu, Catch - tivolighting.com, Obar - Kinga Sarabia, Ganni - Gray Magazine, Saint Laurent, Catch Steakhouse - Robbreport.com, Soho House - Mr. Porter, Balenciaga, PG 3: Inspirational Renderings Image - Patrick Tighe Architecture, PG 4: Craig's - Jakob Layman, Verve Coffee, Cecconi's, Great White - Brecht Van Hof, Acne Studios - Bazaar Magazine, Byredo, Toteme, Hauser & Wirth