

# FOR LEASE

# 7309 MELROSE AVE

LOS ANGELES, CA 90046

\$5,000 BROKER BONUS AVAILABLE

\*New leases signed by 8/31/26 with 3-year minimum



CBRE



**MELROSE AVE**  
**9000 W**

# WELCOME TO MELROSE

At the heart of LA, Melrose offers a diverse and eclectic shopping and dining experience, with a focus on trendy fashion, unique boutiques, and design-forward stores.

1 MILE	3 MILES	5 MILES
2024 POPULATION		
44,680	329,408	887,029
2024 AVG HOUSEHOLD INCOME		
\$149,173	\$141,183	\$126,687
2024 HOUSEHOLDS		
24,905	168,291	411,004
2024 PLACE OF WORK		
4,855	37,633	72,168 (BUSINESSES)
30,251	264,482	578,156 (EMPLOYEES)



# 7309 MELROSE AVE PROPERTY HIGHLIGHTS

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**USE** Retail Space directly on Melrose Ave

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**SIZE** 1,000 SF

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**ASKING RATE** Contact Broker

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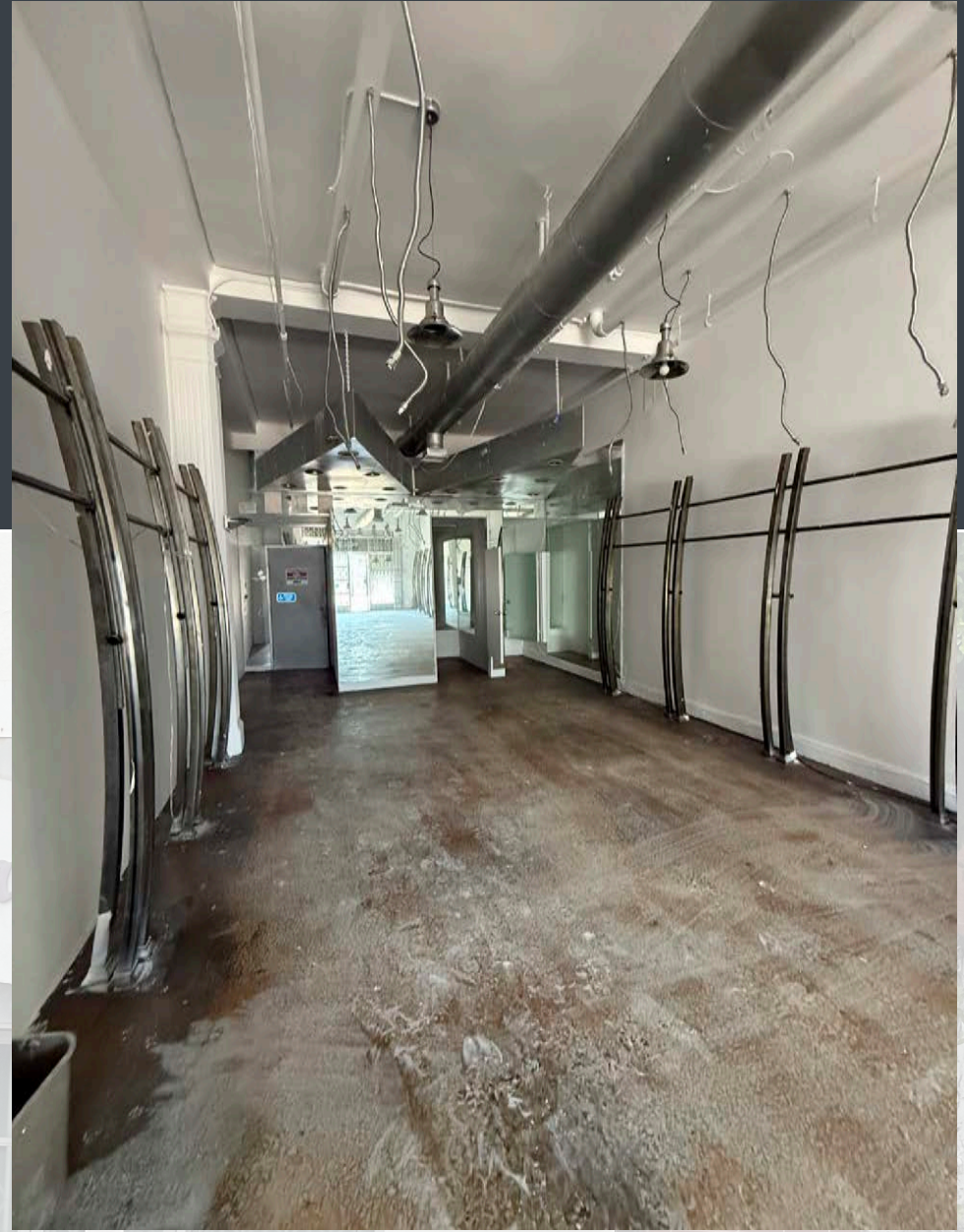
**AVAILABLE** Now

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**COTENANTS** Be Bright, Ronan, Groundlings

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# INTERIOR



# MELROSE AVE

## 7309 MELROSE

### La Brea Ave

Pinks Hot Dogs 709  
Voodoo Doughnut 7101  
All About The Bread 7111  
Tatsu Ramen 7111  
Lucifers Pizza 7123

Flowin Cafe 7201  
NAILBAY 7201

Melrose Squeeze 7262  
Roots Indian Bistro 7265  
Flka Flka Coffee & Creamery 7267  
Mirage Grill 7275

Orangetheory 6410  
Coffee Fore Sasquatch 7020

The Escape Revolution 7126

Milk Bar 7150  
Murakami Sushi 7160  
Made in Havana 7168  
The Benjamin Hollywood 7174

Generation8TRattoo 7216  
Frankies on Melrose 7228  
Foxblood 7262  
The Phoenix Effect 7264

LuChic Nails Bar 7260  
Foxblood 7262  
The Phoenix Effect 7264  
Station 43 Pastrami & Burger 7274

### N Fuller Ave

Mega City One 7301  
The Groundlings Theatre & School 7307  
Be Bright Coffee 7311  
Roman 7315

Froot Cups 7353  
The Humanist Coffee 7353  
Biu Jam Cafe 7371  
The Playground LA 7375  
Carnel 7383

Poses Hollywood 7417  
Brooklyn Projects 7427  
Melrose Umbrella Co. 7465  
Pink Clover Flowers 7471  
Olive and James Cafe Tea 7473

Marathon Burger 7507  
Ty Stefano Atelier 7517  
Open Never Closed 7527  
Snake Pit Alehouse 7529

The Grillest 7553  
Coolkids 7565  
American Vintage 7575  
Typhoon Fashion 7601  
Denim Haven 7615  
Rose Aesthetics 7623  
DITA 7625

Matrix Theatre 7657  
Theia 7661  
That's A Awful Lot of Cough Syrup 7669

World of Vintage T-Shirt 7701  
Established Today 7707  
Shoe Palace 7725

Melrose Burgers' N Fries Glat Koshar Grill 7751  
Ubatuba Acai 7751  
Sportie LA 67753  
Spokes N Stuff 7777

Ghost Sando Shop 7801  
Minjus Fight Club 7801  
Grillz by Scotty 7811  
Kouhgh Toys 7815  
Asali 7829

### N Fairfax Ave

76 Gas 7861

Centerfold Convenience Store 703  
Melrose Psychic 7905  
Community Goods 710  
The Great Frog 7955  
My Violet 7957  
Charred 7963  
Chicago Stuffed Pizza 7965  
Charmed LA 7967  
Le Bowl 7959

Crumbs and Whiskers 7924

Buffalo Exchange 7912  
Radikal Signage 7912  
Blue Daisy Melrose 7950  
Acrostics 7964

### Laurel Ave

Life Soleil 8011  
Skin Aegis 8019

Reformation 8006  
Resurrection 8006  
Architecture Books 8010  
Luke's 8012

### Crescent Heights Blvd

## MELROSE AVE

Floyds 99 Barbershop 7300  
IKON LA 7308  
Cocolux couture 7318  
Vintage By Round Two 7320  
LA Video Games 7322  
QQ Nails and Spa 7326  
LA Chouquette 7350  
Maya 7360  
Heribon Pizzeria 7368  
Yohat dawg 7372  
Nail Nation Spa 7380

Last Plug 7414  
Dear Monica 7414  
Wasteland 7428

SODMG Brand 7450  
Best Comedy Club Near Me 7456  
Zephyr Theatre 7456  
Slow Clothing 7474  
American Rebel 7500

CVS Pharmacy 7500  
Moist Men 7526

Uccalino by Xavier Madera 7558  
Eden Sky 7564  
Iankokola 7576  
Sugar Nail 7580

The Shop Melrose 7600  
Cosmo & Denato 7600  
ShoeWhore 7612  
Reloaded 7622  
Starbucks 7624

Urban Outfitters 7650  
Ruin My Life 7662

Hat Club 7700  
Street Sounds 7704  
Headline Records 7706  
Vitality 7716  
Foot Locker 7726

Melrose Trading Post/Fairfax High School

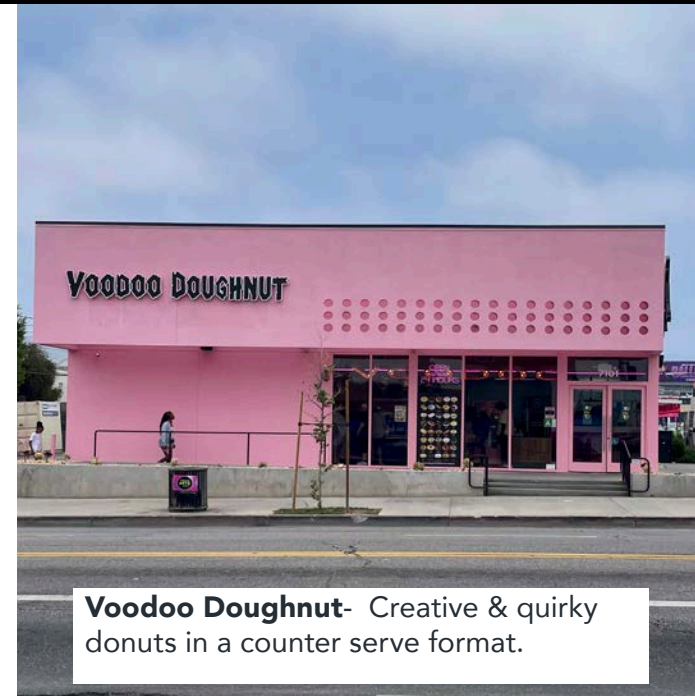
# NEARBY TENANTS



**Be Bright Coffee-** Espresso drinks and specialty beverages, plus pastries.



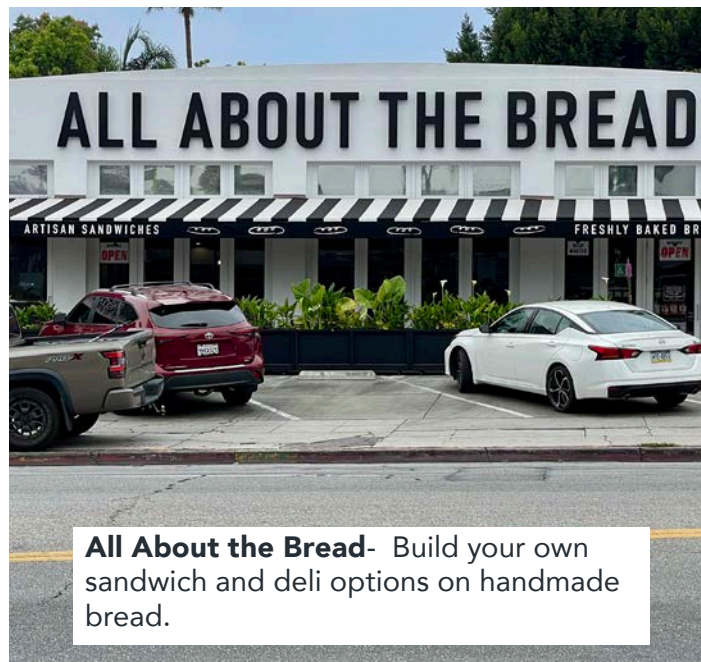
**Ronan-** Modern pizzeria with a changing, seasonal menu, in an industrial-chic space.



**Voodoo Doughnut-** Creative & quirky donuts in a counter serve format.



**Lucifer's Pizza-** Laid-back storefront carrying specialty thin-crust pizza, including gluten-free & spicy options.



**All About the Bread-** Build your own sandwich and deli options on handmade bread.

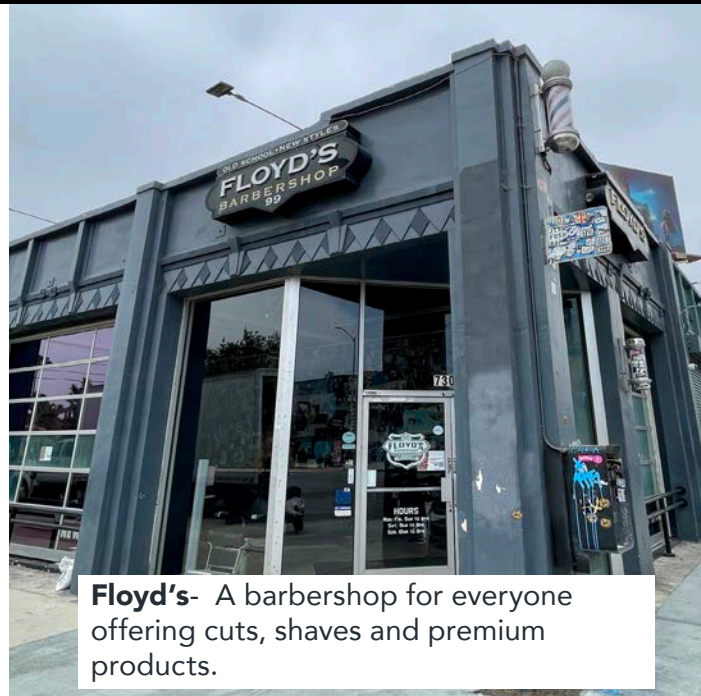


**Orangetheory-** Fitness studio with heart rate-monitored group workouts combining cardio and strength training.

# NEARBY TENANTS



**Milk Bar**- Quirky, inventive desserts from lauded pastry chef Christina Tosi.



**Floyd's**- A barbershop for everyone offering cuts, shaves and premium products.

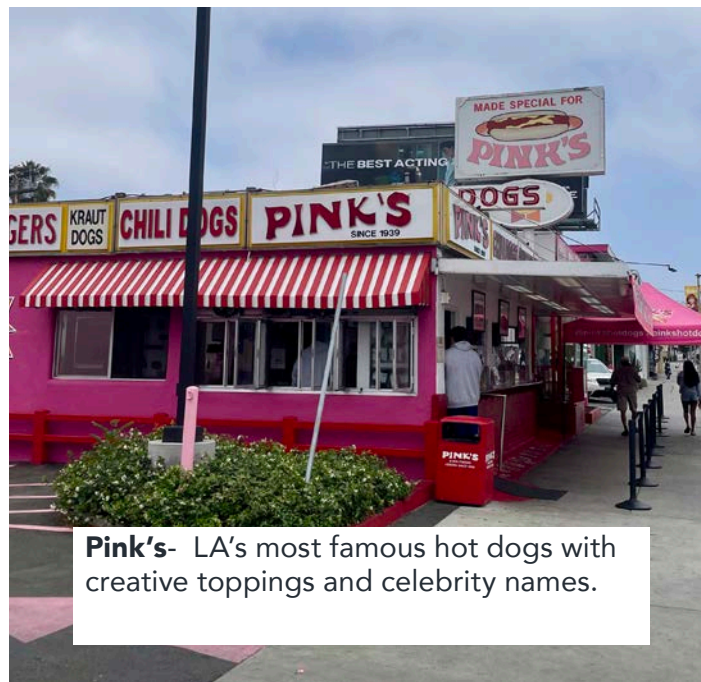


**Fika Fika**- Cozy spot for freshly roasted coffee and premium teas, plus treats, including popular mochi.



**THE BENJAMIN**  
*Hollywood*

**The Benjamin**- A contemporary homage to classic restaurant hangouts, serving upscale takes on beloved American dishes.



**Pink's**- LA's most famous hot dogs with creative toppings and celebrity names.



**Groundling's Theatre**- Improvisation and sketch comedy troupe that has launched many famous careers.



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