

8451 MELROSE AVE

WEST HOLLYWOOD, CA 90048

RETAIL FOR LEASE





WELCOME TO WEST HOLLYWOOD

Located in the heart of LA, West Hollywood offers a variety of shopping options, upscale restaurants and a vibrant nightlife. With direct proximity to Beverly Hills and many affluent neighborhoods such as the Hollywood Hills & Melrose, it has become a popular destination for celebrities, influencers and fashion-forward individuals. Many high end retailers and brands are attracted to this area due to the affluent customers that it attracts and have set up flagship locations in West Hollywood.

1 MILE — 3 MILES — 5 MILES —

2024 POPULATION

36,221 **245,817** **779,454**

2024 AVG HOUSEHOLD INCOME

\$158,021 **\$152,302** **\$134,677**

2024 MEDIAN HOME VALUE

\$1.45M **\$1.62M** **\$1.47M**

CONSUMER SPENDING

\$3.1B **\$16.7B** **\$40.8B**



PROPERTY HIGHLIGHTS

Located in one of the most sought after districts in LA, 8451 Melrose Ave is a prime retail space with a high-end modern design and fantastic frontage and natural light. This key location offers visibility, signage potential, and steady foot & vehicle traffic.



±2,910 SF
AVAILABLE
(DIVISIBLE)



PRIME
LOCATION



SHOPPING
DISTRICT



SIGNAGE



HIGH
WALKABILITY



STRONG
COTENANCY



47,000 CARS PER DAY
(MELROSE AVE)



NEWLY
REMODELED



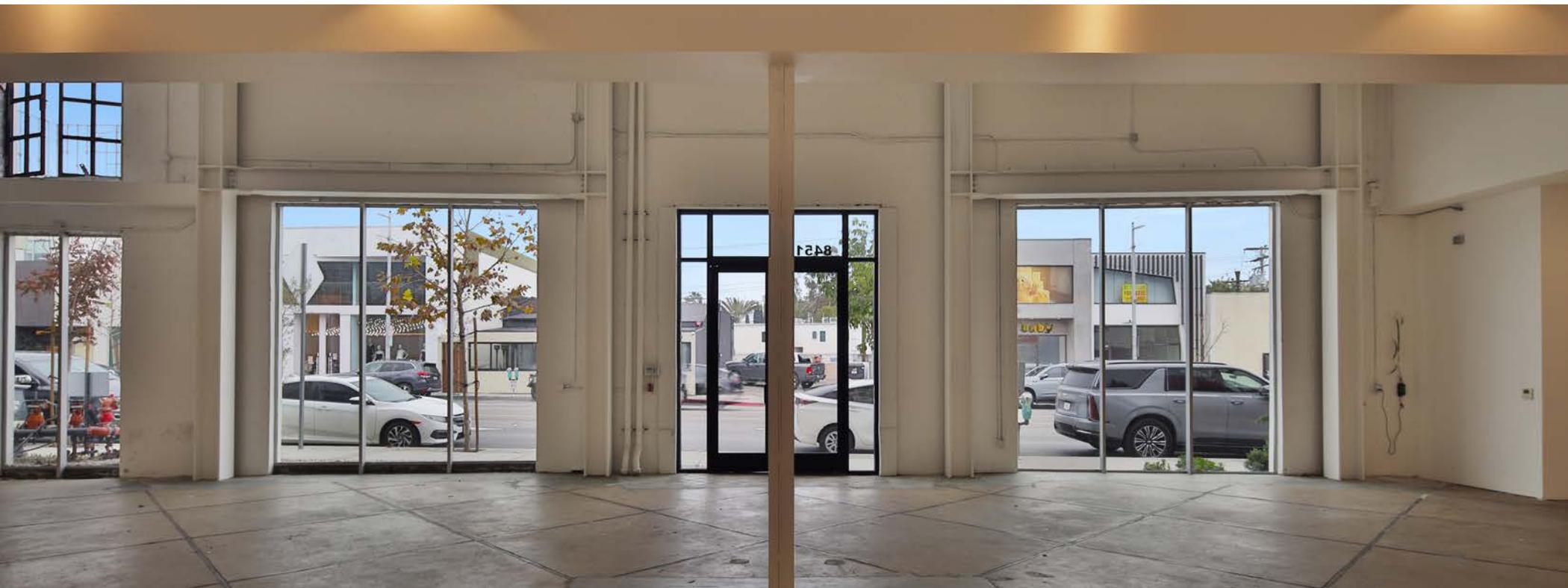
AVAILABLE
NOW



AFFLUENT
NEIGHBORHOOD



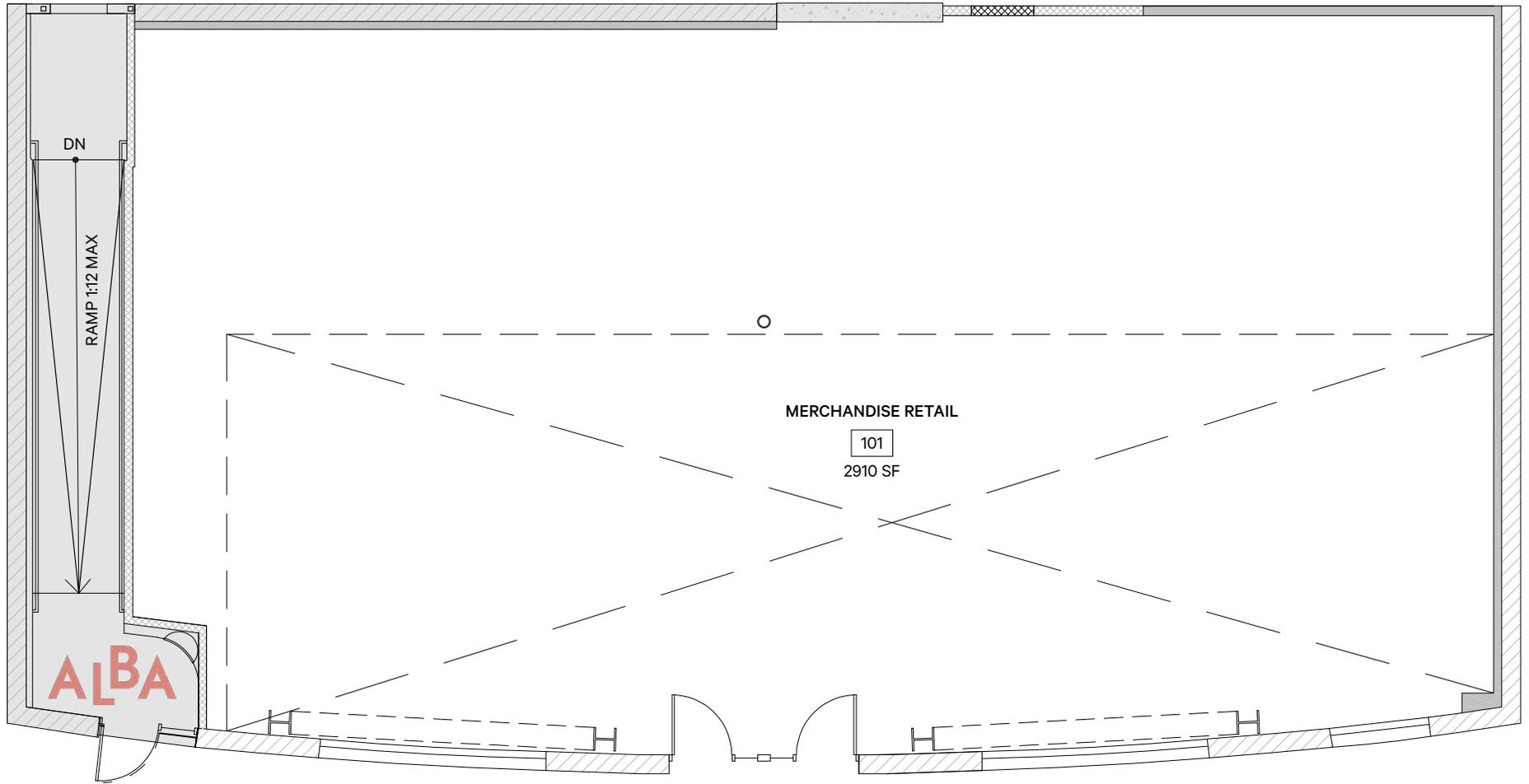
RENT UPON
REQUEST





FLOORPLAN- CURRENT

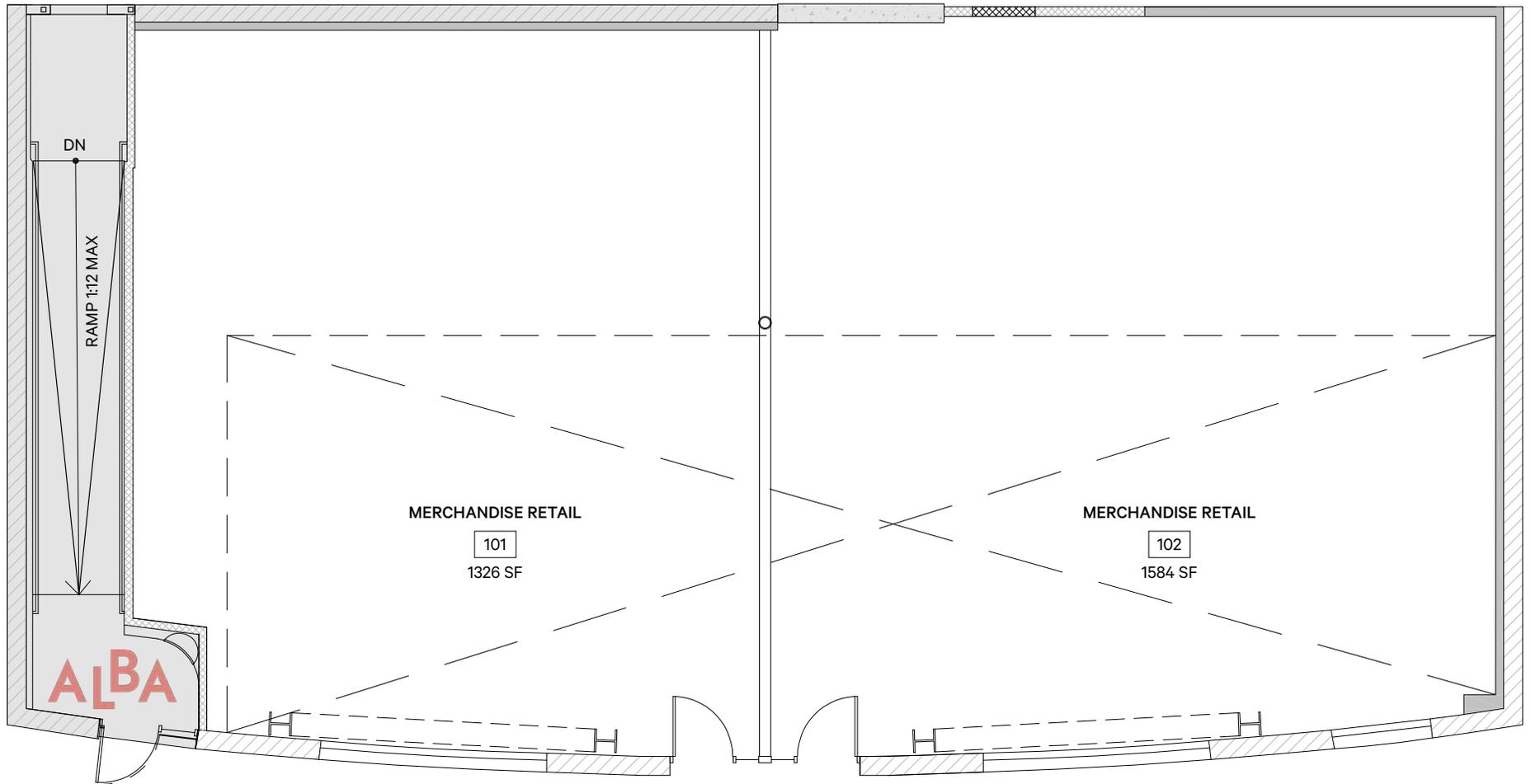
±2,910 SF



-----MELROSE AVE-----

FLOORPLAN- HYPOTHETICAL

2 UNITS: ±1,326 SF & ±1,584 SF



-----MELROSE AVE-----

NEARBY TENANTS

MELROSE AVE
9000 W

cult gaia


Glossier.

KHAITE

STAUD

ALBA


adidas®

WOLF &
BADGER


ALFRED

Malbon

AWAY

MELROSE AVE / MELROSE PLACE

Huntley Dr

Salomon 8620
Maor 8618
Design within Reach 8612
Available 8606
Meta Lab 8600

Westbourne Dr

Mansour/
Mansour Fine Rugs 8580
Restoration Hardware 8564

Westmount Dr

Available 8552
Tempur-pedic 8550
Martun Lawrence
Bullard Design 8544
Soho Home 8540
Vince 8538
Joe & The Juice 8532
Lululemon 8532

W Knoll Dr

Wolf + Badger 8500
Available 8500
The Real Real 8500

Huntley Dr

8619 Leased
8611 Vondom
8609 Municipal Sport Authority
8607 Wired
8605 Availablke

Westbourne Dr

8687 Available
8585 Available
8583 AMI Paris
8575 The Great
8565 Urth Cafe

Westmount Dr

8551 Farm Rio
8551 Leased
8551 Available
8551 Hoka
8533 Rag & Bone

W Knoll Dr

8520 Glossier
8507 La Pere
8505 Available
8503 Baobab
8501 Alice + Olivia

Melrose Ave

La Cienega Blvd

Chez Mia 8478
Reebok Crossfit Lab 8466
Available 8462
The Red Fish 8452
House of CB 8448
Istinara (coming soon) 8446
Fame Hardwood 8444
Cult Gaia 8440

Croft Ave

Adidas 8428
Serena + Lily 8422
G Star 8420
Available 8414
Silk Laundry 8412
Available 8410
Etaï 8406
Mejuri 8404
Henry Beguelin 8402
Away 8400

La Cienega Blvd

8483 Available
8479 Available
8475 Cherry General Store
8473 Luxbae
8465 Bundi
8455 Available
8453 Alba
8451 Available
8447 Pvolve
8445 Available
8443 Trudon
8441 Wanna Buy a Watch
8435 La Maison Francaise
Antique
8425 Available
8420 APC
8409 Khaite

Melrose Ave



Melrose Place

Available 8490
Malbon 8478
Ahlem 8478B
VRAI 8472A
Set Active 8472
Zimmerman 8468
Paul Ferrante 8464
Marni 8460
Irene Neuwirth 8458
Isabel Marant 8454
Violet Grey 8452
Leased 8446
Chloe 8448
The Row 8440
Melanie Grant 8438
L'Agence 8436
Rachel Comey 8432
Alfred Coffee 8428
Lashify 8428
Kate Somerville 8428
A.P.C. 8420
Thom Browne 8408

Orlando Ave

Available 8378
Sweet Lady Jane 8360
LA Sandwich 8360
Hypeach 8360
Available 8360
Babyletto 8360

Kings Rd

8379 Casper
8373 Available
8371 Available
8365 Gemini Gel

Kings Rd

8485 Monique Lhuillier
8485A Office Upstairs
8483 Grown Brilliance
8481 Warren Lotas
8475 Danielle Frankel
8473 Love Shack Fancy
8471 Malbon
8469 Sev Skin & Body
8467 Frane
8461-8463 Biologique
Recherche, Alfred Tea,
Cotton Citizen, The Line
(2nd Floor)

Alfred St

8459 TWP
8457 Facile
8451 Maison Margiela
8445 Bottega Veneta
8441 Maria Tash
8431 Waterworks

Croft Ave

8421 Balmain
8417 Golden Goose
Frederic Malle
8411 Santa Maria Novella
8409 Staud
8407 Leased
8405 Foundrae
8401 Catherine Bloom
for Nordstrom

Orlando Ave

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