

8532

MELROSE AVE

CBRE

WEST HOLLYWOOD

High Street Retail Opportunity for Sale

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The Offering

8532 Melrose Avenue offers a rare opportunity to acquire a premier retail asset in the heart of the West Hollywood. The property features 4,946 square feet of retail space and over 80 feet of frontage along one of Melrose Avenue's most sought-after blocks. Occupied by established tenants Lululemon and Joe & The Juice, this highly visible corner location benefits from exceptional signage exposure, strong pedestrian and vehicular traffic, and a coveted position within a fashion-forward retail corridor characterized by low vacancy, strong co-tenancy, and enduring retailer demand.



Investment Highlights

Recognized as one of the world's premier fashion and design destinations, West Hollywood seamlessly combines luxury retail, world-class dining, and an influential cultural scene. Melrose attracts a highly affluent demographic, including celebrities, tastemakers, and international visitors. This concentration of wealth, visibility, and consumer spending has drawn numerous luxury and contemporary brands to establish flagship locations throughout the area, reinforcing West Hollywood's status as a dominant retail destination.

- PRICE- AVAILABLE UPON REQUEST
- HARD CORNER
- DISTINCTIVE MODERN FACADE
- DEDICATED PARKING IN REAR
- STRONG CO-TENANCY ON BLOCK
- FANTASTIC FRONTAGE AND SIGNAGE OPPORTUNITY



Property Overview

Address	8532 Melrose Ave. West Hollywood, CA
Market/Submarket	West Hollywood
Square Footage	4,946 SF
Lot Size	8,769 SF
Year Built	1938
Occupancy	100%



N KNOLL RD

TENANT OVERVIEW

JOE & THE JUICE

Founded in Copenhagen, Joe & The Juice is a globally recognized lifestyle café concept known for its premium coffee, fresh juices, smoothies, and made-to-order sandwiches. The brand has cultivated a loyal following through its energetic atmosphere, contemporary design, and appeal to affluent, health-conscious consumers. Its locations are strategically positioned in major urban retail districts worldwide, making it a strong traffic driver and complementary tenant within premier shopping destinations.



LULULEMON

Lululemon is a leading global athletic apparel brand recognized for its premium activewear, technical performance fabrics, and strong connection to health, wellness, and lifestyle communities. With a highly engaged customer base and significant brand equity, Lululemon has become one of the most sought-after retail tenants in the market. The company's stores consistently generate strong customer traffic and serve as anchors within top-performing retail corridors, benefiting neighboring retailers and reinforcing the overall strength of the shopping environment.



PRO-FORMA NOI SUMMARY

	IN-PLACE MAR-27 TO FEB-28		PRO FORMA IN-PLACE RENT WITH VACANT LEASE-UP		100% AT MARKET RENTS PRO FORMA NOI	
		$ PSF	MAR-27 TO FEB-28	$ PSF	MAR-27 TO FEB-28	$ PSF
Size of Improvements		4,946 SF		4,946 SF		4,946 SF
REVENUES						
Scheduled Base Rent						
Gross Potential Rent	$1,225,890	$247.85	$1,225,890	$247.85	$1,311,336	$265.13
Absorption & Turnover Vacancy	0	0.00	0	0.00	0	0.00
Base Rent Abatement	0	0.00	0	0.00	0	0.00
Total Scheduled Base Rent	**1,225,890**	**247.85**	**1,225,890**	**247.85**	**1,311,336**	**265.13**
Expense Reimbursements	460,243	93.05	460,243	93.05	532,341	99.37
TOTAL GROSS REVENUE	**1,686,132**	**340.91**	**1,686,132**	**340.91**	**1,802,845**	**364.51**
General Vacancy Loss (%)	0	0.00	0	0.00	0	0.00
EFFECTIVE GROSS REVENUE	**1,686,132**	**340.91**	**1,686,132**	**340.91**	**1,802,845**	**364.51**
OPERATING EXPENSES						
CAM	30,826	6.23	30,826	6.23	30,826	6.23
Parking	73,715	14.90	73,715	14.90	73,715	14.90
Management Fee (2% EGR)	33,723	6.82	33,723	6.82	36,057	7.29
Insurance	20,382	4.12	20,382	4.12	20,382	4.12
Real Estate Taxes [1]	330,529	66.83	330,529	66.83	330,529	66.83
TOTAL OPERATING EXPENSES	**489,174**	**98.90**	**489,174**	**98.90**	**491,509**	**99.37**
NET OPERATING INCOME	**$1,196,958**	**$242.01**	**$1,196,958**	**$242.01**	**$1,311,336**	**$265.13**
Capitalization Rate	4.27%		4.27%		4.68%	
PURCHASE PRICE AS OF MARCH 1, 2027	**$28,000,000**	**$5,661.14**	**$28,000,000**	**$5,661.14**	**$28,000,000**	**$5,661.14**
OCCUPANCY	**100.00%**		**100.00%**		**100.00%**	

NOTES:

[1] Real estate taxes have been reassessed based on a millage rate of 1.1732% with special assessments of $2,027.

[2] Real estate taxes are based on the centered (base case) value only and have not been reassessed at each of the individual pricing increments shown above.

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SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM BEGIN	LEASE TERM END	RENTAL RATES BEGIN	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	COMMENTS/OPTIONS
1	Lululemon	2,921	59.06%	Apr-2016	Nov-2032	Current	$49,314	$16.88	$591,770	$202.59	NNN	TT has one (1) five (5) year option to extend at FMV, with 9-12 months written notice. TT has exclusive use for the sale of yoga athletic wear. TT has an Admin Fee capped at 10% of CAM Expenses. CAM Expenses are capped at $5.00 PSF for the first Lease Year (2017), increasing annually by the lesser of CPI or 3%, excluding Offsite Parking and Valet Parking Charges (hitting, modeled). The Admin Fee is included in CAM Expenses and is subject to the CAM cap. TT has a two (2) month Base Rent Credit of $98,628.51 (not modeled).
						May-2027	$50,794	$17.39	$609,525	$208.67		
						May-2028	$54,606	$18.69	$655,268	$224.33		
						May-2029	$56,244	$19.25	$674,926	$231.06		
						May-2030	$57,931	$19.83	$695,174	$237.99		
						May-2031	$59,669	$20.43	$716,029	$245.13		
						May-2032	$61,459	$21.04	$737,510	$252.49		
2	Joe & The Juice	2,025	40.94%	Aug-2017	Oct-2037	Current	$52,843	$26.10	$634,120	$313.15	NNN	TT has exclusive use for the sale of juice or freshly made sandwiches and the use of any trade name that includes the word "juice." TT has an Admin Fee at 10% of Operating Expenses. Operating Expenses are capped at 103% of the prior CY amount, excluding RE Taxes, LL Insurance, utilities, security, and additional valet hours (assumed not hitting, not modeled). The Operating Expense cap resets at the beginning of each extension period. Guarantors: Joe & The Juice US Holdings Inc. and Joe and The Juice A/S.
						Aug-2027	$54,429	$26.88	$653,143	$322.54		
						Aug-2028	$56,061	$27.68	$672,738	$332.22		
						Aug-2029	$57,743	$28.52	$692,920	$342.18		
						Aug-2030	$59,476	$29.37	$713,707	$352.45		
						Aug-2031	$61,260	$30.25	$735,119	$363.02		
						Aug-2032	$63,098	$31.16	$757,172	$373.91		
						Aug-2033	$64,991	$32.09	$779,887	$385.13		
						Aug-2034	$66,940	$33.06	$803,284	$396.68		
						Aug-2035	$68,949	$34.05	$827,382	$408.58		
						Aug-2036	$71,017	$35.07	$852,204	$420.84		
						Aug-2037	$73,147	$36.12	$877,770	$433.47		
							$102,157	**$20.65**	**$1,225,890**	**$247.85**		

TOTALS / AVERAGES	**4,946**	
OCCUPIED SQFT	**4,946**	**100.0%**
VACANT SQFT	**0**	**0.0%**
TOTAL SQFT	**4,946**	**100.0%**

WEIGHTED-AVERAGE LEASE TERM REMAINING:	**7.68 Years**
WEIGHTED-AVERAGE LEASE TERM LAPSED:	**10.37 Years**
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:	**18.13 Years**

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Area Map


N
BEVERLY GROVE
GROVE/FARMERS MARKET
BEVERLY CENTER
CEDARS SINAI
3RD ST
BEVERLY BLVD
BEVERLY HILLS/ CENTURY CITY
8532
MELROSE AVE
lululemon
VINCE.
La Cienega Blvd- 31,000 VPD
The RealReal
WOLF & BADGER
MARTYN
LAWRENCE BULLARD
SOHO HOME
FARM RIO
The WORLD of RH
MANSOUR
SALOMON
Meta
MELROSE PLACE
KREATION
JEAN DOUSSET
RAG & BONE
Glossier.
W Knoll Rd
Melrose Ave- 47,000 VPD
Urth Caffé
THE GREAT.
HOKA
MOSCOT

Welcome to West Hollywood

Located in the heart of LA, "WeHo" 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 indviduals. Many high end retailers and brands are attracted to this area due to this global visibility and have set up flagship locations in West Hollywood.

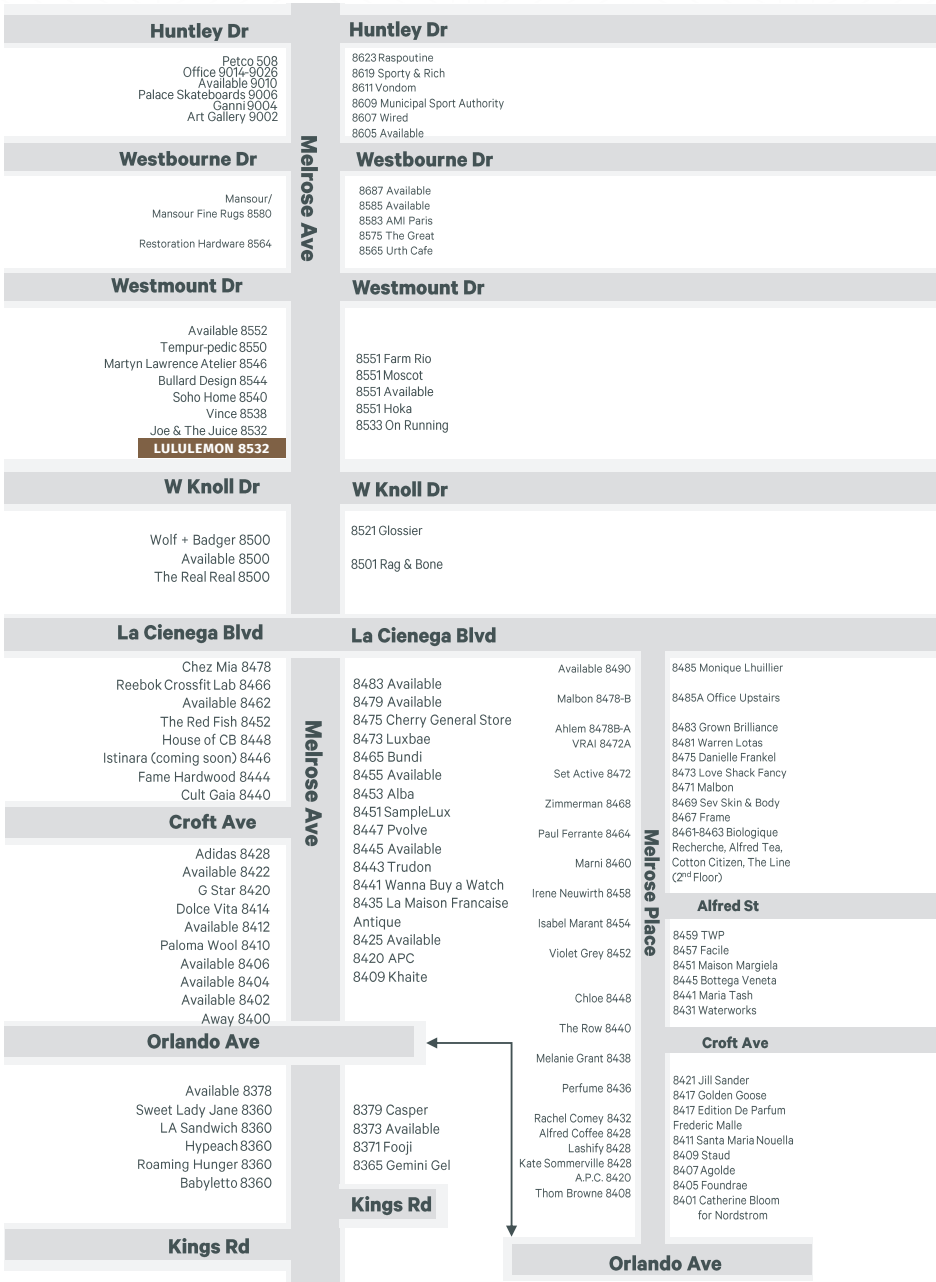
STEPS FROM

Melrose Place: curated, luxury shopping experience with high end boutiques such as Staud, Khaite and the Row

Design District: fashion/furnishings enclave featuring The Real Real, Maxfield, Jacquemus, and Staud

Pacific Design Center: 1.6 million square foot facility for the design/art/furnishings community





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