# 8670 MELROSE AVENUE



# 8670

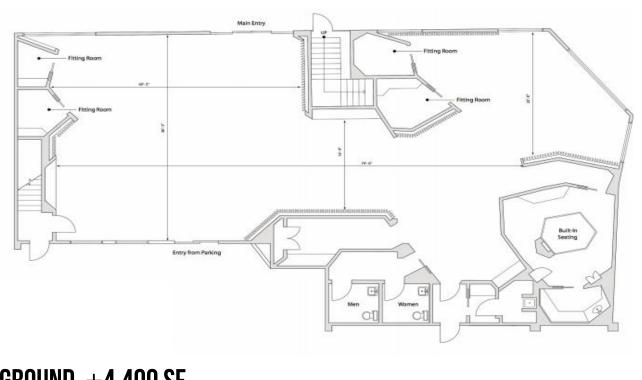
Melrose Avenue is located on the busiest thoroughfare in West Hollywood. With thousands of cars passing on a daily basis, this location provides prominent exposure in the bustling West Hollywood retail market. Featuring extensive wrap around frontage on Melrose Avenue and Norwich Drive, this corner property offers multiple entrances with on-site parking accessible from Norwich Drive, as well as street parking on Melrose Avenue.

8670

Inside, 8670 Melrose Avenue offers an open floorplan on the ground floor with pristine finishes and ample natural light. The private rear entrance provides a discreet option for distinguished clientele.

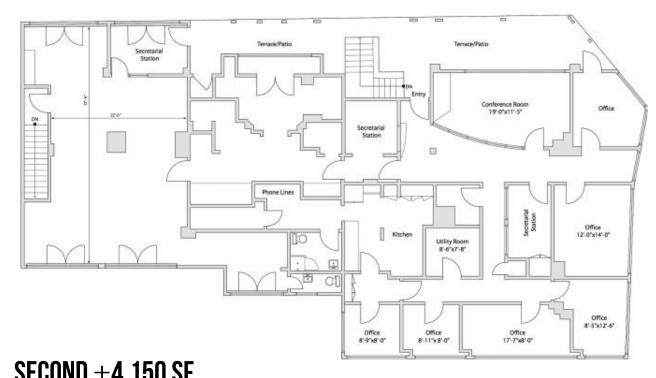


## FLOORPLANS



GROUND  $\pm$ 4,400 SF

8670 Melrose Avenue features two levels, a total of 8,550 square feet with a second floor terrace and 10 on-site parking spaces included. Located at the corner of Melrose Avenue and Norwich Drive, this property provides wraparound frontage and several large windows on the ground floor which flood the space with natural light throughout the day. Front and rear entrances provide easy access to the space, while also offering a discrete option for private and distinguished clientele. The second floor offers a plethora of options for offices and meetings spaces as well as a spacious outdoor terrace/patio looking out onto Melrose Avenue. The second floor also has a private rear entrance accessible from the parking area, which affords more flexibility for adapting this spacious property to meet any and all potential needs.



### SECOND $\pm$ 4,150 SF

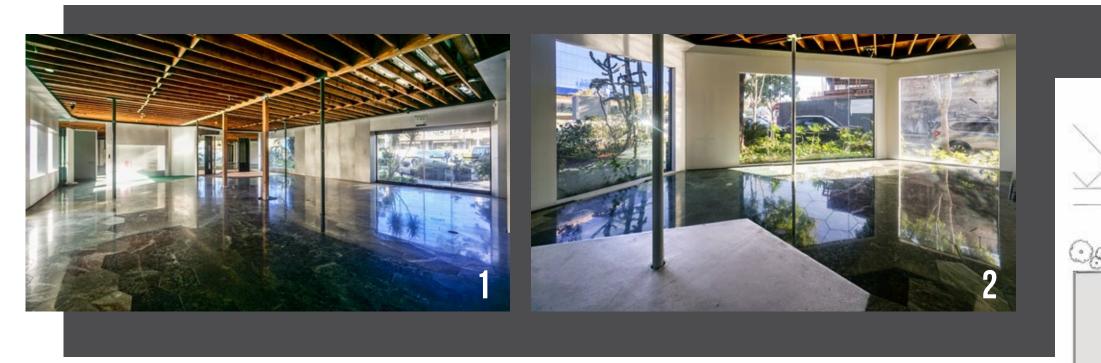
### **8670 MELROSE AVENUE**

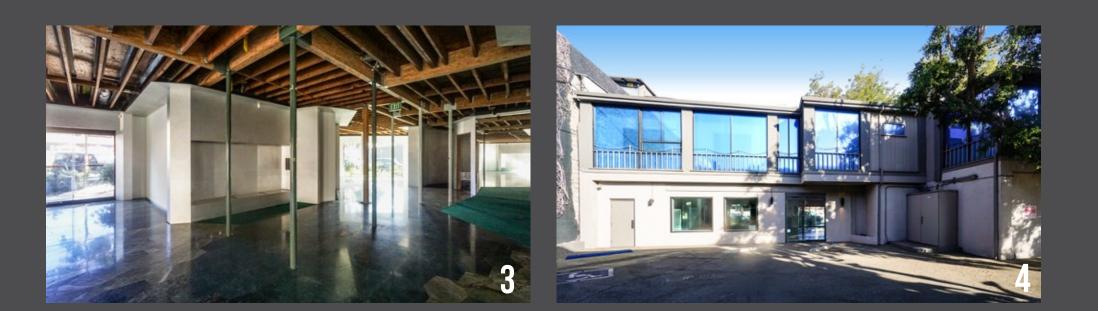
GROUND	±4,400 SF
SECOND*	±4,150 SF
TOTAL	±8,550 SF
*SECOND FLOOR TERRACE/PATIO	±450 SF
FRONTAGE - MELROSE AVENUE	±100 FEET
FRONTAGE - NORWICH DRIVE	±129 FEET
ON-SITE PARKING INCLUDED	10 SPACES





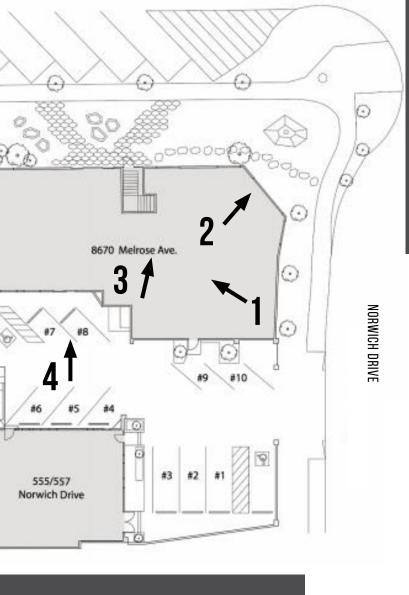
### PREMISES





### **SITE PLAN**

### MELROSE AVENUE









# NEIGHBORING TENANTS

8670 Melrose Avenue is located on the hottest stretch of Melrose in West Hollywood. Nearby CATCH LA and LA institution Craig's are exclusive dining destinations, regularly drawing celebrities and Hollywood elite for parties, events, and celebrations. Other notable neighboring tenants include the prestigious Pacific Design

Center, the newest West Hollywood location for AllSaints, women's fashion apparel retailer Pretty Little Thing, the massive flagship store for upscale home furnishings retailer Restoration Hardware, and the famous Urth Caffe, which continues to maintain a cult-like following in Los Angeles. A bit further down Melrose is Nike's customized West Hollywood location, as well as fashion-forward Zadig & Voltaire, popular alternative juice bar

Joe & The Juice, fitness apparel retailer Lululemon, and the highly anticipated luxury consignment store The RealReal. 8670 Melrose Avenue is undoubtedly positioned among countless popular restaurants and retailers, offering a tremendous opportunity to become part of the thriving West Hollywood retail scene.



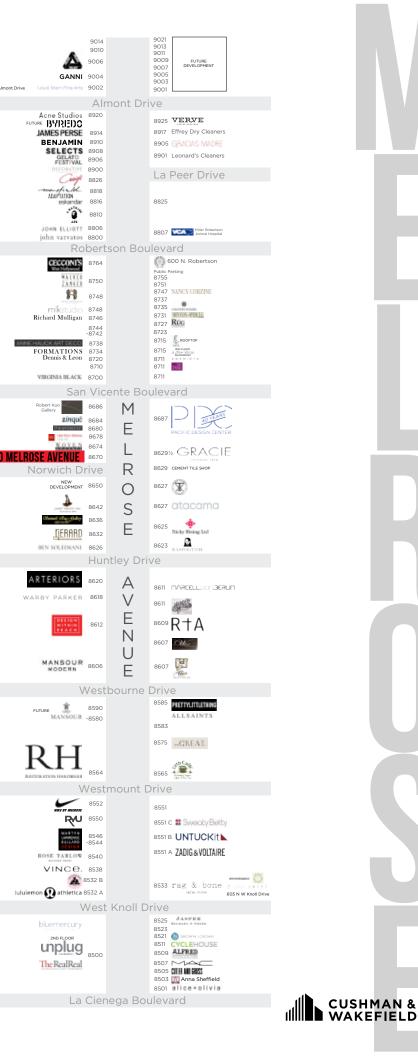








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### FOR MORE INFORMATION, CONTACT:

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