

VALUE-ADD INVESTMENT OPPORTUNITY

Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue, Los Angeles, CA 90046



NON - ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID - 19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue
Los Angeles, CA 90046

PRESENTED BY

PAUL BITONTI

Senior Vice President Investments

O: (949) 419 - 3246

M: (714) 267 - 8582

Paul.Bitonti@marcusmillichap.com

Lic CA 01325027

GIL CORBER

Senior Associate

O: (949) 419 - 3280

M: (310) 367-7611

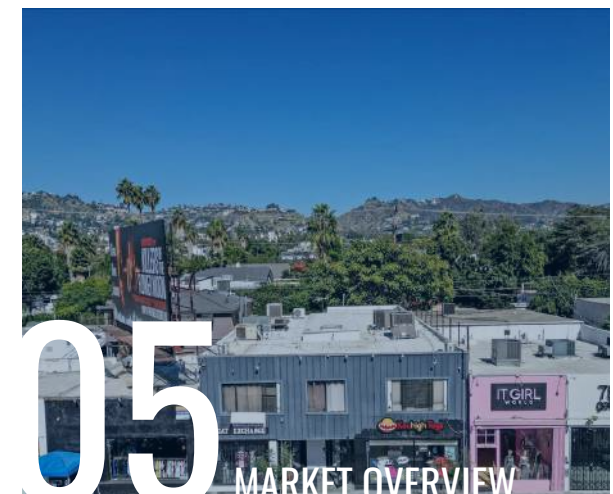
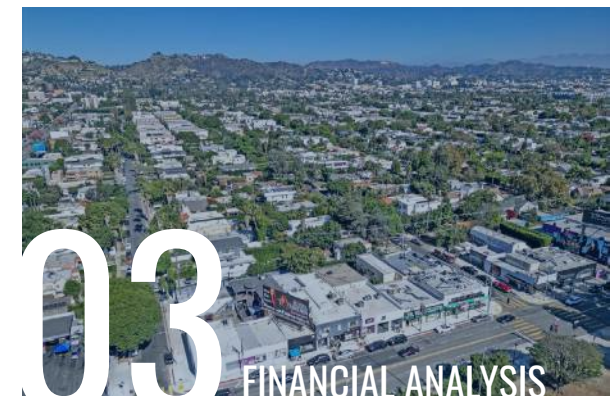
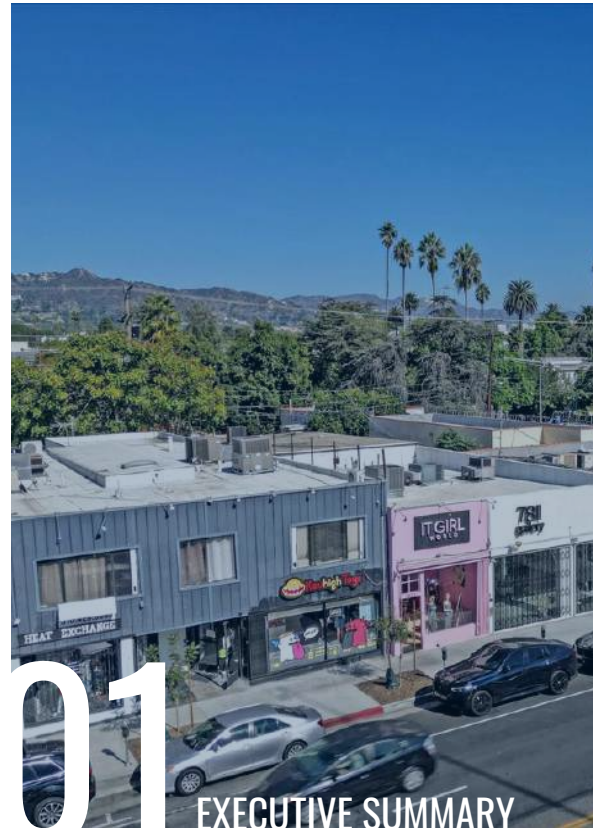
Gil.Corber@marcusmillichap.com

Lic CA 01378982

NY 10301222557

Marcus & Millichap
THE BITONTI GROUP

TABLE OF CONTENTS





Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles

01

EXECUTIVE SUMMARY

Marcus & Millichap
THE BITONTI GROUP



Investment Overview

Marcus & Millichap is pleased to present the opportunity to purchase 7815-7817 Melrose Avenue, Los Angeles, California.

Built in 1982 and renovated in 2000, the Property offers **43 feet of Frontage** on the World-famous Melrose Avenue, near the intersection with Fairfax Avenue. With a combined car count of over **127,000 vehicles per day**, this Offering presents an incredible acquisition opportunity on one of Los Angeles' most coveted retail corridors.

7815-7817 Melrose Avenue is a **Two-story Building** with Approximately 7,750 Sf of **Ground-floor Retail and Second-floor Office**, an excellent Opportunity for an Owner/User or Investor in one of California's most Premium Urban Markets. The spaces are ideally sized, appealing to a variety of tenant types and uses. The current tenants are on **Month-to-Month leases with under-market rents**, offering the investor an immediate upside by leasing the units at market rents in one of the highest barrier-to-entry markets in California.

Rated "**Walker's Paradise**" by CoStar with a Walk Score of 95, the property is located **within walking distance** to major attractions such as The Grove, Beverly Center, Sunset Strip, Beverly Hills, Rodeo Drive, Cedars-Sinai, and is surrounded by multiple dining and shopping options that Melrose has to offer: Urth Caffe Melrose, Zinqué, Alfred Coffee, Catch LA, Adidas, Reformation, Paul Smith, Vivienne Westwood, Gucci, among many others.

Melrose Avenue is one of L.A.'s most famous streets, featuring a myriad of shopping, dining and entertainment destinations. All about "strolling and shopping", the street begins at Santa Monica Boulevard where the cities of Beverly Hills and West Hollywood meet, boasting one of the **highest foot traffic** areas in the city.

Los Angeles is the most populous city the state of California. It is the Entertainment capital of the world, a cultural mecca boasting more than 100 museums, a global hub of the Fashion industry, and a paradise of idyllic weather.

Investment Highlights

- **Value-add Opportunity: Month-to-Month Leases with Under Market Rents.**
- **In-place Rents of \$4.03/SF for Ground Floor Retail and \$0.92/SF for 2nd Floor Office. Pro-forma Rents of \$6.00/SF for Retail and \$3.50/SF for Office, presenting an approximate 70% in rental upside.**
- **High Visibility: 43 Feet Frontage on Melrose Avenue near the intersection with Fairfax Avenue (127,000 Cars Per Day).**
- **Walkers' Paradise, surrounded by amenities, within walking distance to major attractions.**
- **Dense and wealthy Demographics: 1,006,000 Population and \$118,000 Average Household Income within 5-mile radius.**



Property Description

The Offering	Melrose Avenue Retail & Office
Address	7815-7817 Melrose Ave
Assessor's Parcel #	5527010010
Zoning	C4-1XL
General Plan Use	Neighborhood Office, Commercial
Price	\$7,000,000
Pro Forma Cap Rate	6.50%



SITE DESCRIPTION

Number of Units	6
Number of Buildings	1
Number of Floors	2
Rentable SF	7,750± SF
Lot Size	4,656 SF
Parking	Street Parking
Occupancy	100%
Year Built/Renovated	1982/2000
Frontage	43 Feet on Melrose
Occupancy	93.50%



Area Amenities

West Hollywood Design District

Officially a business improvement district since 1996, West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Since 1949, more than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Pacific Design Center

Known nationally and internationally as the world's most important home to over 70+ showrooms, the PDC represents over 2,000 leading manufacturers dedicated to the very best in residential and business interior furnishings, educational opportunities, and resource information.

La Cienega Design Quarter

For more than half a century, the LCDQ has been the destination for shoppers looking for top quality design. This legendary district, with its romantic courtyards, alluring windows and treasure troves of antiques, furniture, rugs, and art, is known as the "shopping heart" and workplace of the interior design profession.

The Sunset Strip

The Sunset Strip stretches 1.6 miles through the heart of the City of West Hollywood. It offers restaurants, hotels, music venues, nightclubs, and upscale retail shopping that are consistently featured in the world's best lists, luring an eclectic crowd from all corners of the world.

The Grove

Built in 2002, The Grove is one of the highest-grossing shopping centers in the country. The 600,000 square foot retail center is adjacent to the historic Farmers Market at 3rd and Fairfax and successfully fuses the dual ideas of high-end retail and community feel; a place where people can spend a whole day shopping, eating and connecting with friends both new and old.

Beverly Center

Located at the edge of Beverly Hills and West Hollywood, Beverly Center features the best in luxury, contemporary and fast fashion retail, along with a one-of-a-kind line up of street level restaurants. Our unique retail collection from well-known favorites to emerging brands is designed to celebrate the creative and diverse spirit of Los Angeles.

Cedars-Sinai Medical Center

Cedars-Sinai is a nonprofit, 886-bed teaching hospital located on Beverly Boulevard between San Vicente and Robertson. Part of the Cedars-Sinai Health System, the hospital has a staff of over 2,000 physicians and 10,000 employees supported by a team of 2,000 volunteers and more than 40 community groups.

Melrose Place

Near Melrose Avenue's intersection with La Cienega Boulevard is Melrose Place, a branch of the main avenue made famous thanks to the soap opera of the same name. Melrose Place has historically been home to antique shops, boutiques and salons. Melrose Place runs entirely within Los Angeles city limits, just outside of West Hollywood city limits.





Melrose Avenue Retail & Office

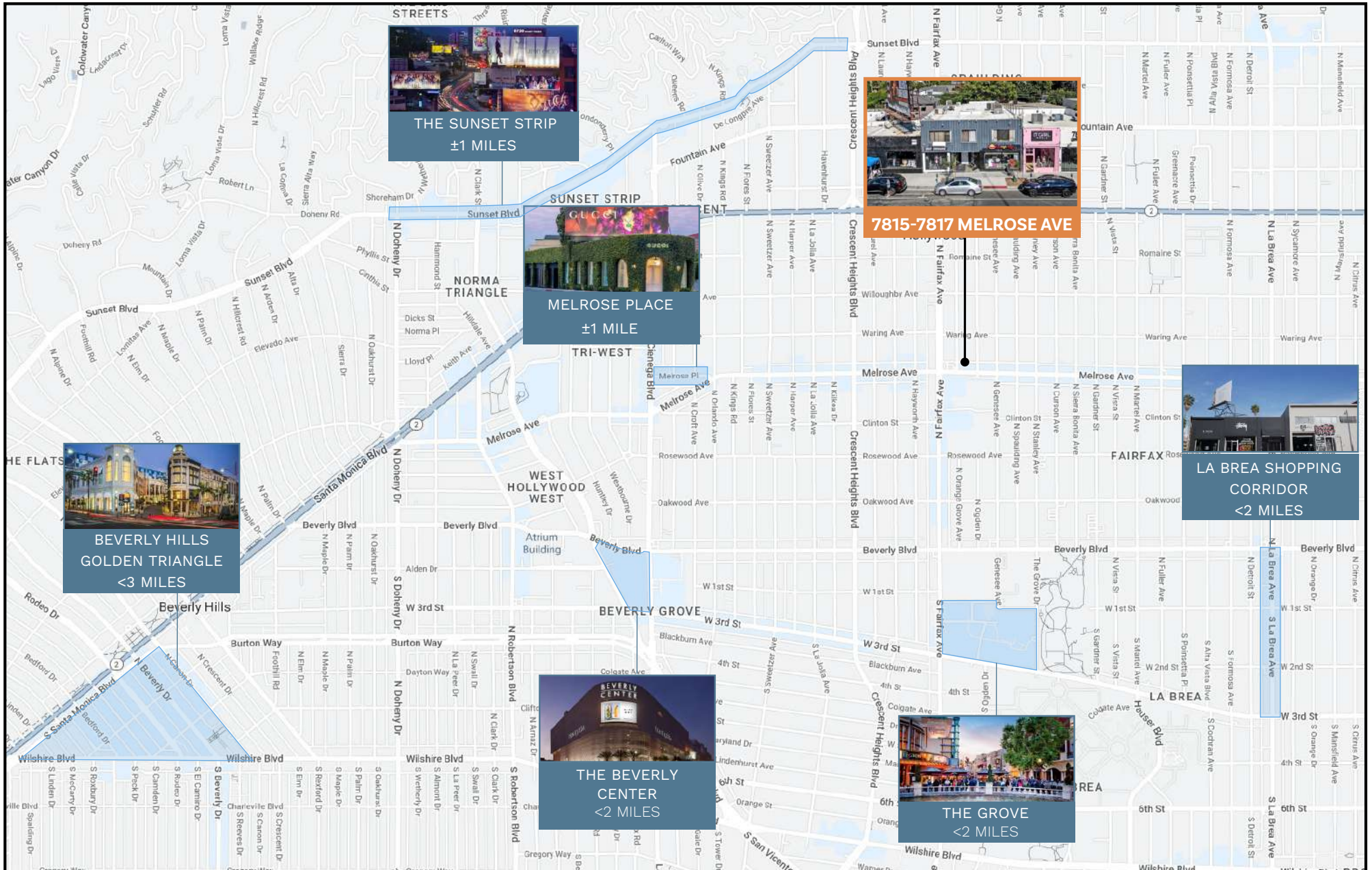
7815 - 7817 Melrose Avenue Los Angeles

02

PROPERTY OVERVIEW

Marcus & Millichap
THE BITONTI GROUP

Location



Melrose & Fairfax Street Scope

Street	Businesses
Orlando Avenue	<ul style="list-style-type: none"> Serena & Lily Dolce Vita Indochino Social Tourist Way Sweet Lady Jane LA Sandwich Bar Cookies
Kings Road	<ul style="list-style-type: none"> Mel & Rose Wines Les Jardins SOLI Architectural Surface
Flores Street	<ul style="list-style-type: none"> Vivienne Westwood House of Aitrous Melrose Vet
Sweetzer Avenue	<ul style="list-style-type: none"> Crossroads Sunset Plaza Carpet Fuma 5 Art Gallery
Harper Avenue	<ul style="list-style-type: none"> Decades House of Leon Tappan
La Jolla Avenue	<ul style="list-style-type: none"> Spoiled Si Beau European Touch V Cut Alexalon Bustown Modern Improv Comedy Club Double RL & Company
Kilkea Drive	<ul style="list-style-type: none"> Planet Salon Pinkberry Mauro Cafe Ron Herman
Crescent Heights Boulevard	
Laurel Avenue	<ul style="list-style-type: none"> AT&T Scout Fellow Barber Life Soleil adidas Originals
Edinburgh Avenue	<ul style="list-style-type: none"> Moscot Community Goods Vetesse Chicago Stuffed Pizza Company Carritos Gardel Restaurant Agent Provocateur Pokitormik The Great Frog Melrose Carpet
Hayworth Avenue	<ul style="list-style-type: none"> 1st Care Medical Supply Independent Jujitsu Academy
Melrose Avenue	
Laurel Avenue	<ul style="list-style-type: none"> L.A. Rose Vintage Collection The Paper Bag Princess The LA Art Box High Forever Pie Resurrection Reformation Denmark 50 Radikal Neon Eco Nails G-Star Raw Blue Daisy Pailhotel
Edinburgh Avenue	<ul style="list-style-type: none"> Crumbs and Whiskers Wax The Glo Shop Buffalo Exchange Rough Sands Tattoo Bank of America
Hayworth Avenue	<ul style="list-style-type: none"> Asia El Artisan Body Care Melrose Trading Post Foot Locker The Cool by CoolKicks Vitaly Headline Records Don A Matrix Street Sounds Site of Grace Urban Outfitters Reloaded Los Angeles Starbucks
Fairfax Avenue	
Fairfax Highschool	<ul style="list-style-type: none"> We Got It! Sorella Boutique Pop-Up LA 7815-7817 Melrose Ave It Girl World Ghost Sando Shop Ghost Pizza Zero's Shoe Store Spokes N Stuff Ubatuba Acai Melrose Shoe Palace World of Vintage





The Grove
Los Angeles

Cedar Sinai
Medical Center

Beverly Hills
Triangle
Rodeo Drive

Pacific Design
Center

Norma Triangle

Sunset Strip

Century City
Mall

Avenue of
the Stars

University of
Southern
California

Melrose Place

Greystone
Mansion

FAIRFAX AVE
64,800 CPD

MELROSE AVE
62,740 CPD

Fairfax
High School



Griffith Observatory

Children's Hospital
Los Angeles

California State
University
Los Angeles

Downtown
Los Angeles

Hollywood
Sign

Hollywood
Walk of Fame

USC
Health

Crypto.com
Arena

Dodger Stadium

FAIRFAX AVE
64,800 CPD

MELROSE AVE
62,140 CPD

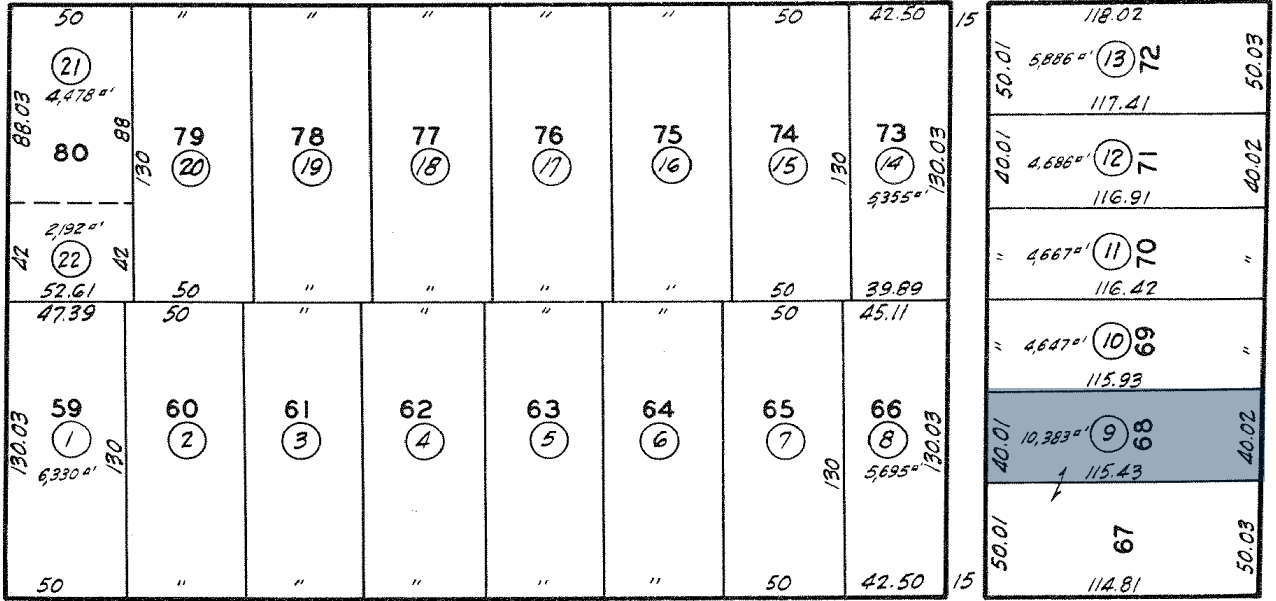
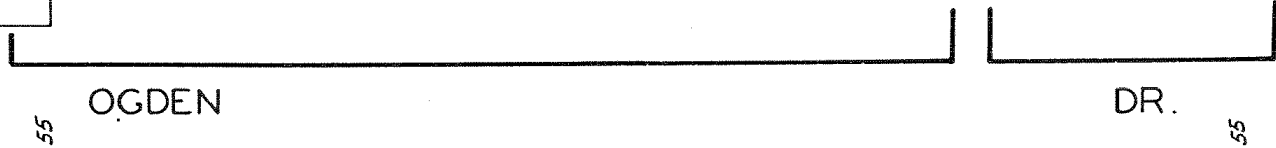
Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles



Plat Map

10
0'



CODE
67

TRACT NO. 4849

M.B. 51-64-65



PROPERTY PHOTOS





Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles

03

FINANCIAL ANALYSIS

Marcus & Millichap
THE BITONTI GROUP

Pricing Details

SUMMARY

Price	\$7,000,000
GLA	7,750 SF
Price Per SqFt	\$903.23
Lot Size	4,656 SF
Year Built	1982/2000

RETURNS

Pro Forma

CAP Rate	6.50%
----------	-------



INCOME

	Current	Pro Forma
Gross Scheduled Rent	\$246,000	454,656
Expense Reimbursement		
CAM		\$39,600
Insurance		\$5,999
Real Estate Taxes		\$101,654
Total Reimbursement Income		\$147,253
Potential Gross Revenue	\$246,000	\$601,909
Effective Gross Revenue	\$246,000	\$601,909
Less: Expenses	(\$147,255)	(\$147,255)
Net Operating Income	\$98,745	\$454,654

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$101,655	\$101,655
Insurance	\$6,000	\$6,000
Utilities	\$36,000	\$36,000
Repairs & Maintenance	\$3,600	\$3,600
TOTAL EXPENSES	\$147,255	\$147,255

Rent Roll

TENANT	SQ FEET	% GLA	LEASE DATES	CURRENT			PRO FORMA		
				MONTHLY RENT	AVERAGE RENT / SF	ANNUAL RENT	MONTHLY RENT	AVERAGE RENT / SF	ANNUAL RENT
Vacant	500	6.45%	-	\$0	\$0.00	\$0	\$3,000	\$6.00	\$36,000
Kouhigh Toy	2,500	32.26%	M-T-M	\$13,500	\$5.40	\$162,000	\$15,000	\$6.00	\$180,000
Trinity Boxing	1,500	19.35%	M-T-M	\$4,000	\$2.67	\$48,000	\$9,000	\$4.00	\$108,000
2nd Floor Offices	3,250	41.94%	M-T-M	\$3,000	\$0.92	\$36,000	\$10,888	\$3.35	\$130,650
TOTAL	7,750	100%		\$20,500		\$246,000	\$37,888		\$454,650

Information to be verified by Buyer and any interested party. Marcus & Millichap makes no warranty or representation, with respect to the income or expenses for the subject property.





Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles

04

RENT COMPARABLES

Marcus & Millichap
THE BITONTI GROUP

Rent Comparables - Retail

PROPERTY	SPACE SIZE	FLOOR	SPACE USE	DATE LEASED	RENT/SF	LEASE TYPE
Subject Property	500-2,500 SF	1st	Retail	M-T-M	Pro Forma \$6.00	--
339 N Fairfax Ave	2,225 SF	1st	Retail	On Market	\$6.00	NNN
439-441 N Fairfax Ave	2,680 SF	1st	Retail	On Market	\$6.75	NNN
900-908 Fairfax Ave	2,188 SF	1st	Retail	On Market	\$10.05	NNN
7515-7517 Melrose Ave	533 SF	1st	Retail	On Market	\$6.00	NNN
7653 Melrose Ave	1,600 SF	1st	Retail	On Market	\$6.25	NNN
7926-7928 Melrose Ave	500 SF	1st	Retail	10/2022	\$8.00	MG
8215 Melrose Ave	750 SF	1st	Retail	05/2023	\$9.20	MG
1010 N Fairfax Ave	1,600 SF	1st	Retail	07/2023	\$7.50	NNN
810-812 N La Cienega Blvd	1,800 SF	1st	Retail	03/2022	\$7.00	NNN
7714 Melrose Ave	750 SF	1st	Retail	06/2022	\$6.67	NNN
7813 Melrose Ave	800 SF	1st	Retail	02/2022	\$6.00	NNN
8010-8012 Melrose Ave	800 SF	1st	Retail	11/2021	\$6.00	NNN
AVERAGE					\$7.12	

Rent Comparables - Office

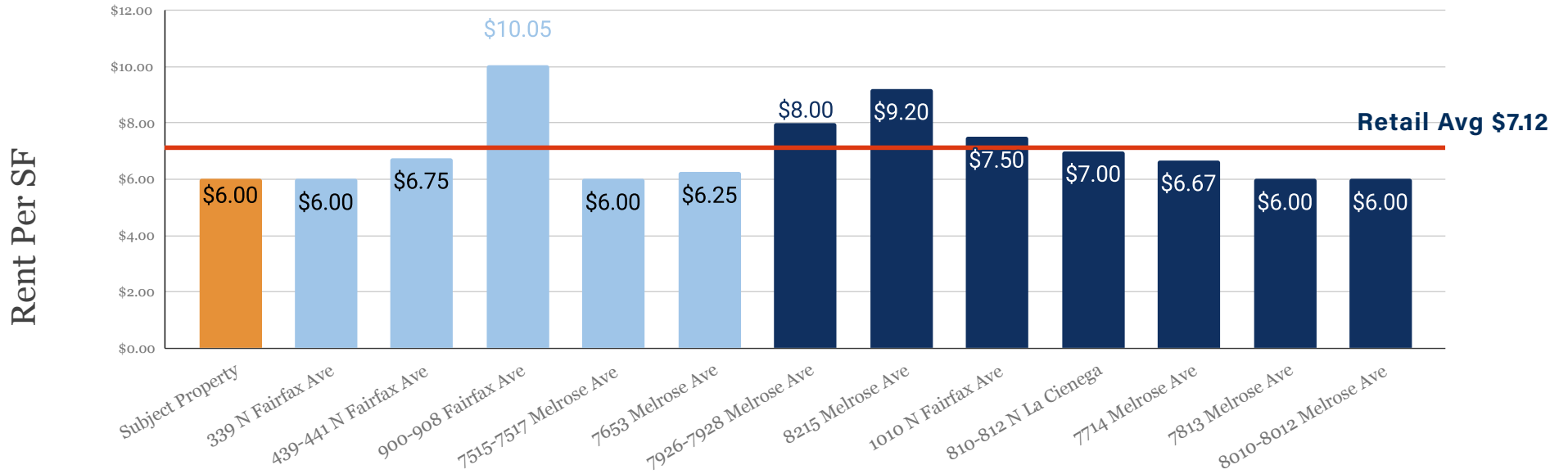
PROPERTY	SPACE SIZE	FLOOR	SPACE USE	DATE LEASED	RENT/SF	LEASE TYPE
Subject Property	500-2,500 SF	2nd	Office	M-T-M	Pro Forma \$3.35	--
464 N Fairfax Ave	2,017 SF	2nd	Office	On Market	\$3.50	NNN
8209 Melrose Ave	1,725 SF	2nd	Office	On Market	\$5.00	NNN
8350 Melrose Ave	300 SF	2nd	Office	On Market	\$4.25	FS
8281 Melrose Ave	910 SF	3rd	Office	On Market	\$3.75	FS
8334 Melrose Ave	1,350 SF	2nd	Office	06/2022	\$5.25	MG
8250-8256 Melrose Ave	1,200 SF	2nd	Office	06/2022	\$5.00	MG
830 N Fairfax Ave	2,436 SF	2nd	Office	01/2022	\$5.00	NNN
7016-7024 Melrose Ave	1,440 SF	2nd	Office	01/2022	\$4.75	FS
8072-8080 Melrose Ave	5,000 SF	2nd	Office	01/2023	\$4.30	NNN
6918-6920 Melrose Ave	3,428 SF	2nd	Office	08/2022	\$3.95	NNN
AVERAGE					\$4.48	

Rent Comparables

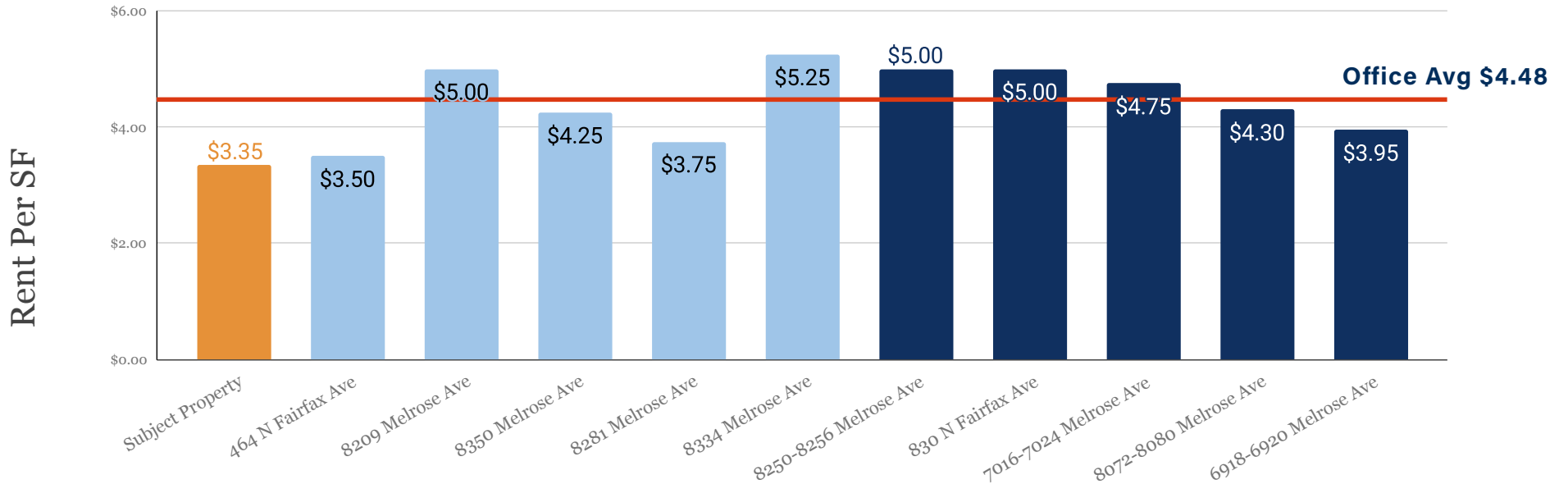
Subject Property

On Market Comps

Leased Comps



RETAIL



OFFICE



Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles

05

MARKET OVERVIEW

Marcus & Millichap
THE BITONTI GROUP

Melrose Avenue Retail & Office

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.



Melrose Avenue Retail & Office

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



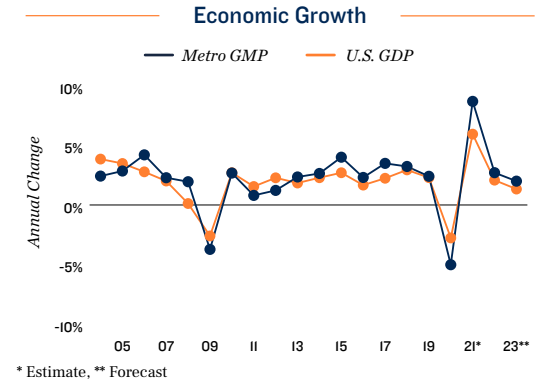
Melrose Avenue Retail & Office

ECONOMY

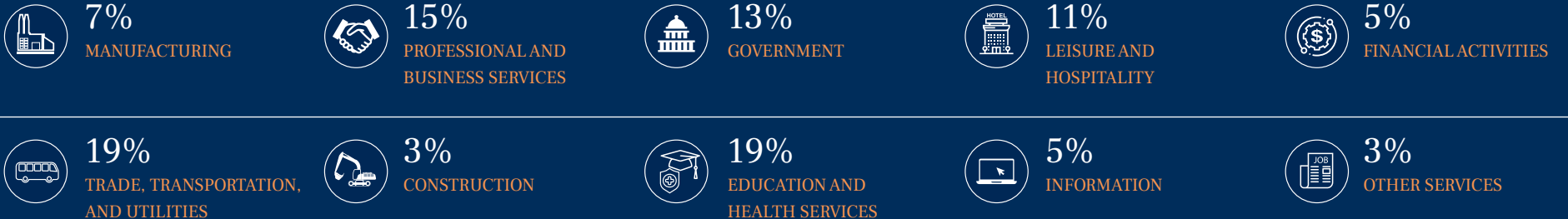
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



SHARE OF 2022 TOTAL EMPLOYMENT

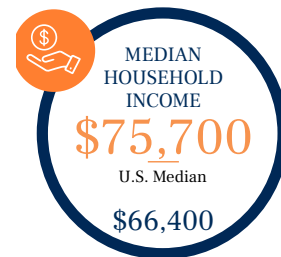
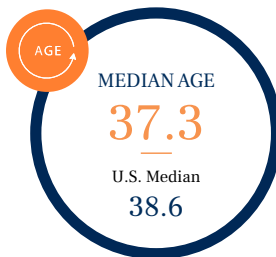
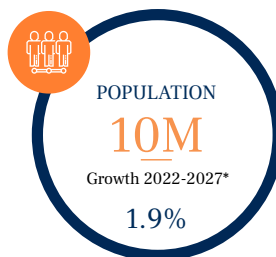


Melrose Avenue Retail & Office

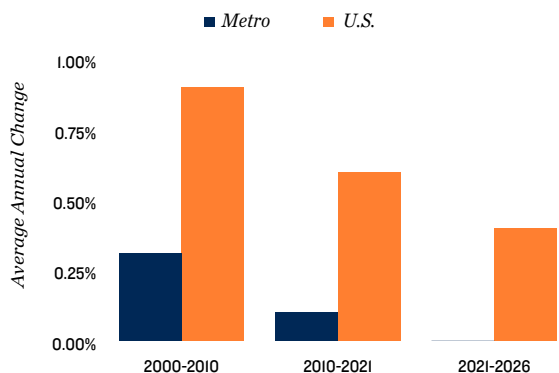
DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

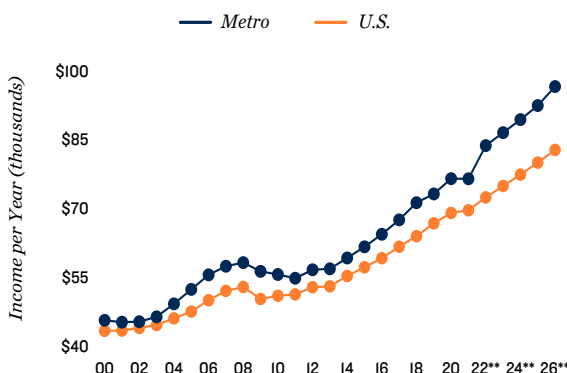
QUICK FACTS



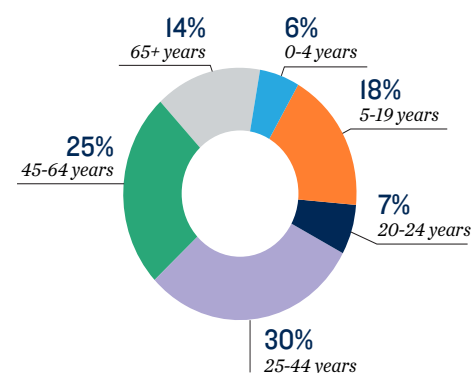
Population Growth



Median Household Income



2022 Population by Age



* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Melrose Avenue Retail & Office

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	54,614	331,076	922,130
2022 Estimate			
Total Population	53,018	323,662	906,270
2010 Census			
Total Population	48,966	306,810	872,977
2000 Census			
Total Population	50,649	313,403	895,924
Daytime Population			
2022 Estimate	68,165	435,593	1,008,896
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	32,484	168,597	409,297
2022 Estimate			
Total Households	31,251	163,589	398,893
Average (Mean) Household Size	1.7	1.9	2.2
2010 Census			
Total Households	28,682	152,960	377,531
2000 Census			
Total Households	29,159	153,652	376,408
Occupied Units			
2027 Projection	35,169	185,685	447,980
2022 Estimate	33,703	179,199	434,793
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	22.2%	24.4%	20.5%
\$100,000-\$149,999	18.3%	16.9%	15.2%
\$75,000-\$99,999	13.8%	12.1%	11.5%
\$50,000-\$74,999	13.7%	14.3%	14.8%
\$35,000-\$49,999	7.5%	8.6%	10.4%
Under \$35,000	24.5%	23.8%	27.7%
Average Household Income	\$122,911	\$132,762	\$118,338
Median Household Income	\$82,674	\$81,337	\$69,984
Per Capita Income	\$72,771	\$67,411	\$52,450

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$138,554	\$138,857	\$130,444
Consumer Expenditure Top 10 Categories			
Housing	\$26,328	\$26,341	\$24,824
Transportation	\$11,601	\$11,293	\$10,453
Food	\$8,134	\$8,333	\$8,051
Personal Insurance and Pensions	\$7,734	\$7,854	\$7,306
Healthcare	\$4,370	\$4,597	\$4,450
Entertainment	\$3,868	\$3,639	\$3,229
Cash Contributions	\$2,286	\$2,378	\$2,216
Gifts	\$2,243	\$2,140	\$1,881
Apparel	\$1,453	\$1,418	\$1,324
Education	\$917	\$915	\$847
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	53,018	323,662	906,270
Under 20	8.9%	14.5%	18.1%
20 to 34 Years	30.0%	27.1%	25.8%
35 to 39 Years	12.0%	10.0%	9.0%
40 to 49 Years	16.8%	15.4%	14.5%
50 to 64 Years	16.4%	17.7%	18.0%
Age 65+	15.8%	15.2%	14.6%
Median Age	39.6	39.1	38.3
Population 25+ by Education Level			
2022 Estimate Population Age 25+	46,292	260,939	692,740
Elementary (0-8)	1.9%	4.7%	9.4%
Some High School (9-11)	2.4%	3.7%	6.4%
High School Graduate (12)	10.5%	12.7%	15.7%
Some College (13-15)	16.1%	16.1%	16.0%
Associate Degree Only	6.8%	5.6%	5.5%
Bachelor's Degree Only	43.0%	37.5%	30.9%
Graduate Degree	19.3%	19.8%	16.1%

Melrose Avenue Retail & Office



POPULATION

In 2022, the population in your selected geography is 906,270. The population has changed by 1.2 percent since 2000. It is estimated that the population in your area will be 922,130 five years from now, which represents a change of 1.8 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 38.3, compared with the U.S. average, which is 38.6. The population density in your area is 11,537 people per square mile.



HOUSEHOLDS

There are currently 398,893 households in your selected geography. The number of households has changed by 6.0 percent since 2000. It is estimated that the number of households in your area will be 409,297 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2022, the median household income for your selected geography is \$69,984, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 105.2 percent since 2000. It is estimated that the median household income in your area will be \$83,046 five years from now, which represents a change of 18.7 percent from the current year.

The current year per capita income in your area is \$52,450, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$118,338, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 485,183 people in your selected area were employed. The 2000 Census revealed that 68.5 percent of employees are in white-collar occupations in this geography, and 31.6 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 26.6 minutes.



HOUSING

The median housing value in your area was \$963,672 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 95,377 owner-occupied housing units and 281,031 renter-occupied housing units in your area. The median rent at the time was \$637.



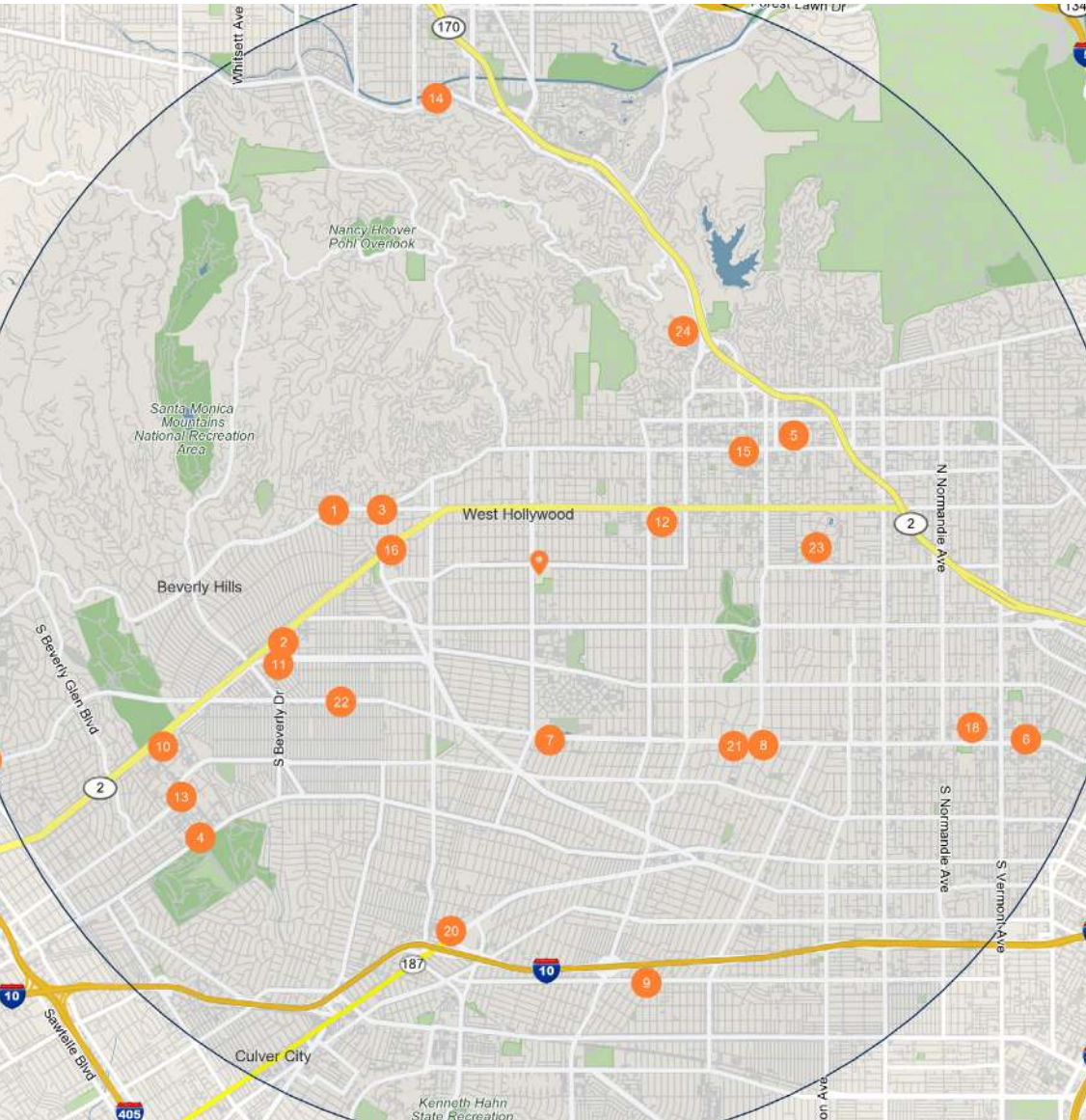
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 16.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 30.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 5.5 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 15.7 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.0 percent in the selected area compared with the 20.4 percent in the U.S.

Melrose Avenue Retail & Office



Major Employers

Employees

1	Yf Art Holdings Gp LLC	10,600
2	Live Nation Worldwide Inc	8,800
3	Ticketmaster Entertainment LLC	4,390
4	Twentieth Century Fox Japan Inc-News Corp - Fox	4,000
5	Viacom Networks-Mtv Networks	3,645
6	Service Employees Intl Un-Services Intl Employees Un	3,343
7	Stockbridge/Sbe Holdings LLC-SBE	3,000
8	Mercury Insurance Services LLC	2,978
9	Wand Topco Inc	2,713
10	Career Group Inc-Fourthfloor Fashion Talent	2,100
11	Project Skyline Intermediate H	2,020
12	Rsg Group USA Inc-Golds Gym	2,000
13	Fox Inc-Home Entertainment Div	2,000
14	Dream Lounge Inc	1,989
15	Broadreach Capitl Partners LLC	1,974
16	Los Angeles Cnty Mtro Trnsp Aut	1,971
17	P-Wave Holdings LLC	1,961
18	Confido LLC-123 Home Care	1,900
19	Twdc Enterprises 18 Corp	1,802
20	Kaiser Foundation Hospitals-Kaiser Pmmnte W Los Angeles Me	1,800
21	Truck Underwriters Association	1,767
22	Magic Workforce Solutions LLC	1,749
23	Paramount Pictures Corporation-Paramount Studios	1,700
24	Los Angeles Philharmonic Assn-Hollywood Bowl	1,486
25	Paramount Television Service-Paramount Pictures	1,458

OFFERING MEMORANDUM

Melrose Avenue Retail & Office

7815 - 7817 Melrose Avenue Los Angeles

PRESENTED BY

PAUL BITONTI

Senior Vice President Investments

O: (949) 419 - 3246

M: (714) 267 - 8582

Paul.Bitonti@marcusmillichap.com

Lic CA 01325027

GIL CORBER

Senior Associate

O: (949) 419 - 3280

M: (310) 367-7611

Gil.Corber@marcusmillichap.com

Lic CA 01378982

NY 10301222557

Marcus & Millichap
THE BITONTI GROUP