

**7301-7305 MELROSE AVE**  
LOS ANGELES, CA 90046

**MIXED USE BUILDING  
FOR SALE**



**CLYDE CLIFFORD**  
Principal  
805.490.0959  
cclifford@lee-re.com  
DRE# 02073794

**BRETT SAUNDERS**  
Principal  
818.581.7061  
bsaunders@lee-re.com  
DRE# 0199101

**MIKE TINGUS**  
President  
818.223.4380  
mtingus@lee-re.com  
DRE# 01013724

  
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. CID#01191898

# 7301-7305 MELROSE AVE | OVERVIEW

SALE PRICE      \$4,800,000 (+/- \$729 PSF)

## PROPERTY HIGHLIGHTS

PRIME WEST HOLLYWOOD LOCATION

UNIQUE MIXED USE OPPORTUNITY

INVESTOR/ OWNER USE

RARE RETAIL OPPORTUNITY

## PROPERTY PROFILE

LOCATION:                      7301 - 7305 Melrose Ave  
Los Angeles, CA 90046

BUILDING:                      6,587 SF

APN:                              5562-008-025

ZONING:                        LAC4

YEAR BUILT:                      1925

INCOME:                        \$168,900 ANNUAL  
GROSS INCOME

PARKING:                        5 spaces

## FIRST FLOOR (RETAIL)

7301 W MELROSE:                      Approx. +/- 1,200 SQ FT

7303 W MELROSE:                      Approx. +/- 1,100 SQ FT

7305 W MELROSE:                      Approx. +/- 800 SQ FT

## SECOND FLOOR (APARTMENTS)

UNIT #1                                      Approx. 700 SF

UNIT #2                                      Approx. 700 SF

UNIT #3                                      Approx. 700 SF

UNIT #4                                      Approx. 700 SF

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LOS ANGELES, CA

Melrose Ave

N Poinsettia Pl



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