

8259

conroy

Sublease Offering

Reformation

8257 Melrose Avenue

TURNKEY RETAIL AND WELLNESS SPACE ■ LOS ANGELES, CA 90046

SUMMARY

Sublease Offering

BUILT	1925
APN	5528-003-199
LEASE RATE	\$6 PSF (Sublease)
TERM	3-Year Sublease
LEASE TYPE	Modified Gross
BUILDING SF	±1,000 rentable square feet
LOT SF	10,454
ZONING	LAC4



Property Overview

8257 Melrose Avenue offers a rare opportunity to secure a fully built-out, turnkey retail and wellness space along one of Los Angeles' most iconic shopping corridors. Positioned in a highly trafficked stretch of Melrose, the property benefits from excellent visibility, strong pedestrian flow, and proximity to a curated mix of fashion, beauty, and lifestyle brands.

The space is thoughtfully configured for immediate occupancy and features **two private, turnkey facial or massage treatment rooms**, a **front retail and reception area** ideal for product sales and client check-in, a **dedicated bathroom**, and **generous storage throughout**. The efficient layout allows operators to launch quickly while still offering flexibility to tailor the space to their brand.

Well suited for **beauty, wellness, skincare, massage, or boutique retail** concepts, 8257 Melrose places tenants in a destination environment that attracts both local clientele and visitors. This is a rare opportunity for a brand seeking visibility, functionality, and a move-in-ready presence on Melrose Avenue.



8257 Melrose Avenue



Turnkey Retail and Wellness Space

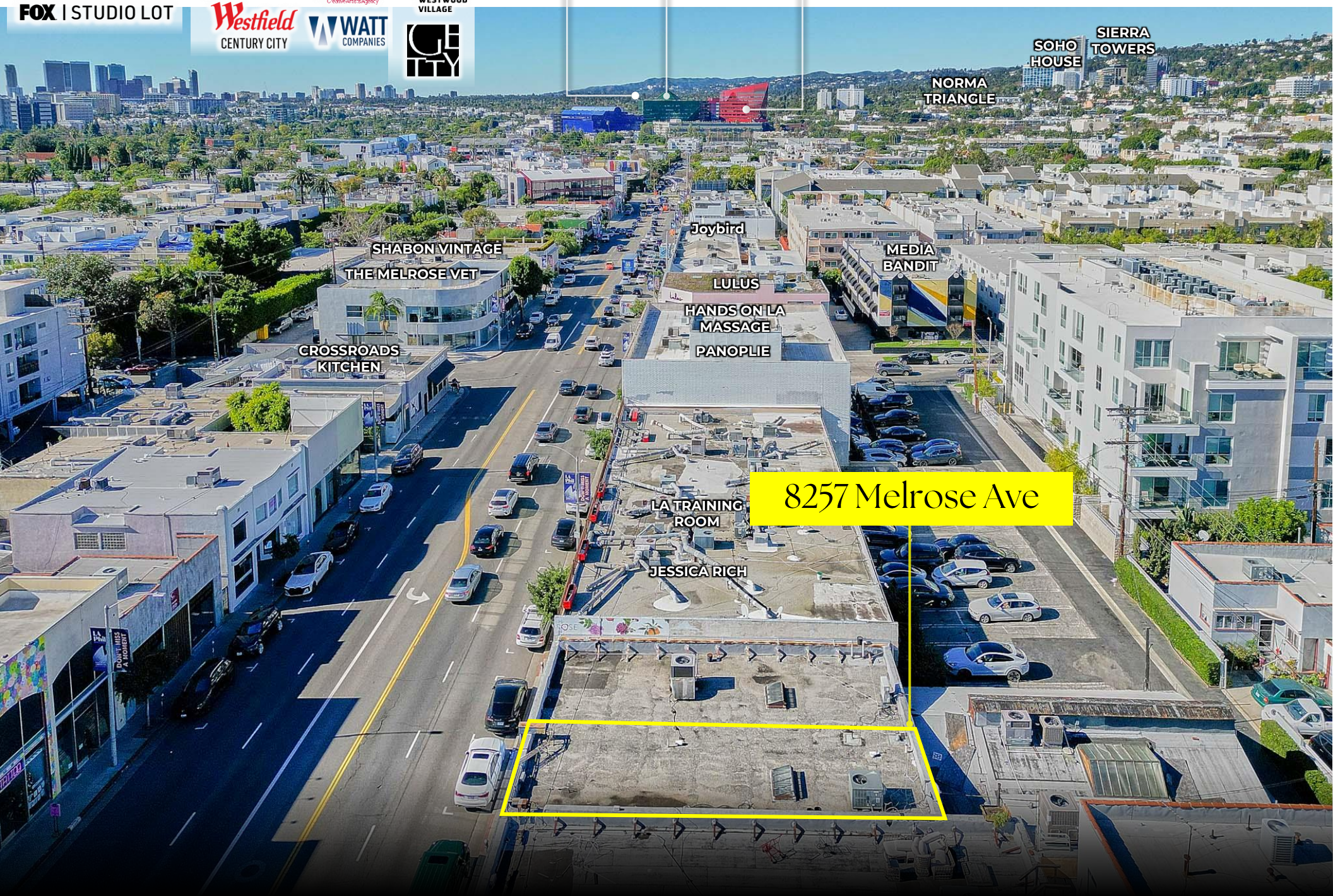


KIMPTON
la peer hotel
WEST HOLLYWOOD

SUR
RESTAURANT
LOUNGE

PDC
40 YEARS
PACIFIC DESIGN CENTER

Gracias Madre



SOHO HOUSE
SIERRA TOWERS

NORMA TRIANGLE

SHABON VINTAGE
THE MELROSE VET

Joybird

MEDIA BANDIT

CROSSROADS KITCHEN

LULUS

HANDS ON LA MASSAGE

PANOPLIE

8257 Melrose Ave

LA TRAINING ROOM

JESSICA RICH



INTERIOR LAYOUT









MELROSE DISTRICT

UPSCALE ENVIRONMENT ■ EXCEPTIONAL DESTINATION



8257 Melrose Avenue is located in the vibrant Melrose District of Los Angeles, in the 90046 ZIP code, just east of the West Hollywood city limits. Positioned on one of Los Angeles' most iconic retail corridors, the property sits amid a dynamic mix of fashion boutiques, lifestyle stores, beauty salons, galleries, and creative offices, making it a highly visible and walkable location. The area attracts both local residents and visitors, benefiting from heavy pedestrian traffic and strong street presence, which makes it ideal for retail, wellness, beauty, or service-oriented businesses.

Nearby, the corridor connects to major nodes such as the Fairfax/Melrose intersection and the West Hollywood Design District, while offering numerous dining, shopping, and cultural experiences within walking distance. With its central location, excellent exposure, and proximity to key commercial and creative hubs, 8257 Melrose Avenue represents a prime opportunity for tenants seeking a high-traffic, trend-driven Los Angeles location.

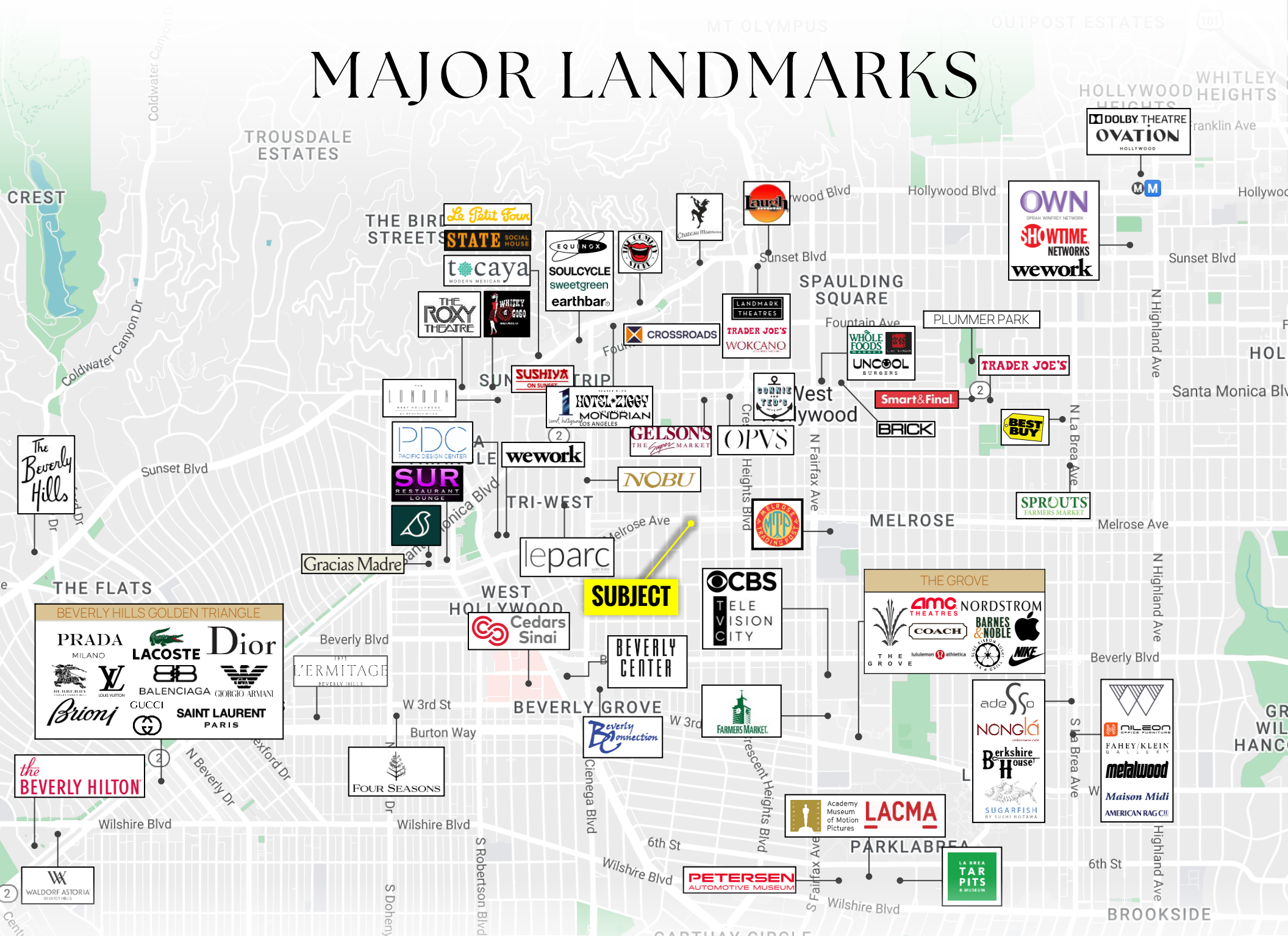
MELROSE AVENUE



SUBJECT PROPERTY

Paul Smith

MAJOR LANDMARKS



AREA SNAPSHOT



AREA HIGHLIGHTS

West Hollywood's economy is only 0.3% of metro Los Angeles' \$1 trillion total. However, the city's GDP is still more than that of 33 small countries, including many island nations. West Hollywood's GDP per capita (per resident) is higher than average for metropolitan Los Angeles.

YEARLY VISITORS

10M

ANNUAL REVENUE

\$300M

MAJOR INDUSTRIES

LUXURY
RETAIL



FINANCIAL
SERVICES



HEALTHCARE



HOSPITALITY &
TOURISM



INTERNATIONAL
TRADE



ENTERTAINMENT
MEDIA



REAL ESTATE



TECHNOLOGY



Known for its creative workforce and affluent customer base, West Hollywood is a favorite among professional services, new media firms, and all aspects of the entertainment and hospitality industries. The area continues to attract more new talent to fulfill positions in a broad range of creative fields including entertainment, technology, design, fashion, publishing, education, tourism, health, and science. The energy and creativity generated here are found in products and services enjoyed around the world.

8257 Melrose Avenue

SUBJECT PROPERTY



8257 Melrose Avenue LOS ANGELES, CA 90046

For additional information or to schedule a tour, contact us today



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