

**8532  
MELROSE**  
WEST HOLLYWOOD | CA

n<sup>+</sup>  
Northmarq



**Flagship Retail  
Investment  
Opportunity  
on the World-Renowned  
Melrose Avenue  
in the Heart of the  
La Cienega Design District**



LIST PRICE:

**UNPRICED**

ASSUMABLE FINANCING AVAILABLE

## THE OFFERING

The Northmarq National Shopping Center Group, as the exclusive advisor, is pleased to present the opportunity to acquire 8532 Melrose Avenue (the "Property"), a dual-tenant, 4,946-square-foot corner retail space located in the heart of Melrose Avenue, within the prestigious La Cienega Design Quarter—one of Los Angeles' most upscale and creatively vibrant retail corridors.

This opportunity offers investors a strategic foothold in a premier retail destination, with ample frontage on Melrose Avenue and convenient parking tucked behind the storefronts. Patrons of both Joe & The Juice and Lululemon benefit from a walkable, culturally expressive neighborhood that enhances foot traffic and community engagement.

The Property is currently 100% leased to two international tenants, offering a synergistic mix of athletic retail and food & beverage that contributes to the area's dynamic character. Joe & The Juice, a Danish juice bar and coffee shop concept, fosters a community-driven atmosphere rooted in inclusion and ambition. Lululemon, the pioneering Canadian athletic apparel brand, continues to lead the global athleisure movement. Together, these tenants position the asset as a cultural anchor within the district.

Lululemon and Joe & The Juice are approaching lease expirations in approximately two years. Both are expected to renew to a fair market value (FMV).

**VIEW AGREEMENT**



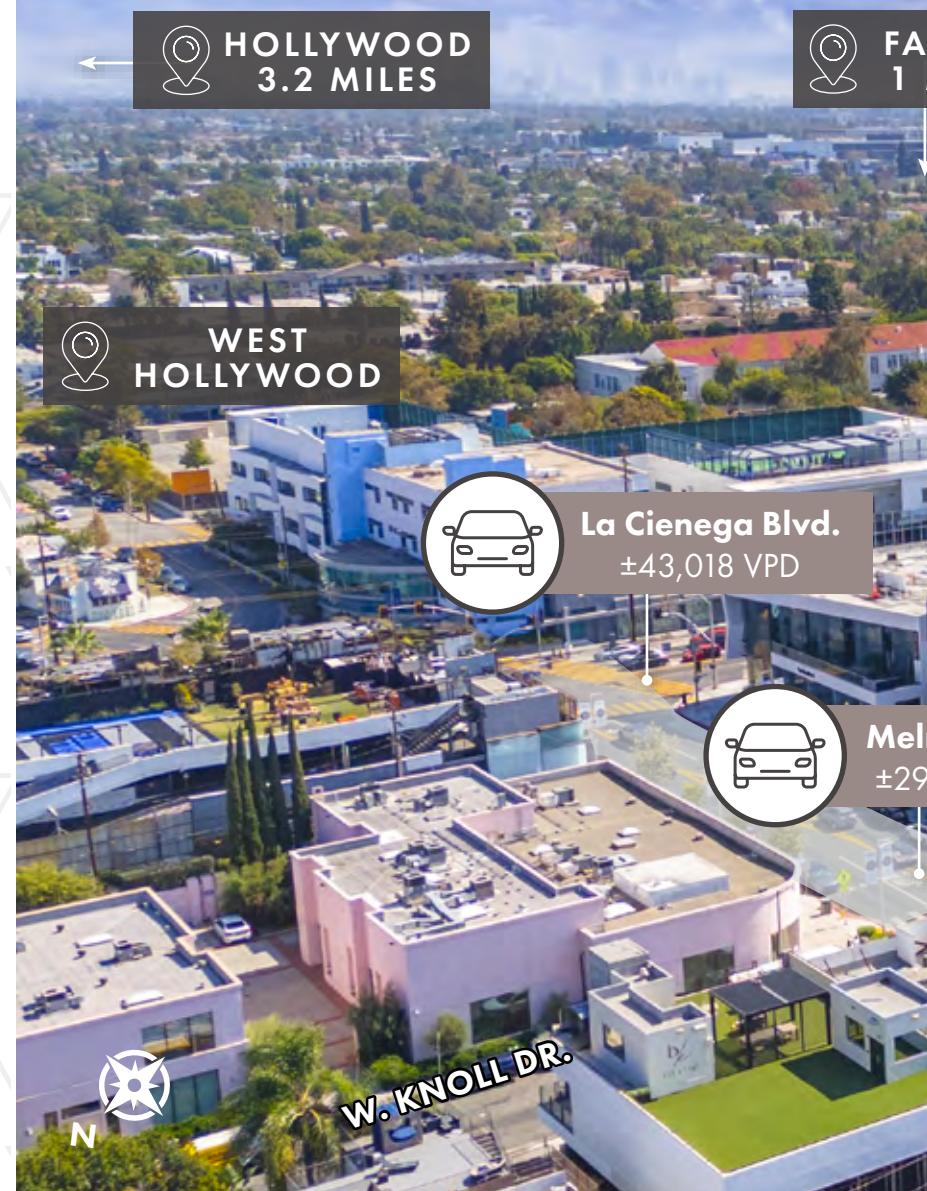
lululemon

**54.6K Annual Visits**

JOE & THE JUICE

**65.3K Annual Visits**

Placer.ai



 **\$1,771,256**  
MEDIAN HOME VALUE  
3-MILE RADIUS

 **\$171,196**  
AVG. HOUSEHOLD INCOME  
3-MILE RADIUS

  
**8532 Melrose Avenue**  
West Hollywood, CA, 90069

**IRFAX**  
MILES



 **4,946 SF**  
Total Building

 **0.2 AC / 8,769 SF**  
Site Size

 **100%**  
Occupancy

 **WDC1A\***  
Zoning

 **1938/2015-2016**  
Year Built/Renovated

 **16**  
Parking Stalls (2.6/1,000 SF)

 **\$1,222,215**  
Year 1 NOI

 **1.79 Years**  
WALT

## EXECUTIVE SUMMARY

# INVESTMENT HIGHLIGHTS



### Irreplaceable Location on The World-Famous Melrose Avenue

Melrose Avenue is one of Los Angeles' most iconic retail destinations—synonymous with trendsetting fashion, creative expression, and cultural relevance. The street offers exceptional retail fundamentals, with strong foot traffic, high visibility, and a curated mix of global brands and local boutiques. Located near the intersection of Melrose Avenue and La Cienega Boulevard, the property benefits from proximity to Melrose Place and the Design District, drawing from a dense and affluent customer base of over 43,000 residents within a one-mile radius and more than 259,000 within three miles.



### 100% Occupied with Tenant Stability & Upcoming Remodel

The property is fully leased to two internationally recognized tenants, underscoring its strong positioning within the local retail landscape. Notably, Lululemon has already initiated discussions around a seven-figure remodel in the summer of 2026 - an early signal of their commitment and a testament to the site's continued relevance and strategic value within the community. Additionally, Joe & The Juice is engaging in extension talks. This proactive engagement reflects both tenant satisfaction and the enduring appeal of the location.



### New Multifamily Development Nearby

Within a 1-mile radius, over 200 multifamily units are currently under construction and slated for delivery within the next 24 months. In addition, more than 1,200 units have been proposed, signaling robust developer confidence and sustained demand in the submarket. Despite broader headwinds in the construction environment, this level of activity highlights the area's resilience and continued growth trajectory—further reinforcing the property's strategic location within a rapidly evolving residential corridor.



### High Barriers To Entry

8532 Melrose is positioned in West Hollywood's most high-profile retail district near the Pacific Design Center, where vacancy is minimal and flagship opportunities are exceedingly rare.

Lease comps available upon request



96  
walk score

Source: CoStar



 lululemon

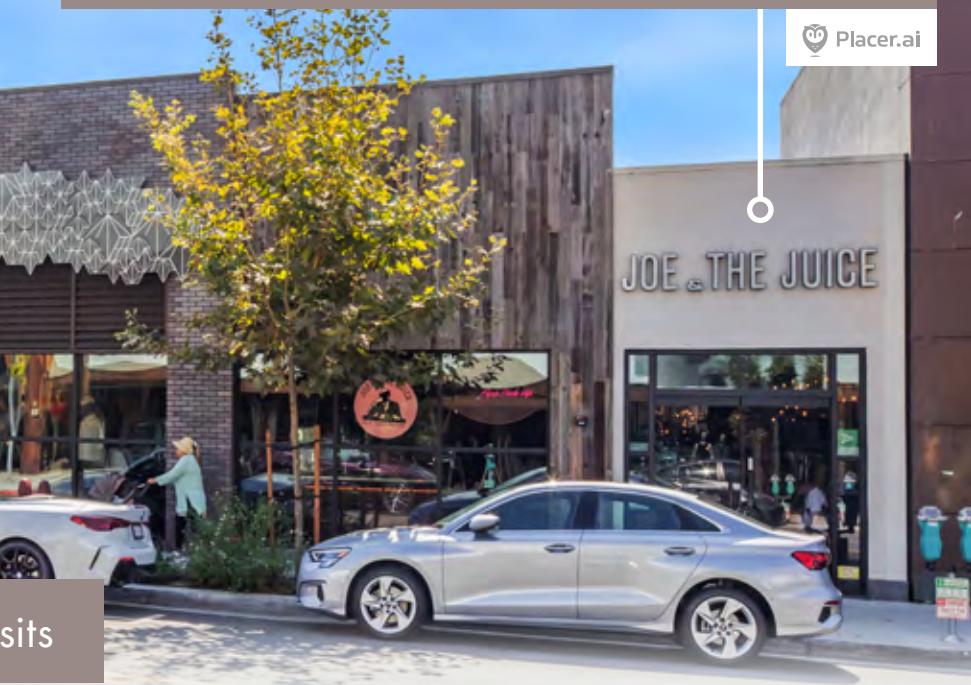
54.6K Annual Vi

 Placer.ai



**JOE & THE JUICE**

65.3K Annual Visits



sits



## ULA Transfer Tax Exempt

The Property and the surrounding West Hollywood area are not subject to the 5.5% Measure ULA transfer tax that would otherwise apply to high-value transactions within the City of Los Angeles. As an incorporated city, West Hollywood operates independently from Los Angeles and is therefore exempt from this additional tax burden—resulting in significant savings and a more efficient closing process for investors.

## Premier Shopping and Culinary Hub

Surrounding retail anchors Melrose Ave through a blend of the most stylish designers and quintessential restaurants. Some of LA's most beloved culinary institutions like Urth Caffé, Craig's, Great White, and Catch LA are not only staples of the local food scene but also frequent spots for celebrities and tastemakers, adding to the avenue's magnetic appeal. For best-in-class retail; Restoration Hardware, Chrome Hearts, James Perse, Rag & Bone and TheRealReal round out an iconic lineup of high-end retailers.

## Parking Amenity

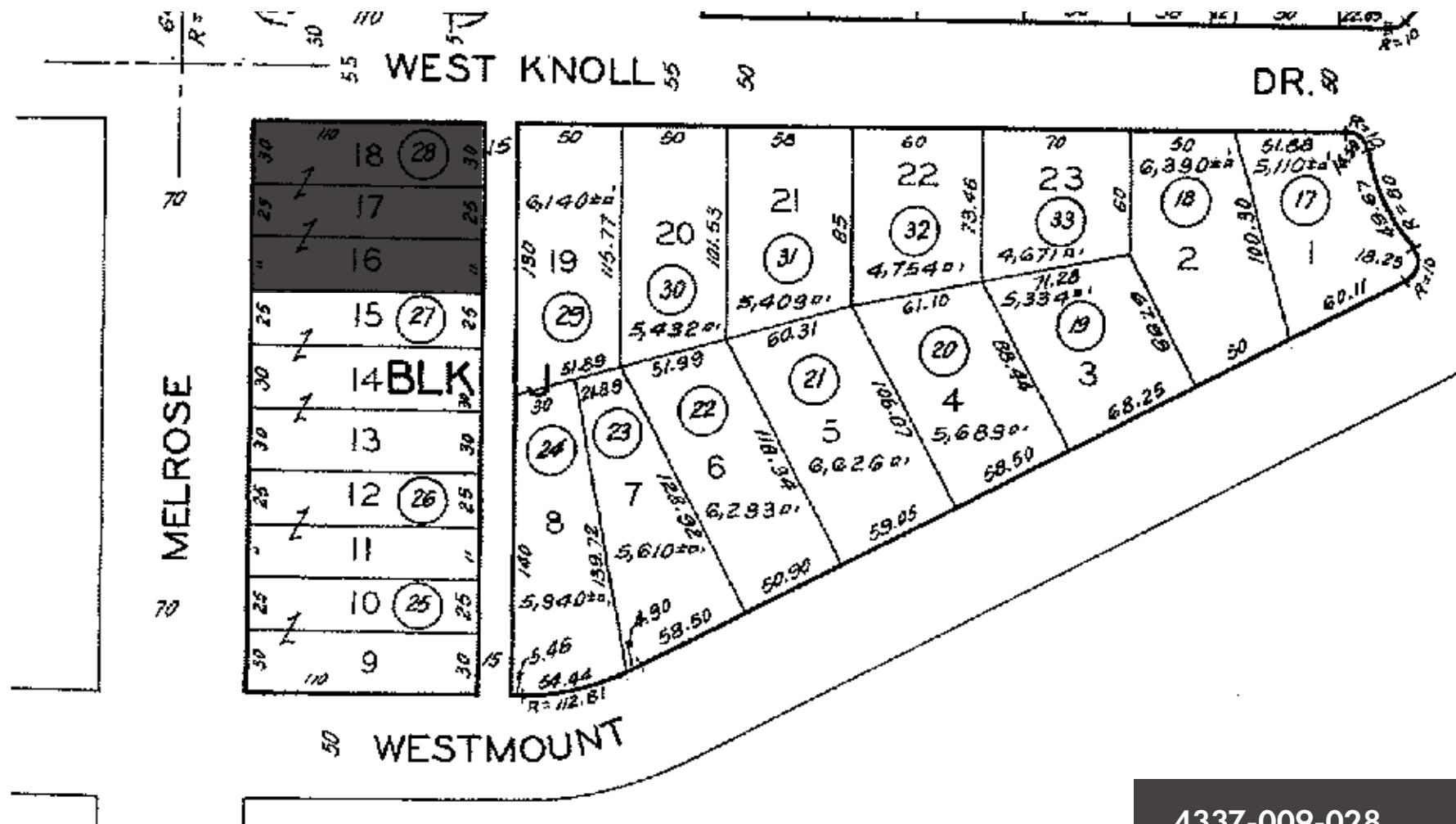
The Property features valet service and 16 dedicated parking spots, a rare and highly desirable amenity in the Melrose retail corridor. This elevated level of convenience enhances the shopping experience, making it ideal for high-end storefront retail and boutique brands seeking to offer their clientele a seamless and luxurious visit.

## Affluent Living

The immediate trade area surrounding the Property is both affluent (average household income within a 1-mile radius is \$172,856) and educated (~50% hold a bachelor's degree or higher). This, with a median age of 41, makes Melrose in West Hollywood a vibrant, rich community, ideal for brands seeking to connect with an engaged, popular consumer base.

## PROPERTY OVERVIEW

# PARCEL MAP



4337-009-028

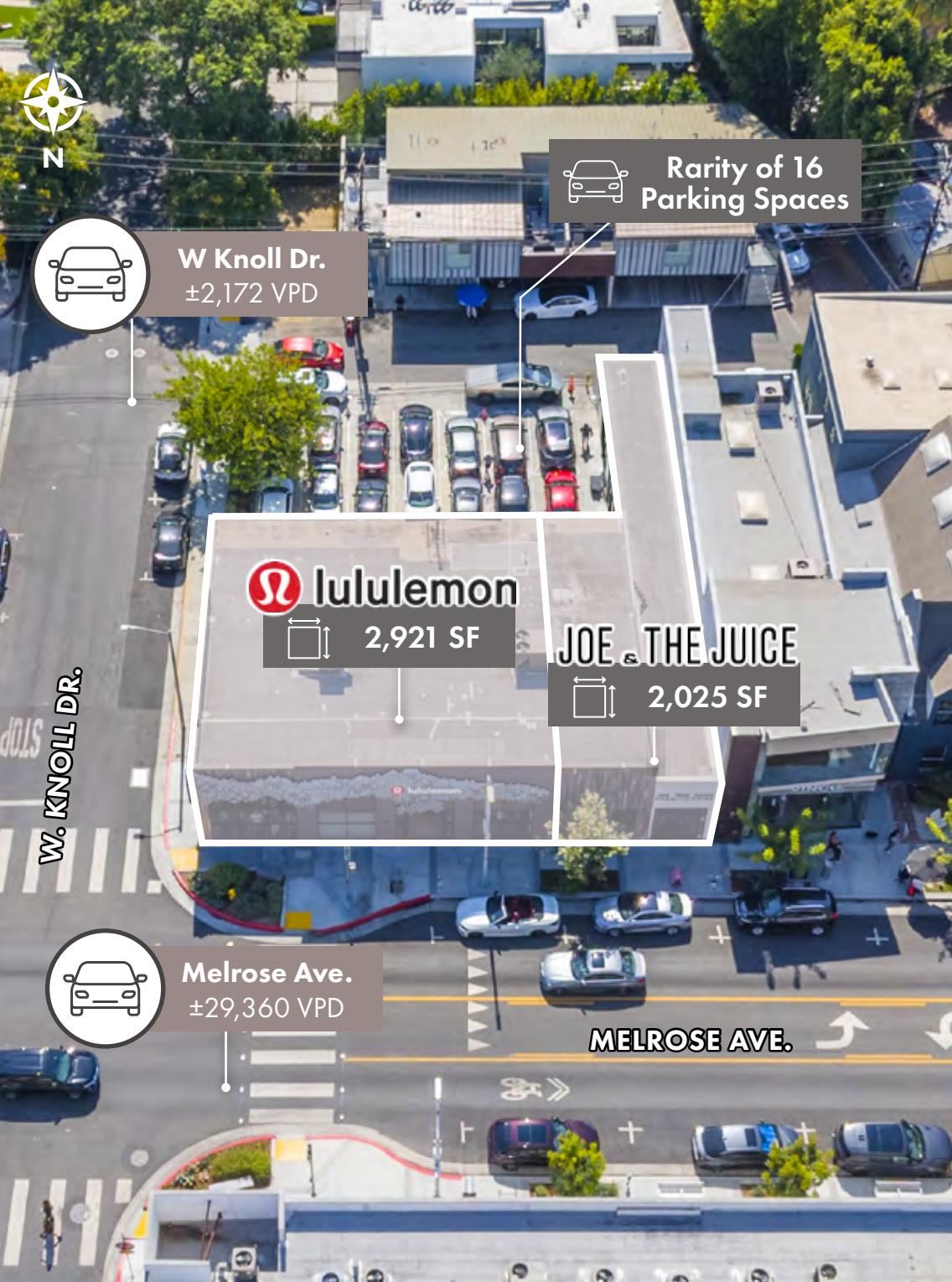
### Total Land Size

0.2 AC / 8,769 SF

WDC1A\*

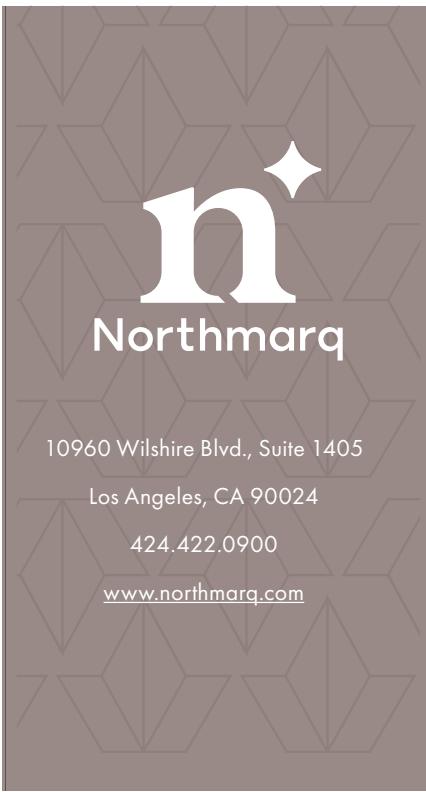


W. KNOll DR.



## PROPERTY SUMMARY

LIST PRICE:	Best Offer	
ADDRESS:	8532 Melrose Avenue West Hollywood, CA 90069	
GLA:	4,946 SF	
SITE SIZE:	8,769 SF (.2 AC)	
APN:	4337-009-028	
ZONING:	WDC1A*	
YEAR BUILT/RENOVATED:	1938 / 2015 & 2016	
OCCUPANCY:	100%	
YEAR 1 NOI:	\$1,222,215	
Tenant	Lease Expiration	Upon Expiry
Lululemon	Sep-27	Renew at Fair Market Value
Joe & The Juice	Jun-27	Renew at Fair Market Value



## Exclusively Offered by The Northmarq National Shopping Center Group

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### Commercial Real Estate

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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**VIEW AGREEMENT**



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