

8532
MELROSE
WEST HOLLYWOOD | CA



n
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](#)





\$1,771,256

MEDIAN HOME VALUE
3-MILE RADIUS



\$171,196

AVG. HOUSEHOLD INCOME
3-MILE RADIUS



8532 Melrose Avenue

West Hollywood, CA, 90069

**AIRFAX
MILES**



**MID-WILSHIRE
3.0 MILES**



4,946 SF
Total Building



0.2 AC / 8,769 SF
Site Size



100%
Occupancy



WDC1A*
Zoning



W Knoll Dr.
±2,172 VPD



Melrose Ave.
±360 VPD

MELROSE AVE.



1938/2015-2016
Year Built/Renovated



16
Parking Stalls (2.6/1,000 SF)



\$1,222,215
Year 1 NOI



1.79 Years
WALT

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

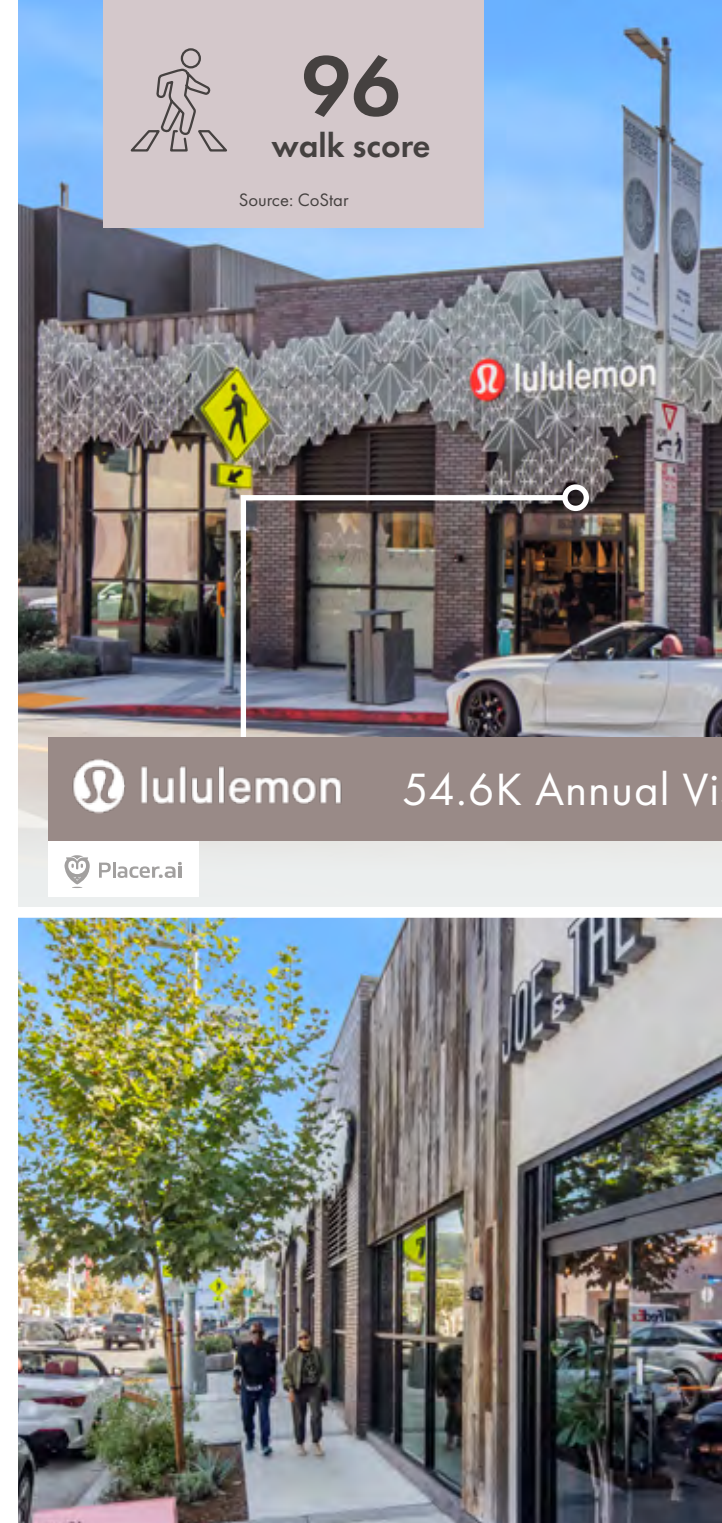
Within a 1-mile radius, over 200 multifamily units are currently under construction and slated for delivery within the next 24 months. In addition, more than 1,200 units have been proposed, signaling robust developer confidence and sustained demand in the submarket. Despite broader headwinds in the construction 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



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.

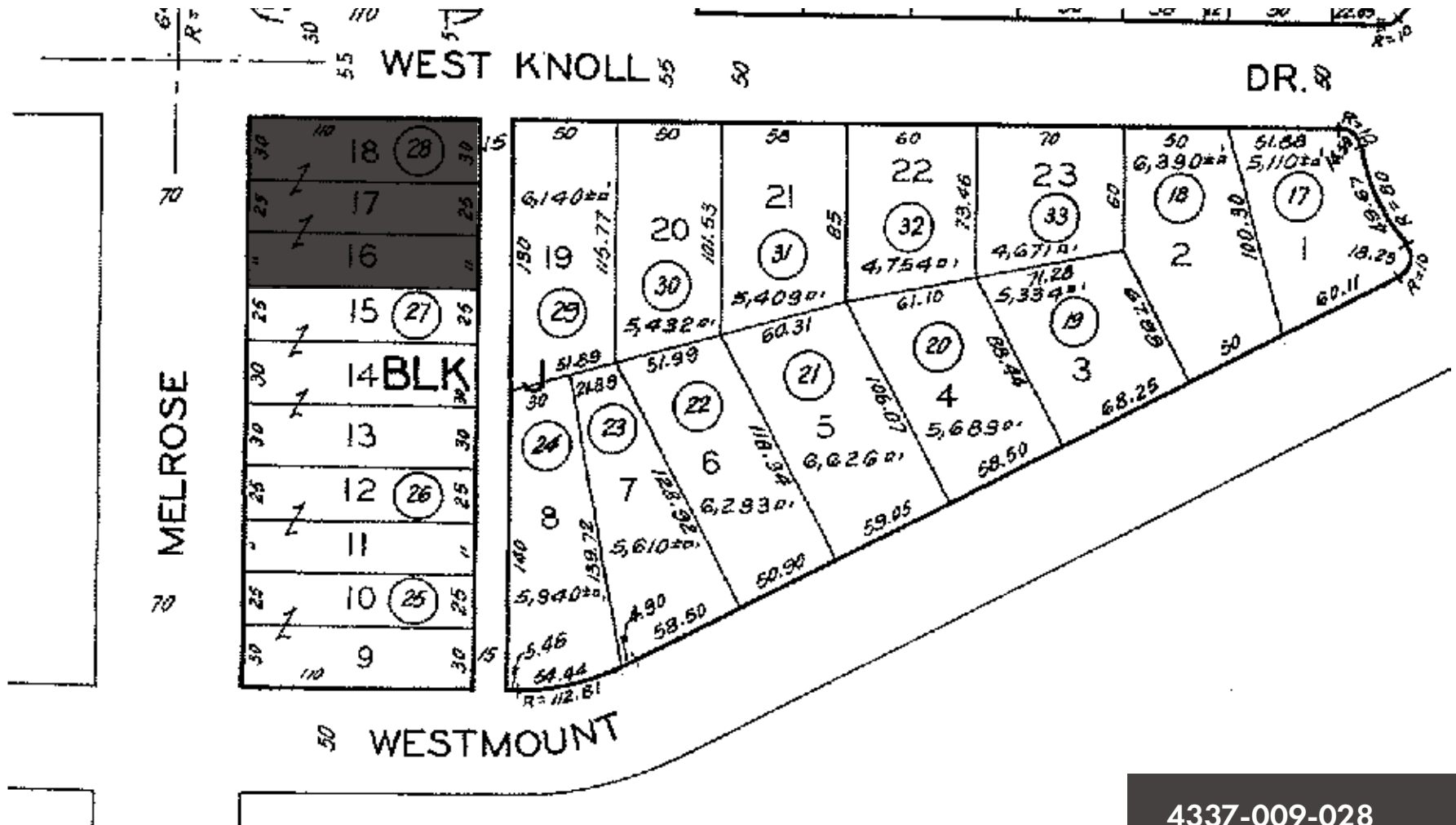
Parking Amenity

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.

PARCEL MAP



4337-009-028

Total Land Size
0.2 AC / 8,769 SF
WDC1A*



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

Investment Sales

Tim Kuruzar

Senior Vice President

tkuruzar@northmarq.com

424.401.9203

CA LIC #1778384

Bryan Ley

Managing Director

bley@northmarq.com

424.401.9500

CA LIC #1458927

Analytical Support

Jérémy Dosset

Sr Investment Sales Analyst

jdosset@northmarq.com

213.246.5129

CA LIC #02324295

Kyle Harros

Analyst, Investment Sales

kharros@northmarq.com

213.246.5137

CA LIC#02237051

Debt + Equity

Zalmi Klyne

Managing Director

zklyne@northmarq.com

323.842.9603

CA LIC #01957868

Karl Weidell

Vice President

kweidell@northmarq.com

424.422.0908

CA LIC #02087590

Market Leasing Specialist

Matthew Fainchtein

Managing Director

matthew.fainchtein@jll.com

310.430.2548

CA LIC #01503546

Ryan Hawley

Vice President

ryan.hawley@jll.com

310.407.2160

CA LIC #02146998

VIEW AGREEMENT



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