

□ LOS ANGELES, CA

8378-8384 MELROSE AVE. RETAIL/OFFICE

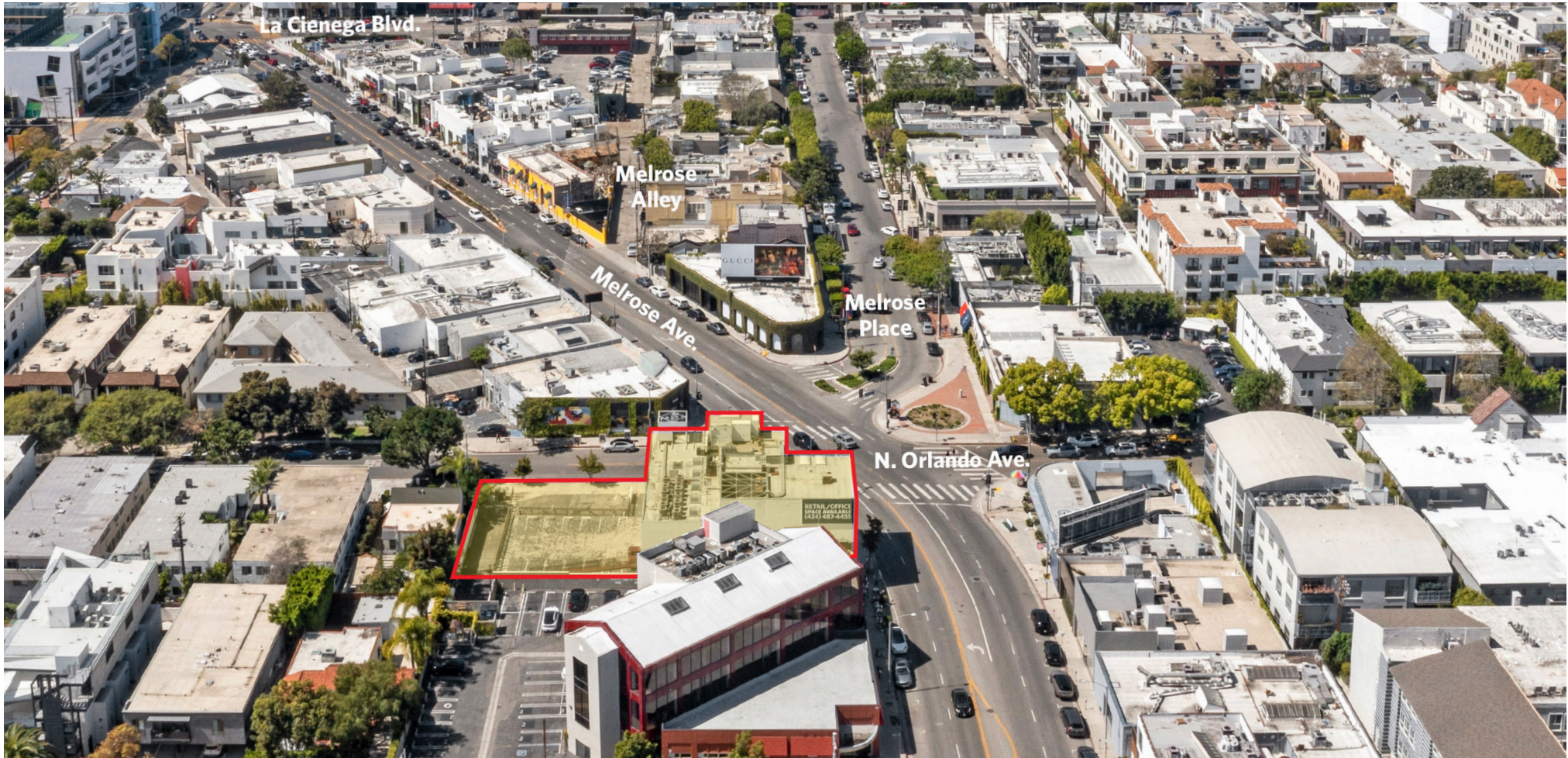
8378-8384 Melrose Avenue, West Hollywood, CA 90069



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STERLING
ORGANIZATION

For information: **Ivan Aguilera**

E: iaguilera@sterlingorganization.com

P: 855-647-0738

May 2026

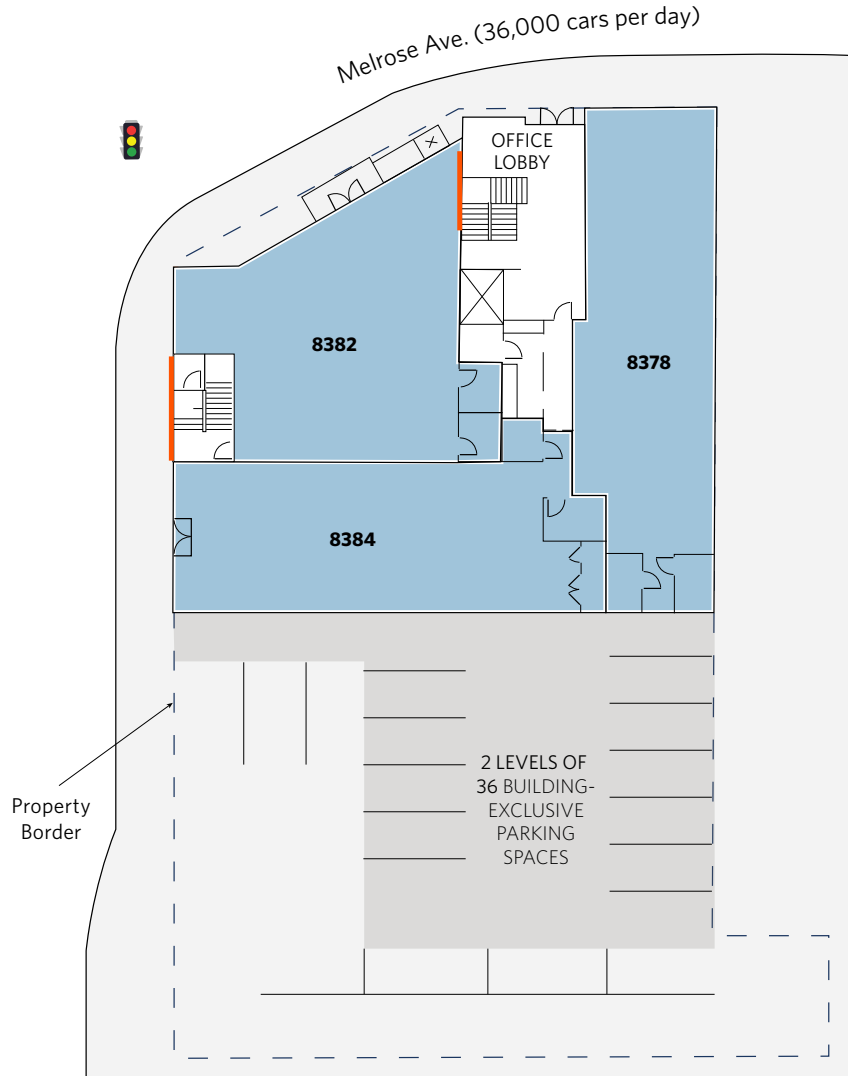
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8378-8384 MELROSE AVENUE RETAIL

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±15,404 SF

overhead billboard

UNIT	TENANT	SQ. FT.
8382	Available	2,062
8378	Available	2,000
8384	Available	2,073
8380	2-3rd FLOOR - Available	15,244

Total Square Feet: 21,379

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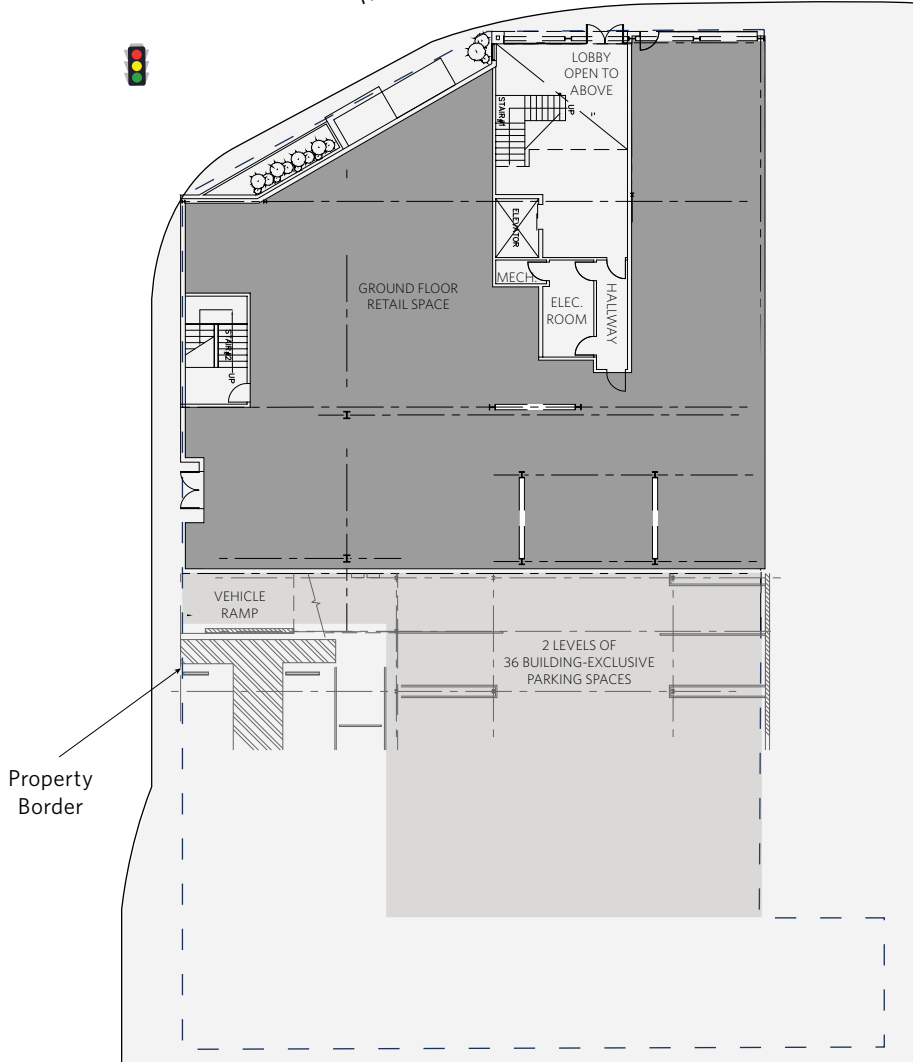


± 15,404 SF

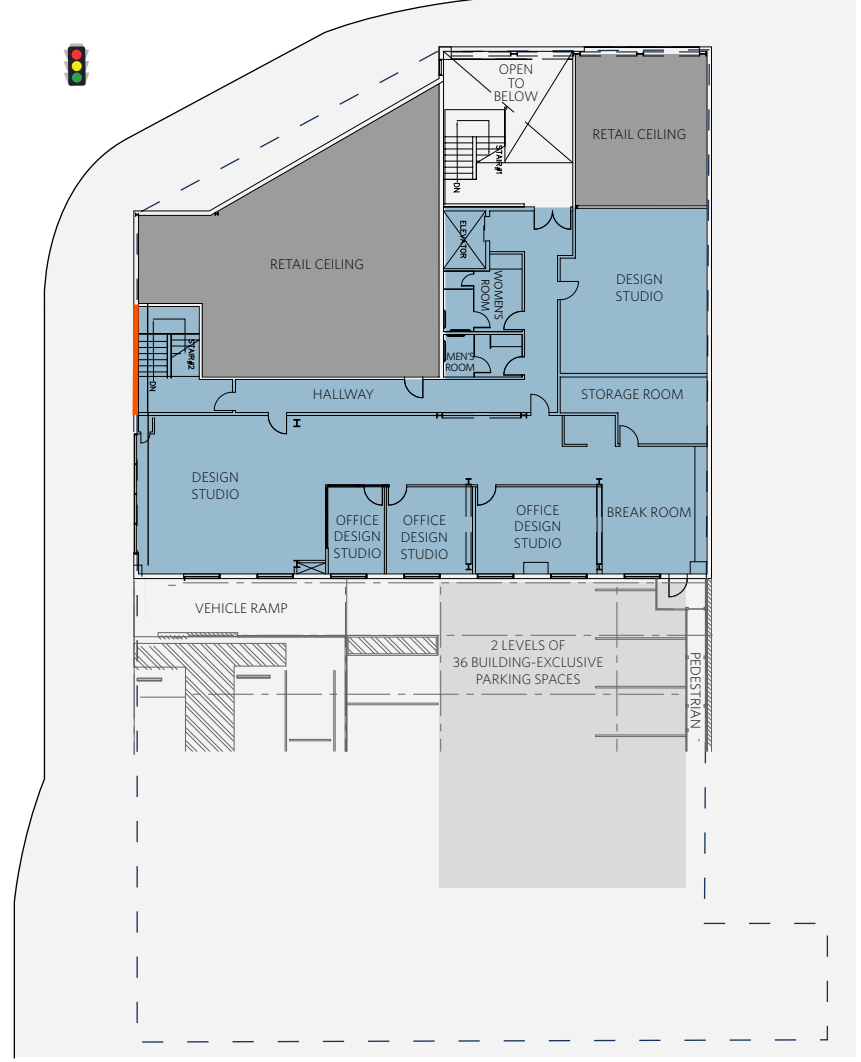
overhead billboard

FIRST FLOOR

Melrose Ave. (36,000 cars per day)



8380 SECOND FLOOR



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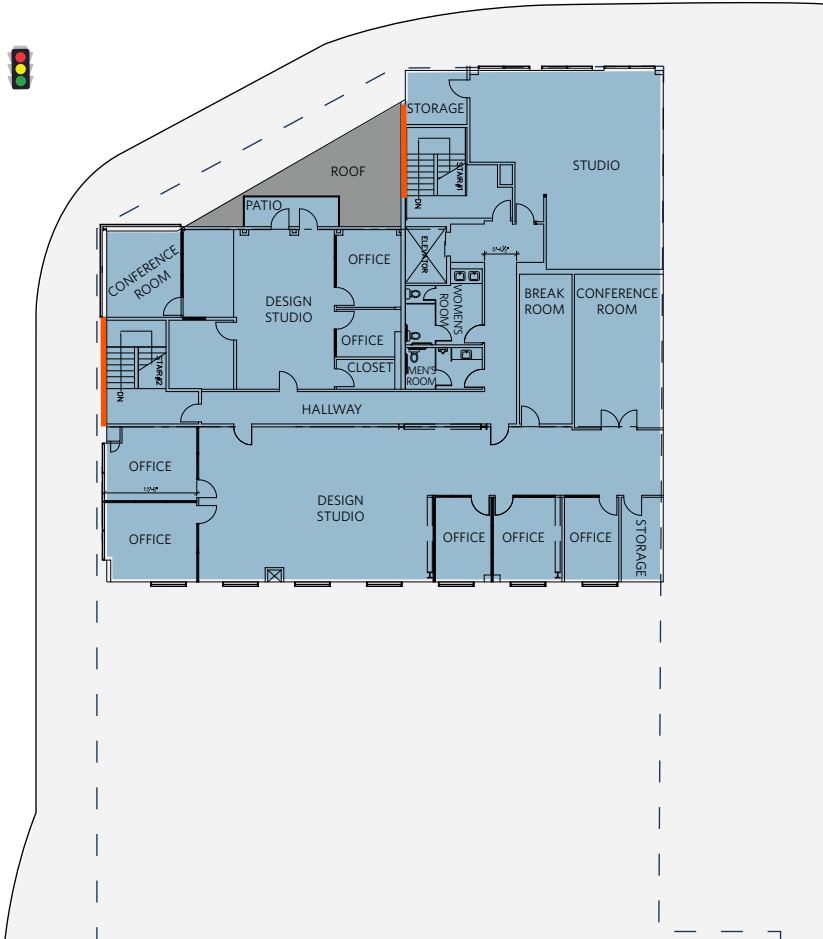
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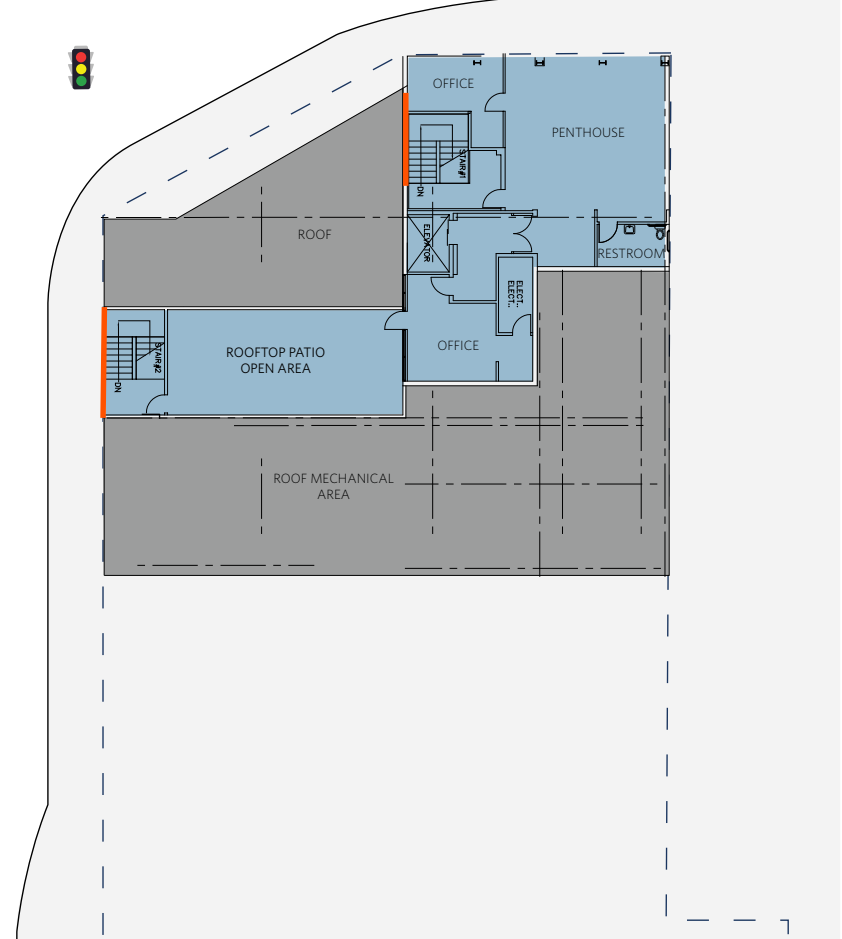
±15,404 SF

overhead billboard

8380
THIRD FLOOR



8380
PENTHOUSE



UNIT	TENANT	SQ. FT.
8380	2nd FLOOR - Available	5,400

UNIT	TENANT	SQ. FT.
8380	3rd FLOOR - Available	7,422

UNIT	TENANT	SQ. FT.
8380	PENTHOUSE - Available	2,422

Total Square Feet: 15,244

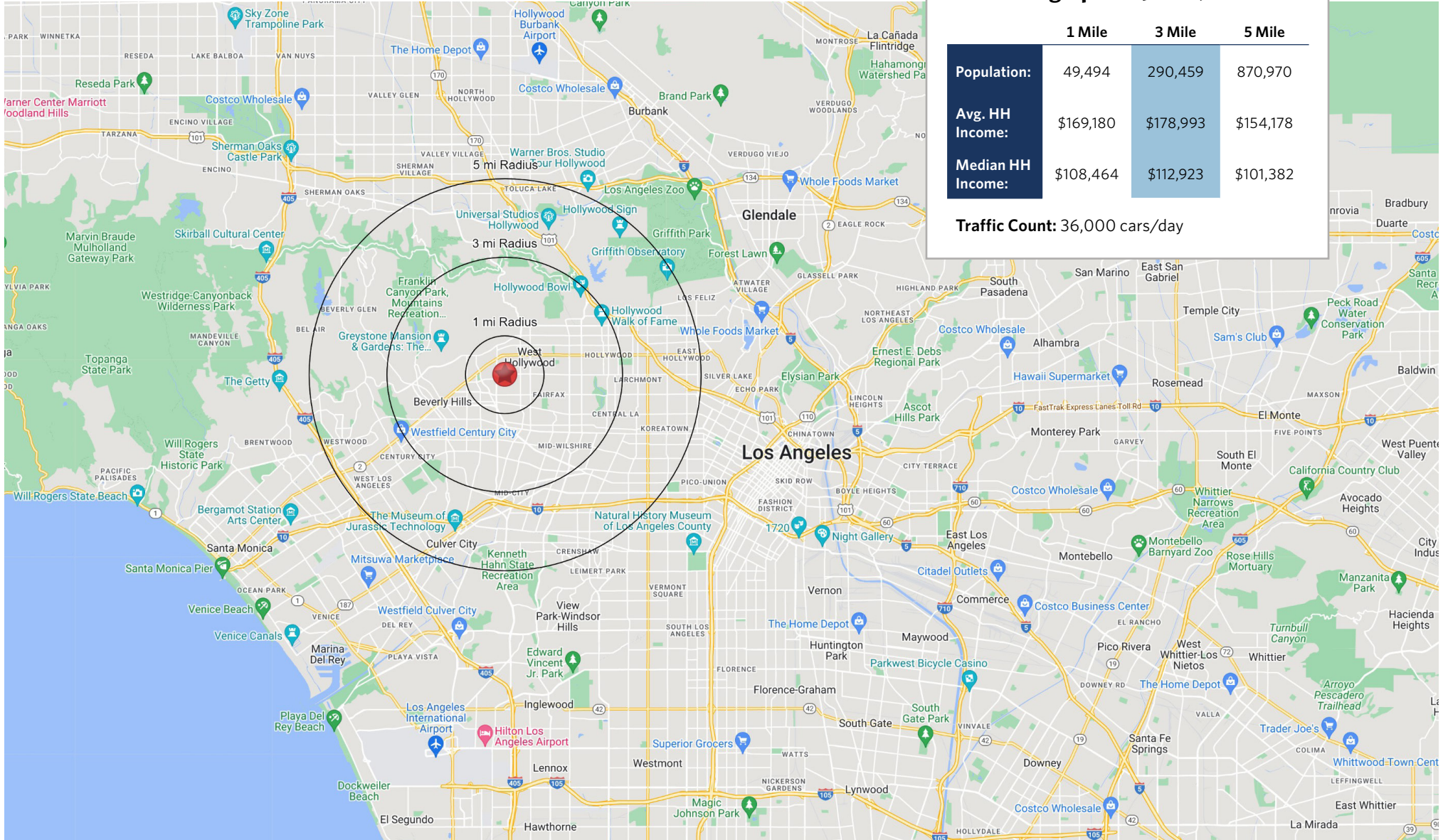
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Site Demographics (2026)

	1 Mile	3 Mile	5 Mile
Population:	49,494	290,459	870,970
Avg. HH Income:	\$169,180	\$178,993	\$154,178
Median HH Income:	\$108,464	\$112,923	\$101,382

Traffic Count: 36,000 cars/day