

7274-76 Melrose Ave.

LOS ANGELES, CA 90046

BUSINESS ASSET SALE

MAMMA
GELA

OFFERING MEMORANDUM





TATTOO
PIERCING



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7



MAMMA GELA



Area Highlights

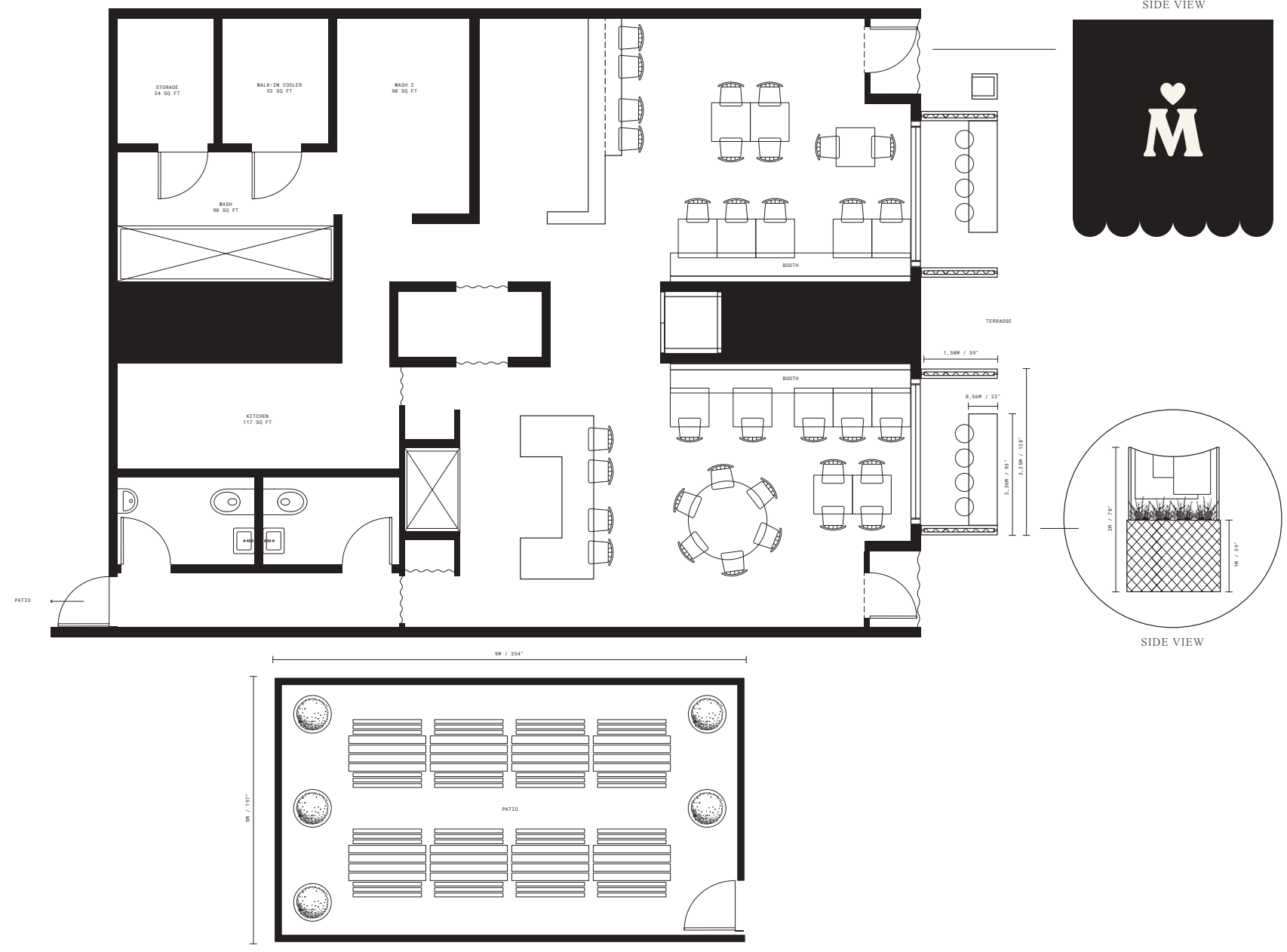
CityStreet Commercial is pleased to present **7274-76 Melrose Ave.** to the Los Angeles market. This 2nd gen restaurant sits along the popular stretch of Melrose Ave. The area is a popular destination for locals and tourists alike with high foot traffic and an amazing demographic and mix of single-family homes. Neighboring tenants include Bludso's BBQ, Pink's Hot Dogs, Blue Jam Cafe, Milk Bar, Meteora, Osteria Mozza, Petit Trois and many more.

Deal Points

- + **Asking Price (Business Assets):**
\$185,000
- + Appx 2,000 SF + Patio
- + Lease Rate: Appx \$8669.38/Mo
+ \$1300 NNN
- + Lease Expires: January 2032
- + All FF&E Included in Sale
- + Permitted Interior Seating: 62
(Additional Seating in Rear Patio.
Buyer to Verify with City)
- + Type-41 Liquor License
- + Hours of Operation: 10 am to 12 am
7 Days a Week







Floor Plan



Property Photos



Melrose Demographics

	1 Mile	2 Miles	3 Miles
 Total Population	45,801	177,334	410,325
 Median Age	41.4	41.7	41.5
 Total Spending on Restaurants	\$211.7 M	\$826.8 M	\$1.6 B
 Average Household Income	\$108,756	\$108,120	\$102,788



Neighboring Tenants



M E T E O R A



PETIT TROIS

7274-76 Melrose Ave

LOS ANGELES, CA 90048

BUSINESS ASSET SALE

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