

**7407 MELROSE AVENUE**  
**Los Angeles, CA 90046**

**BUSINESS OPPORTUNITY:**  
**VOGUE CAFE**

**FOR  
SALE**



**PLEASE DO NOT DISTURB TENANT**



**JOHN MOUDAKIS**  
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# 7407 Melrose Avenue, Los Angeles, CA 90046

**SIZE:** Approximately 1,300 square feet

**ASKING PRICE:** \$129,000

**CURRENT RENT:** \$5,000 per month, NNN  
(NNN estimated to be \$350 per month)

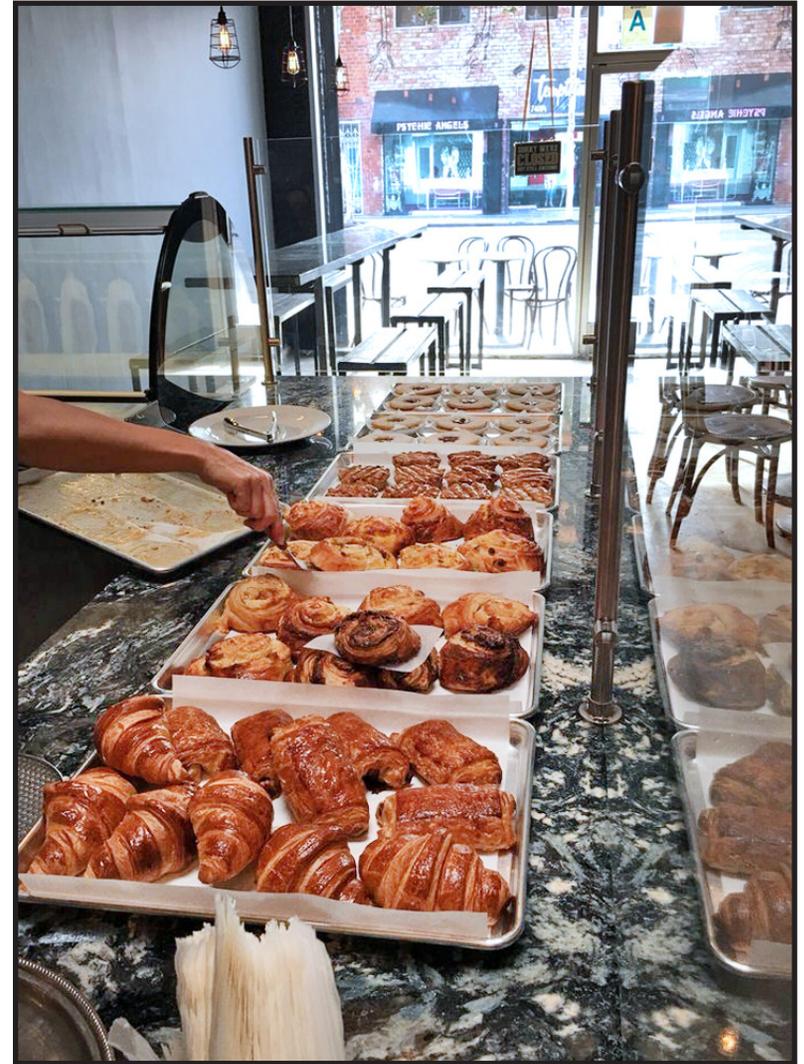
**UTILITIES:** Paid by tenant and run approximately \$500 for electricity and approximately \$100 for gas per month

**CURRENT LEASE:** 4 years remaining on lease with a possibility to extend the lease

**PARKING:** Two parking spaces included

**AVAILABLE:** Immediately

- Ideal for cozy restaurant and bakery, or any great change of use concept
- Fully equipped kitchen with 2 hoods, grease trap, lowboy freezers and refrigerators with aluminum worktables
- Neighbors include The Groundlings Theatre & School, 7-Eleven, L.A. Eyeworks, The Melrose Station & many more



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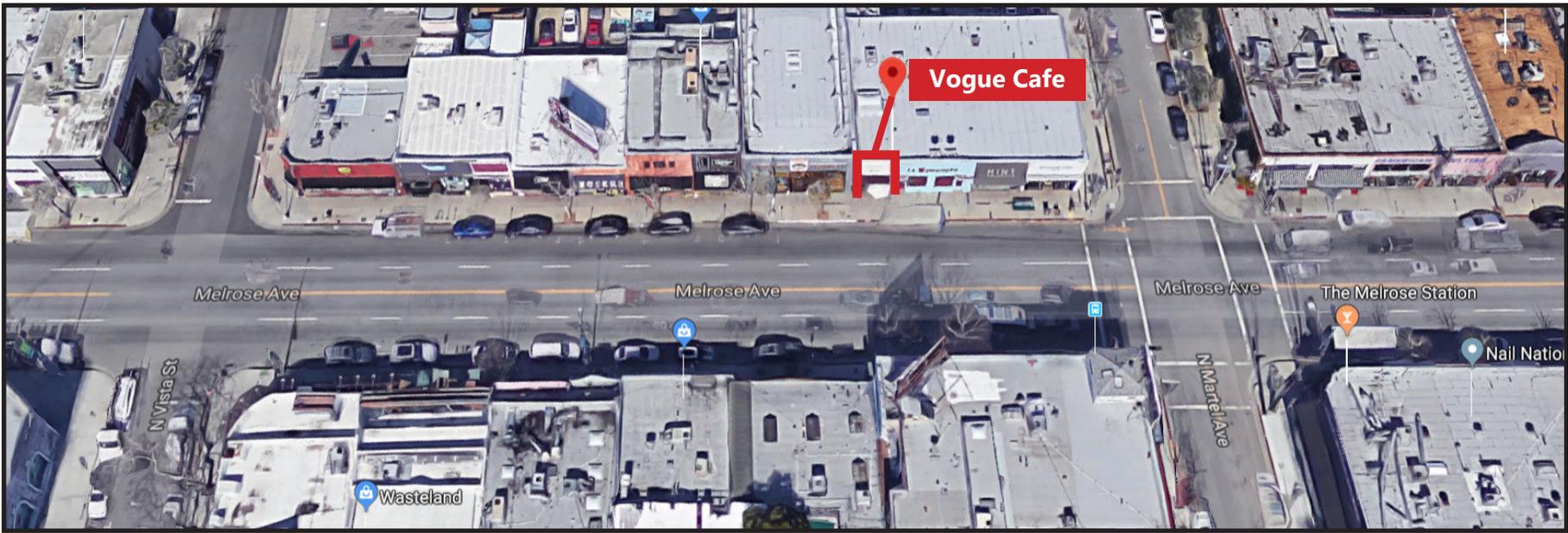
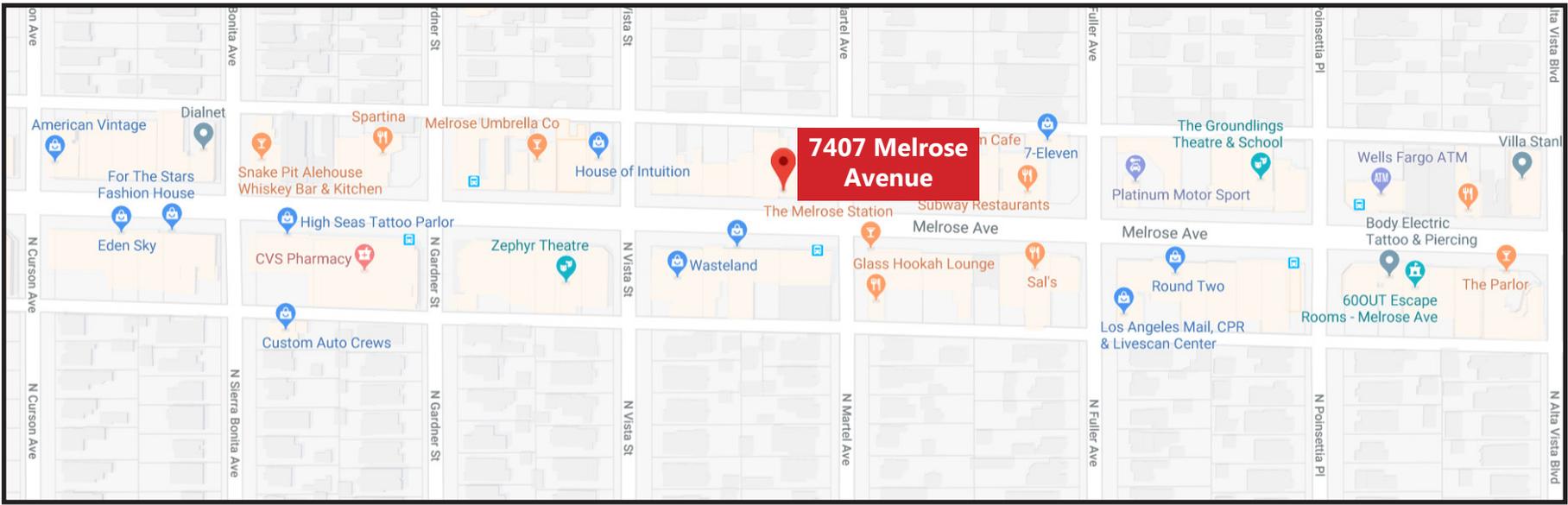
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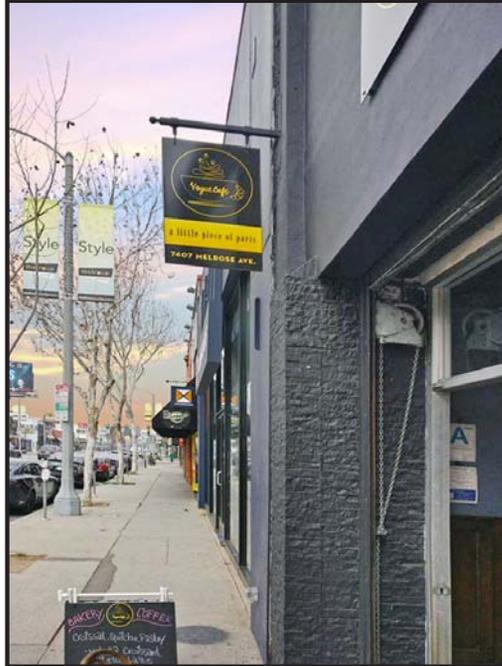
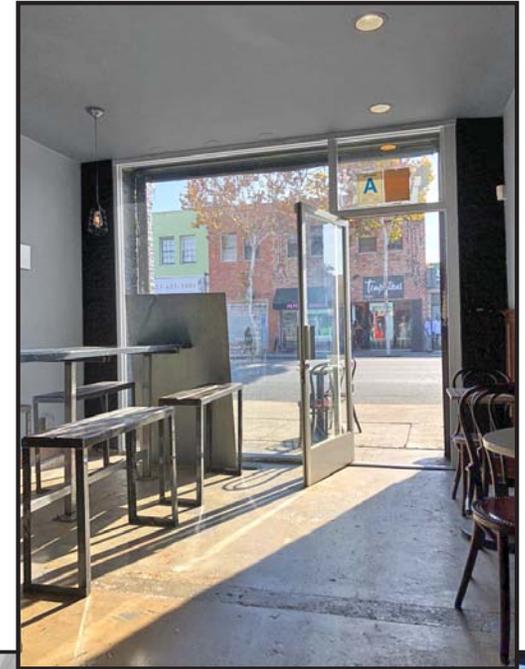


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PROPERTY PHOTOS



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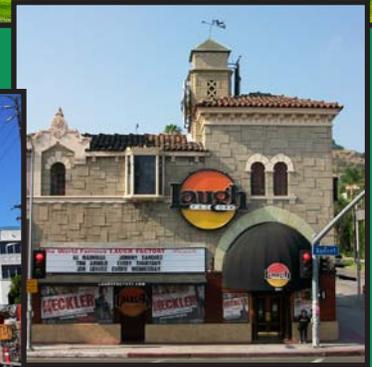
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WEST HOLLYWOOD

**WEST HOLLYWOOD** is the heart of Los Angeles! Home of icons and rebels. Insiders and the open-minded. The famous and the infamous. "WeHo," as it is known to the locals, is where rock 'n' roll meets fashion, art merges with lifestyle, and everyone is free to be different. The vibrant scene in West Hollywood is densely packed into 1.9 square miles. No car is needed in California's most walkable city. Explore must-see neighborhoods including the legendary Sunset Strip, the cutting-edge Design District and eclectic Santa Monica Boulevard. Eat, shop, play, and stay in L.A.'s ultimate playground, filled with hot hotels, rooftop pools, cool restaurants, trendy shops, popular nightlife spots, and much more. Capture that quintessential L.A. experience right in the middle of it all: West Hollywood.



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