



8386

BEVERLY BLVD

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PROPERTY HIGHLIGHTS



Approximately 2,000 SF, not including additional mezzanine space



Prime high-visibility corner restaurant or cafe space on Beverly Blvd



Ample natural light with large window displays and high ceilings.



Ample street parking and pedestrian traffic



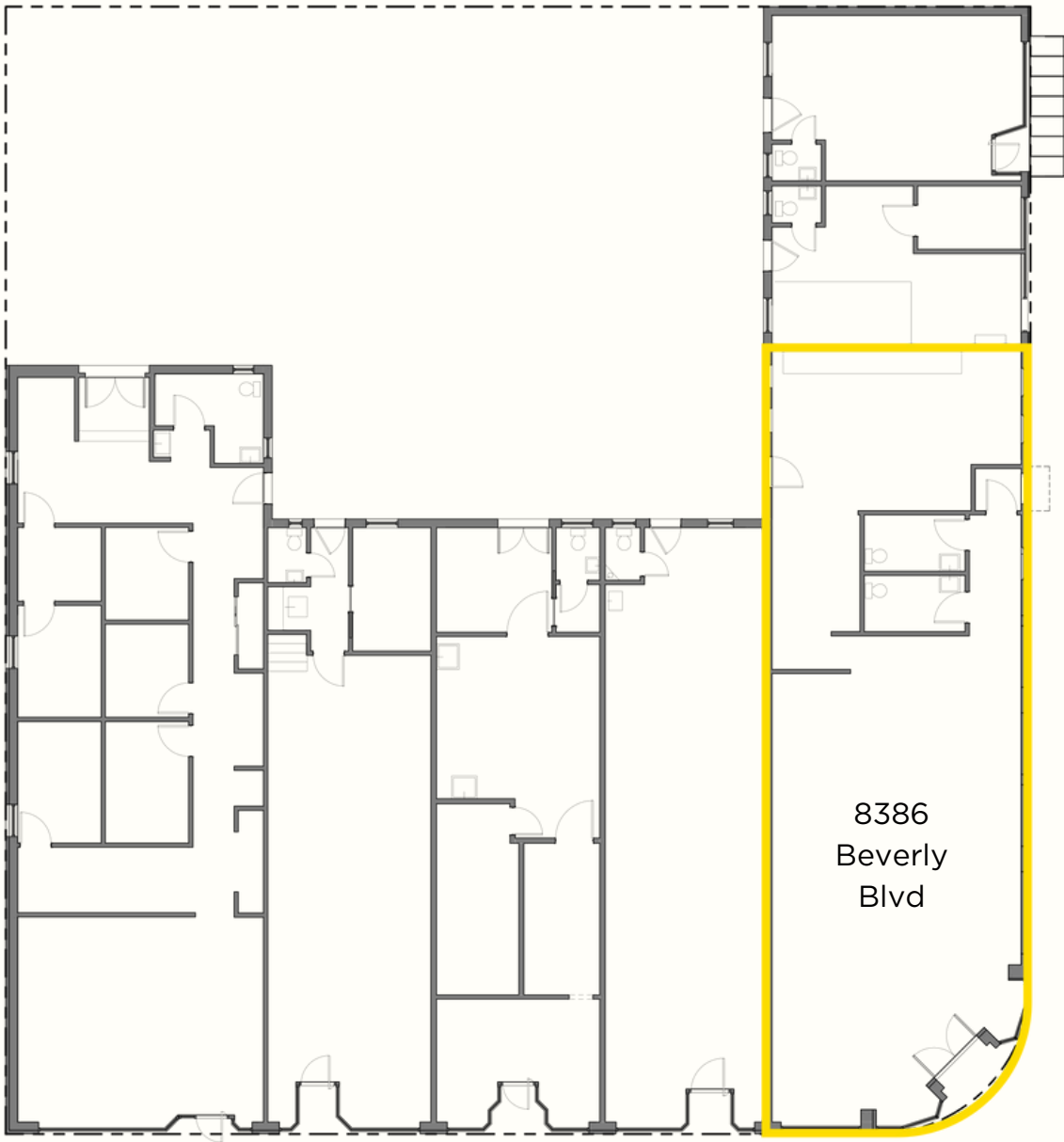


8386 Beverly Blvd

An extremely rare opportunity to lease a high-visibility corner restaurant space on Beverly Boulevard. The ±2,000 SF space features expansive high ceilings and strong street presence, all set within the heart of the Beverly Grove district. Surrounded by top-tier retail and dining from The Grove and Beverly Center, this location offers exceptional exposure in one of Los Angeles' most sought-after corridors. Facade renovation expected completion in Q4 2026.

HIGH PROFILE VISIBILITY Area Demographics

	1 Mile	3 Miles
Population	41,305	300,054
Median Age	40.7	39.8
Avg. Household Income	\$128,926	\$120,709

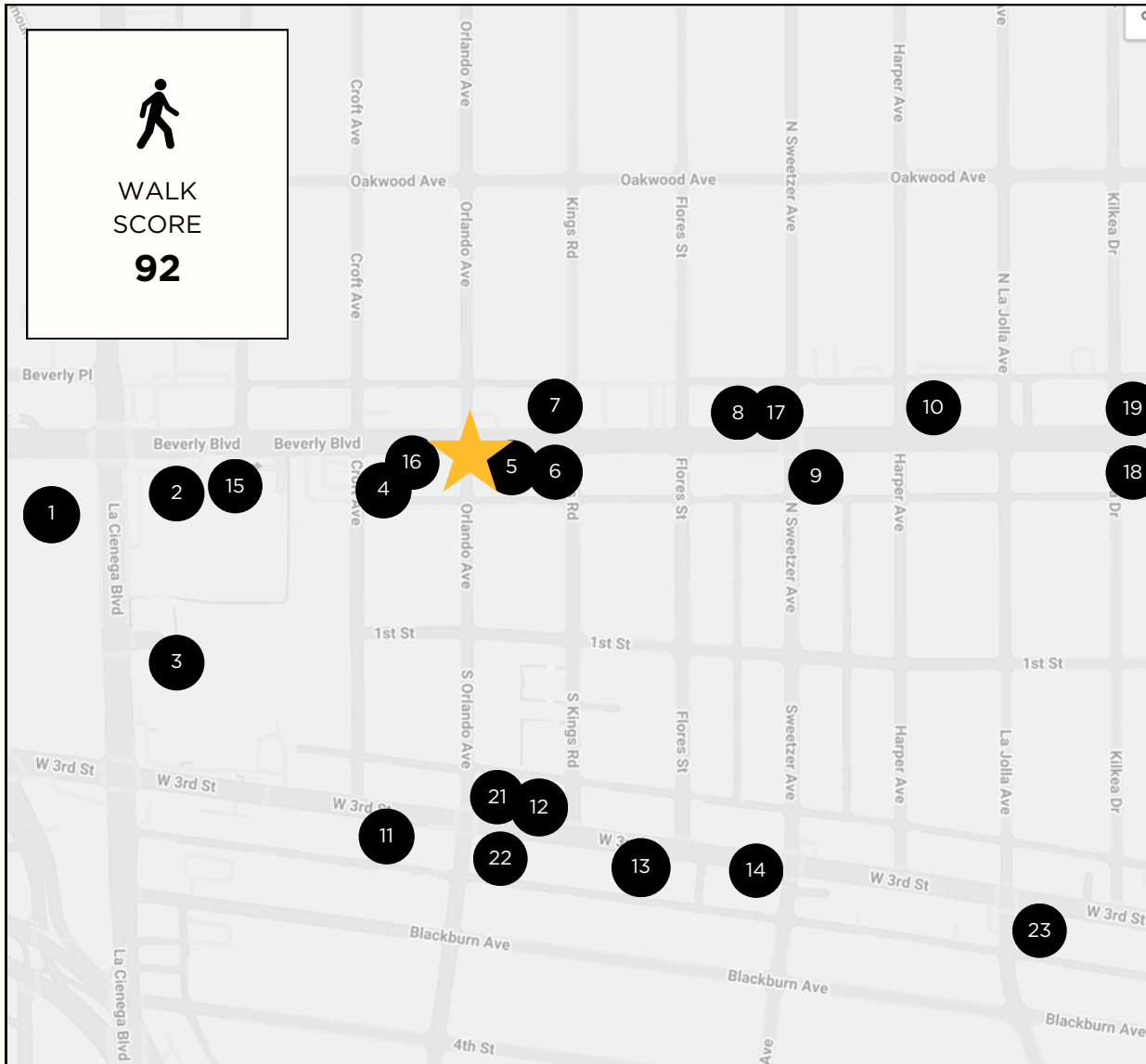


Ground Floor Retail Suites

CO-TENANCY WITH

Beverly Hills Juice
Origin Physical Therapy
The Detox Market
Pottery Studio 1

NEIGHBORING TENANTS



- | | |
|---------------------------|--------------------|
| 1 The Beverly Center | 15 CVS |
| 2 Target | 16 Chipotle |
| 3 Saks OFF 5th | 17 Backyard Bowls |
| 4 California Chicken Cafe | 18 Marvin |
| 5 Beverly Hills Juice | 19 Bacio di Latte |
| 6 West Elm | 20 Cult Gaia |
| 7 King's Road Cafe | 21 Magnolia Bakery |
| 8 Blue Bottle Cafe | 22 PaliHouse Hotel |
| 9 Bao Dim Sum House | 23 The Little Door |
| 10 Jar | |
| 11 Izaka-Ya by Katsu-Ya | |
| 12 La La Land Cafe | |
| 13 Joan's on Third | |
| 14 Melanie Wine Bar | |