

NEWMARK



COMMERCIAL
ASSET GROUP



8070

BEVERLY BLVD
LOS ANGELES, CA 90048

GROUND FLOOR MEDICAL/RETAIL
SPACE FOR LEASE

DETAILS

AVAILABLE

±1,800–±6,430 RSF

RATE

\$5.00 PSF/MO+NNN
(NNN = ±\$1.25 PSF/MO)

TERM

5–10 YEARS

Ideally located on the ground floor of The Leonard On Beverly Senior Living.

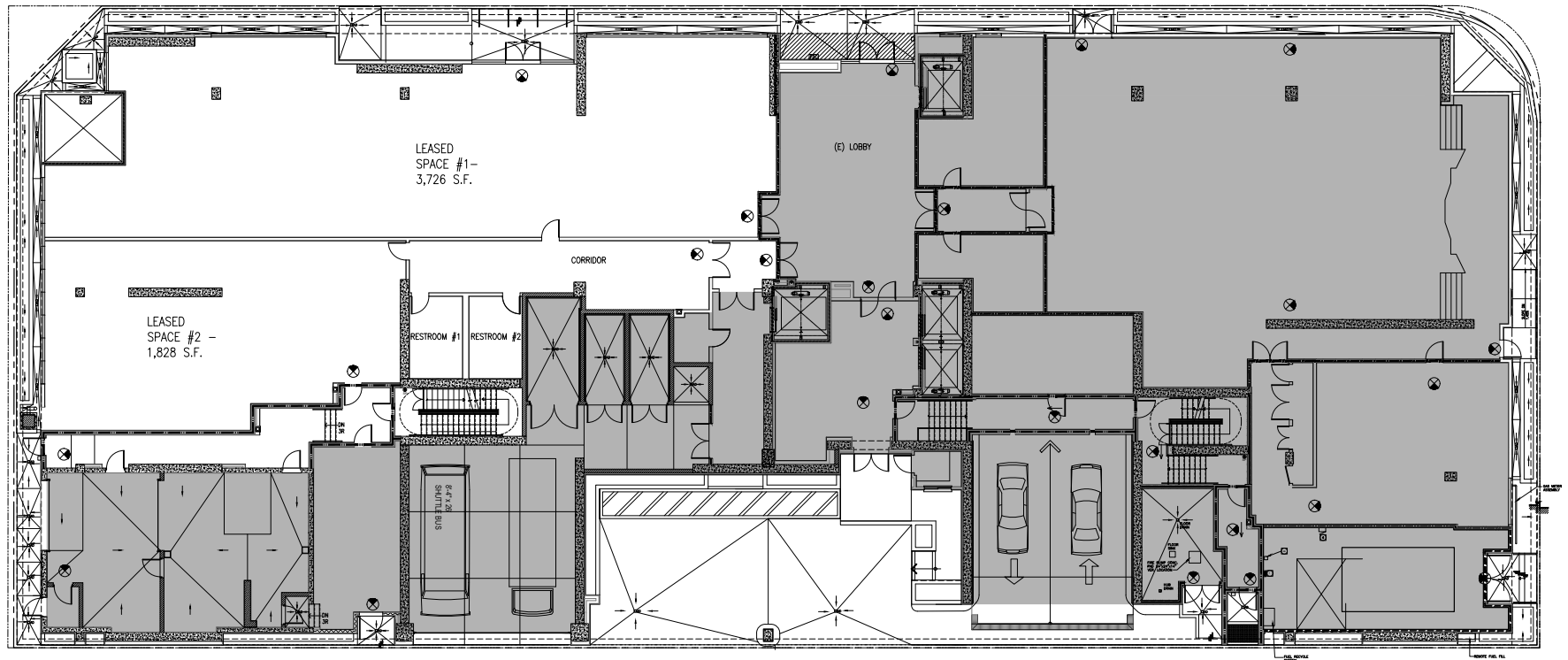
A state of the art 6-story building with 80 units for independent living, assisted living, memory care, and short-term stays.

World class five-star Amenities include a movie theater, rooftop terrace, and three dining venues, and the bonus of great proximity to Cedars-Sinai Medical Center.



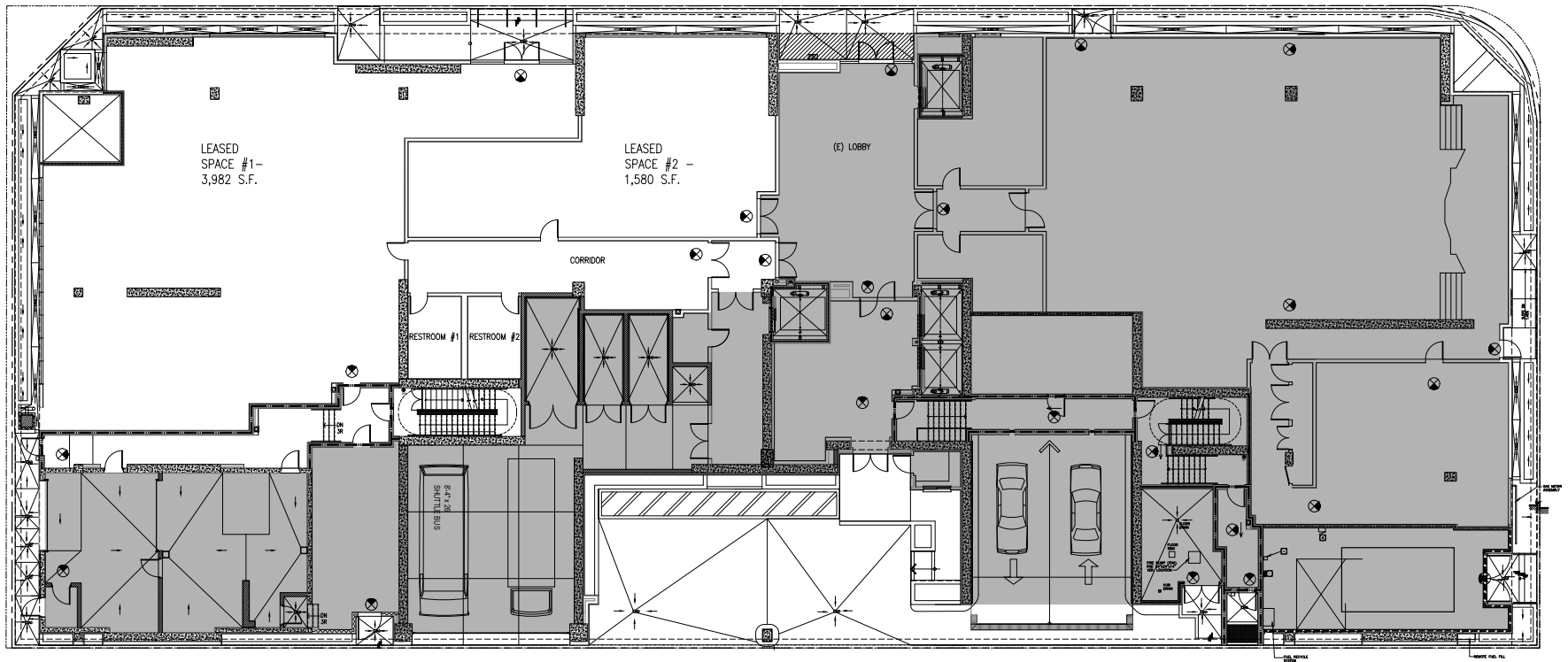
FLOOR PLAN OPTION 1

±1,800 - ±6,430 RSF



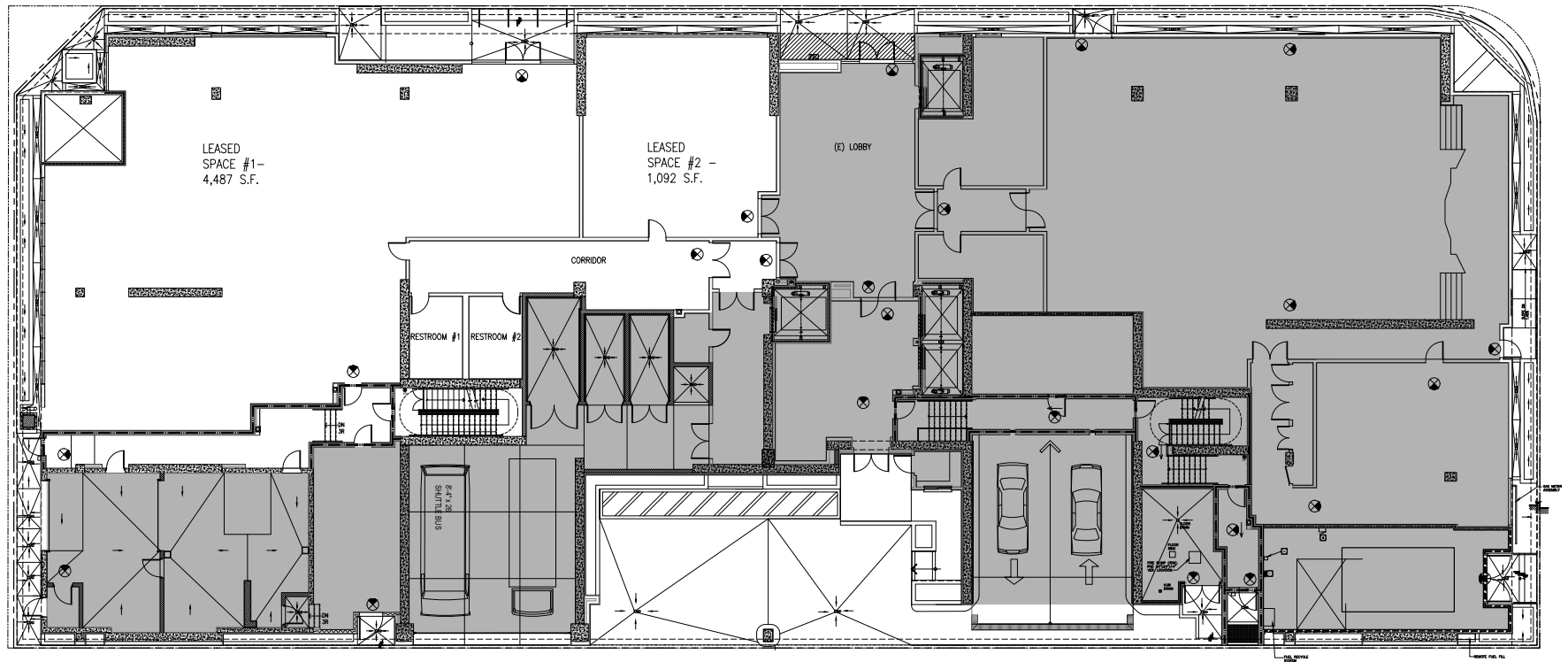
FLOOR PLAN OPTION 2

±1,800 - ±6,430 RSF



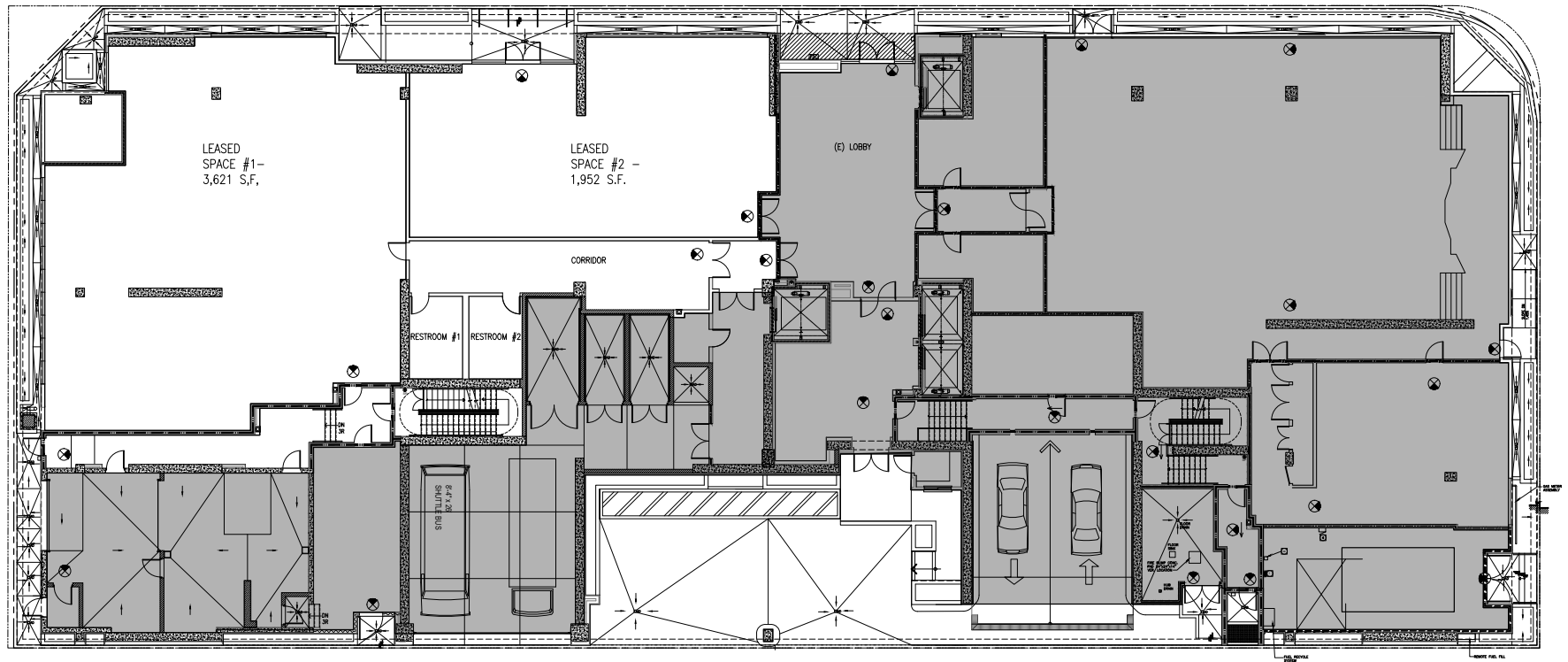
FLOOR PLAN OPTION 3

±1,800 - ±6,430 RSF



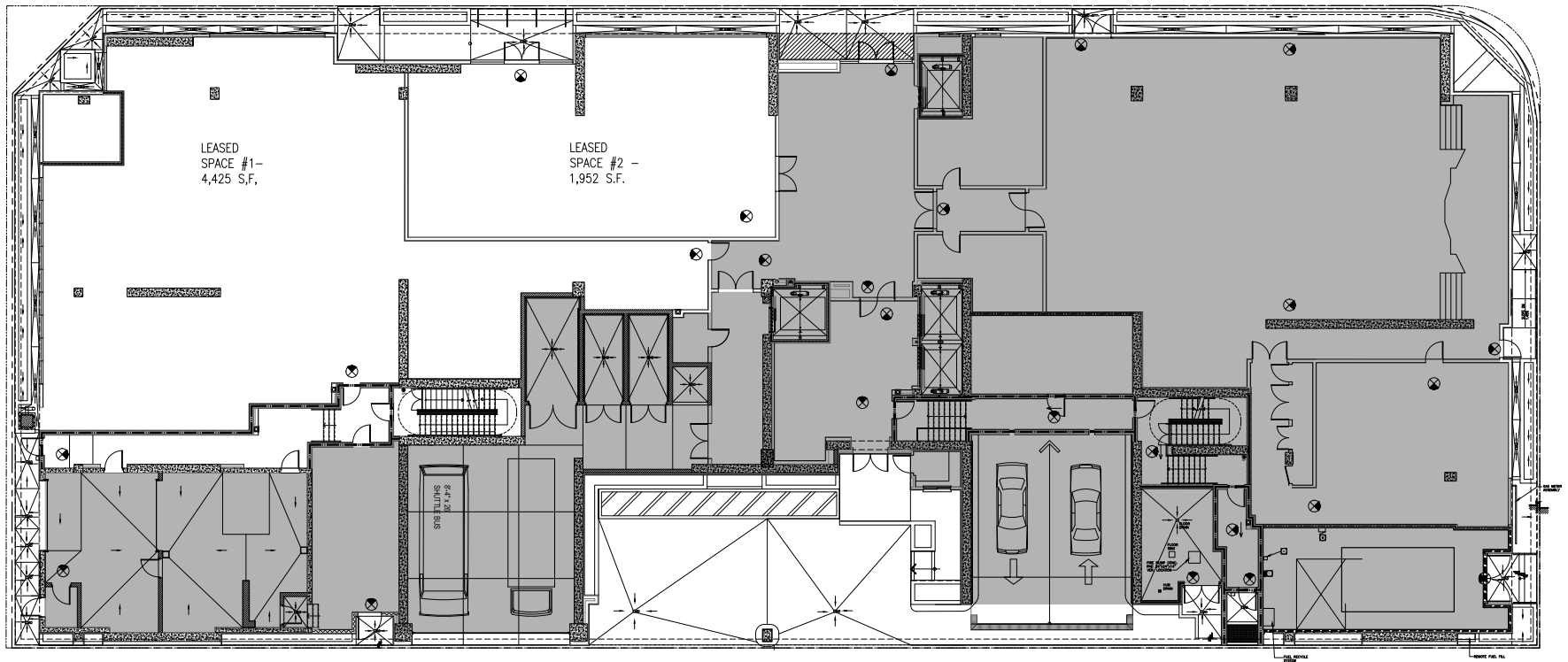
FLOOR PLAN OPTION 4

±1,800 - ±6,430 RSF

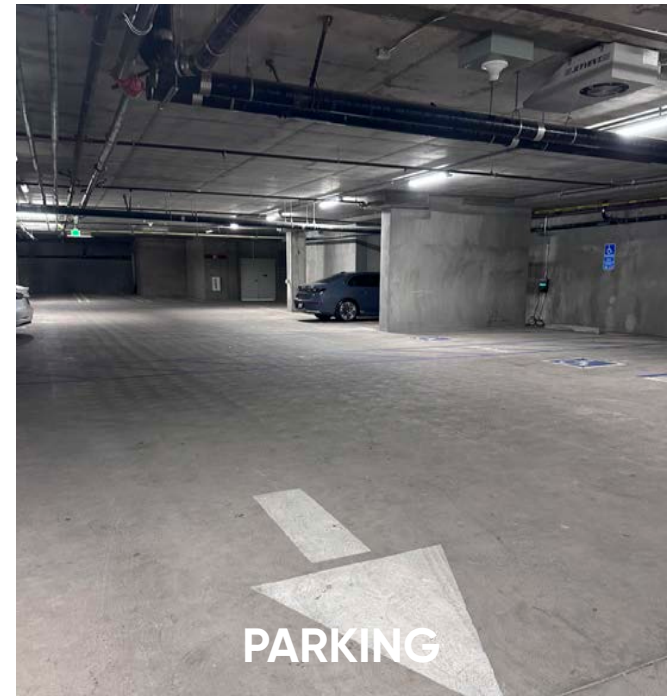
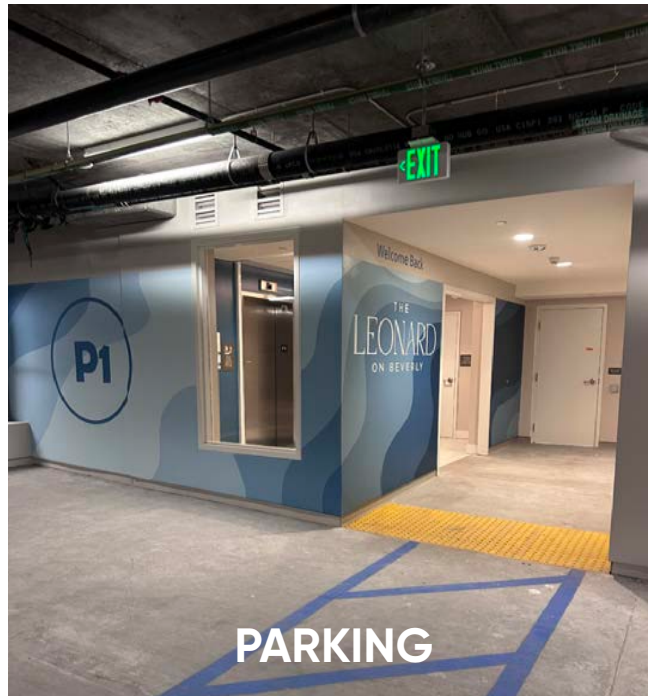
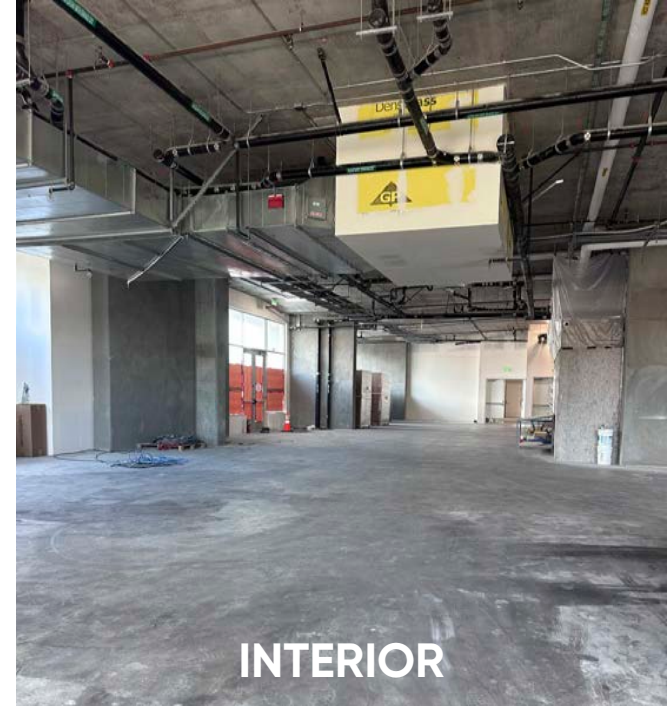
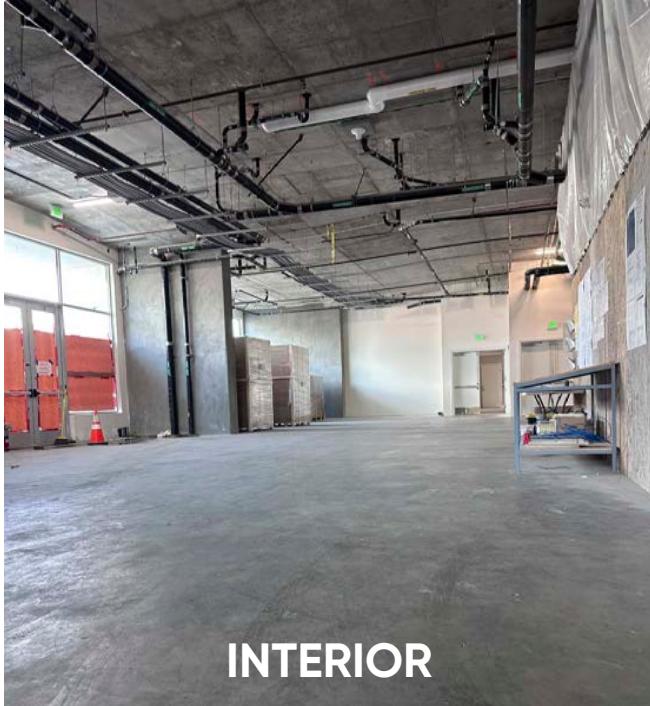


FLOOR PLAN OPTION 5

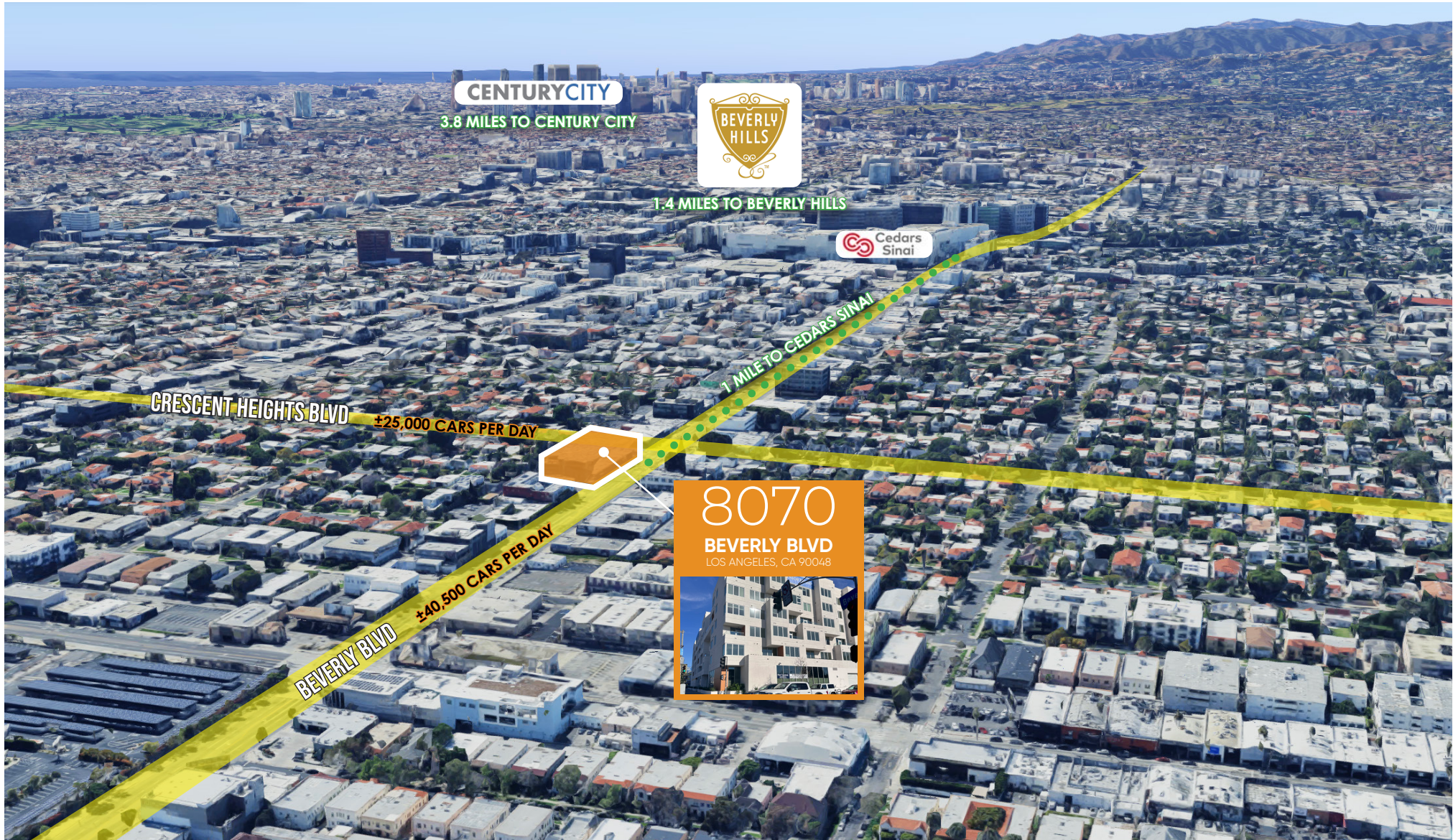
±1,800 - ±6,430 RSF



INTERIOR PHOTOS



AERIAL WITH TRAFFIC COUNTS



AMENITY MAP



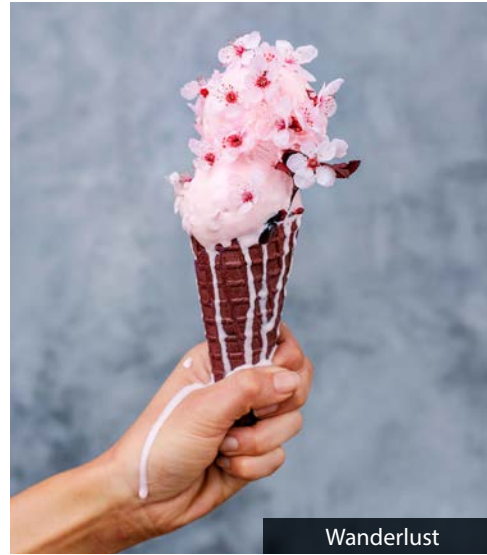
AREA NEIGHBORS



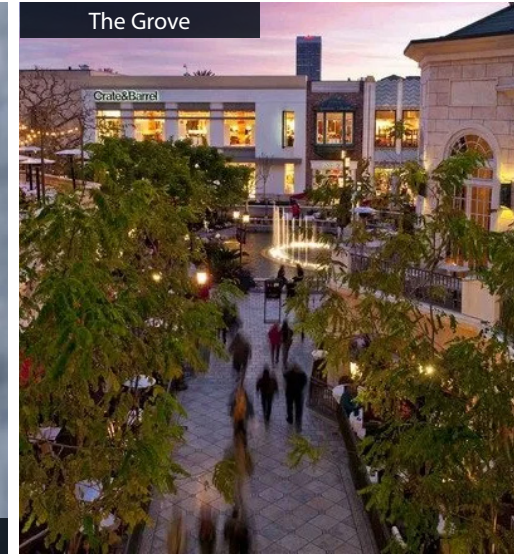
Bacari



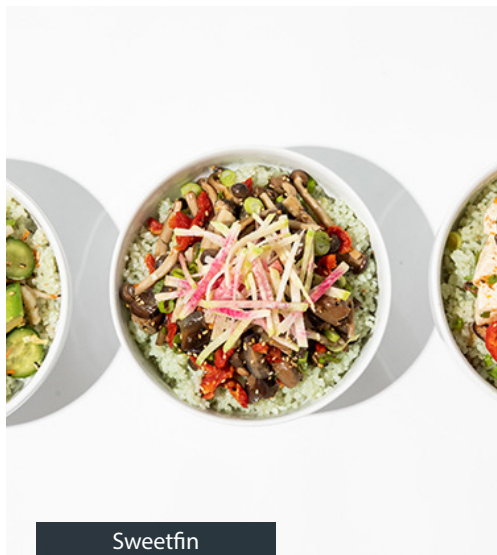
Verve



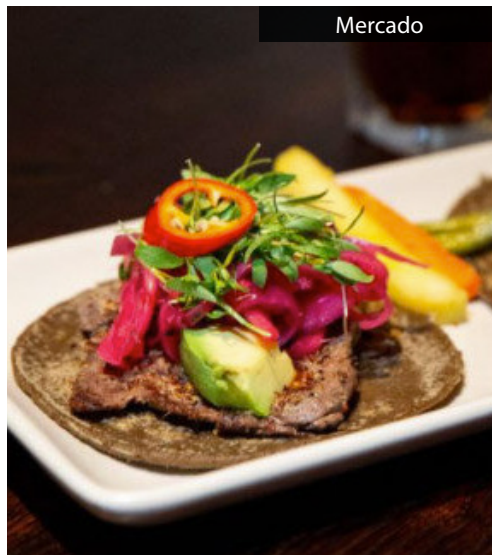
Wanderlust



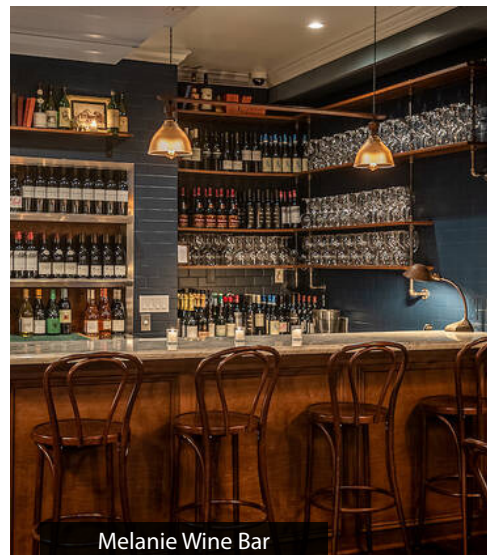
The Grove



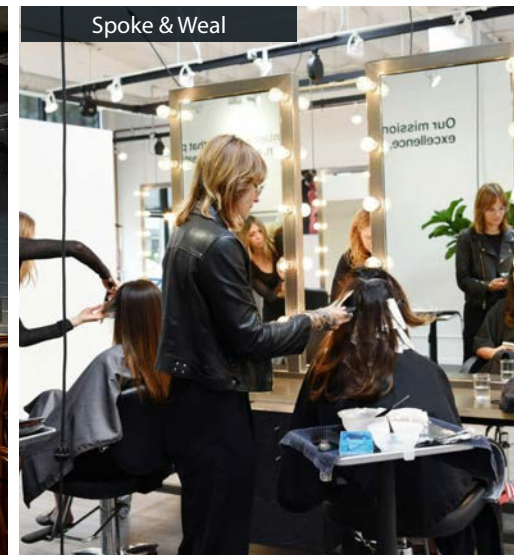
Sweetfin



Mercado



Melanie Wine Bar



Spoke & Weal

NEWMARK



COMMERCIAL
ASSET GROUP



8070

BEVERLY BLVD

LOS ANGELES, CA 90048

These materials are based on information and content provided by others, which we believe are accurate. No guarantee, warranty or representation is made by Commercial Asset Group, Inc. or its personnel. All interested parties must independently verify accuracy and completeness. As well, any projections, assumptions, opinion, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

Daniel Chiprut
CAG

Executive Vice President
D 310.275.8222
daniel@cag-re.com
Lic. 01808709

Steven Salas
Newmark

Senior Managing Director
D 310.407.6569
steven.salas@nmrk.com
Lic. 01232955

Kelly Valdez
Newmark

Brokerage Services Specialist
D 213.596.2239
kelly.valdez@nmrk.com
Lic. 01963632