



**FOR LEASE**

**8275 BEVERLY BLVD**

LOS ANGELES, CA 90048

**JACK RAVAN**

tel - 323-782-1270 | jackravan@southparkgroup.com

DRE LICENSE #00890189

**ETHAN WEBSTER**

323-782-1260 | ethan@southparkgroup.com

DRE LICENSE #02225923

# Property Overview

## FOR LEASE

**8275 BEVERLY BLVD.  
LOS ANGELES, CA 90048**

- Extra High Dome Ceilings on the corner of Beverly Blvd and Sweetzer
- Patio, with roll up garage-style doors
- Kitchen, with opportunity to convert to an in-store cafe. Such as Madhappy and James Perse nearby
- Private Garage
- Multiple bathrooms

## USE

FLAGSHIP RETAIL WITH CAFE,  
CREATIVE SHOWROOM

## SIZE

± 3,900 SQFT

## RENT

\$4.35 PER SQFT, MODIFIED GROSS



An architectural masterpiece designed with tall arched ceilings and superior finishes including natural woods and stones throughout the space. Abundant natural light and private outdoor patio. Ideal for flagship retail boutique with an in-house coffee or cafe experience.

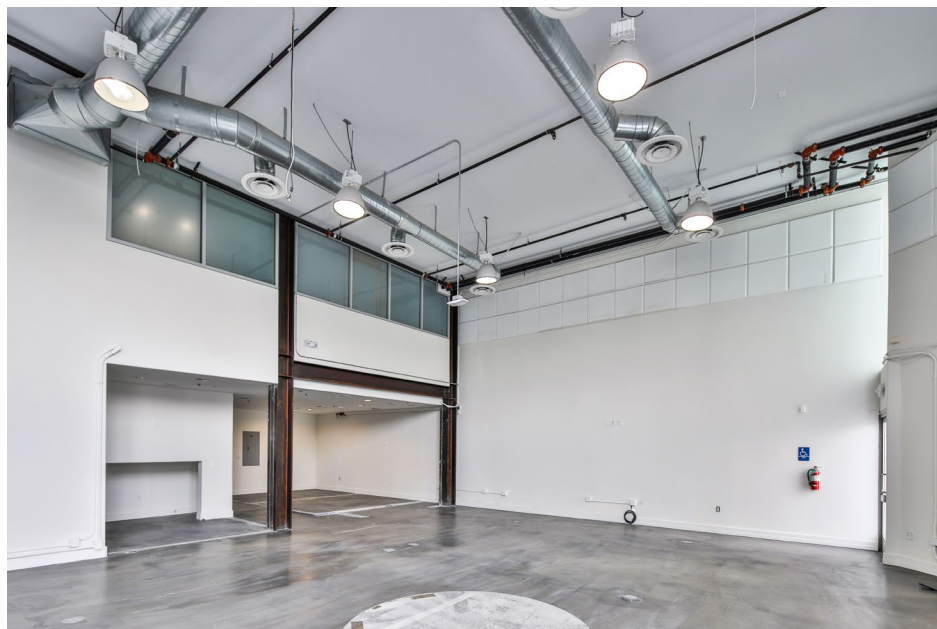
## AVAILABILITY

IMMEDIATELY

## PARKING

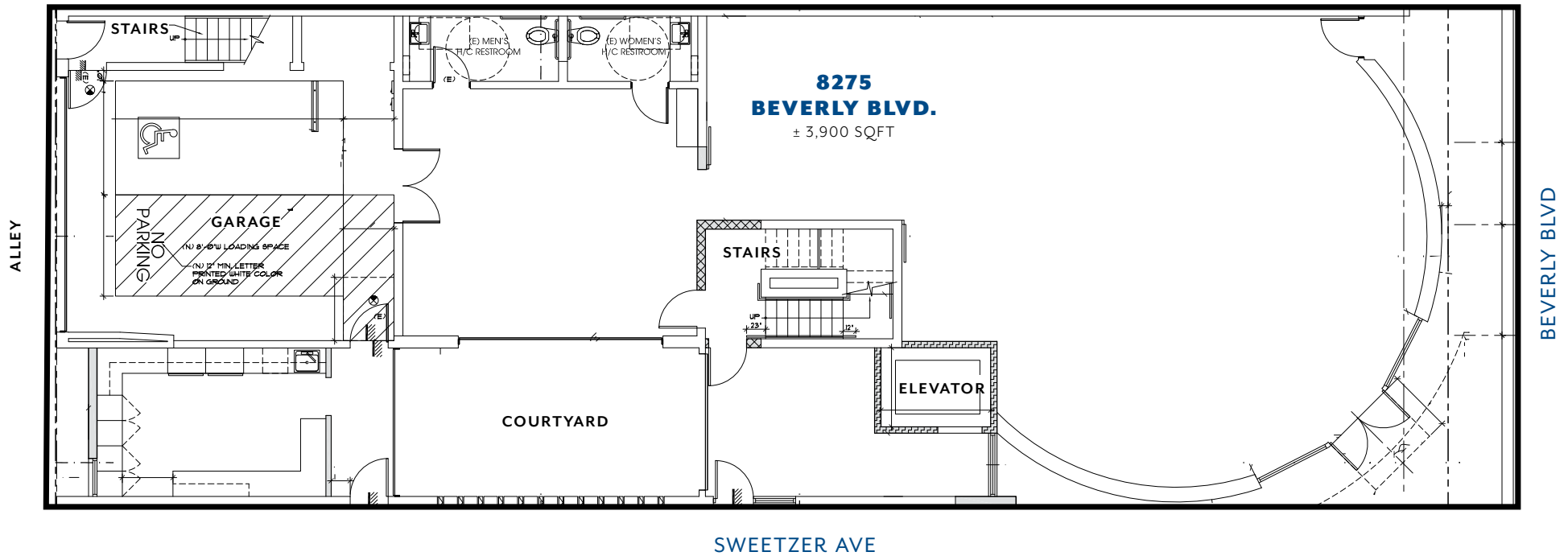
PRIVATE GARAGE  
50 PARKING SPOTS BEHIND THE BUILDING







# Floor Plan



# Map Overview



# Neighboring Tenants



**115 FT**  
**BLUE BOTTLE COFFEE**

A specialty coffee company that honors your refined taste. Whether you gravitate toward bold blends, balanced profiles, or bright single origins, we're here to guide you toward your perfect cup—no matter your coffee mood. And if you're still discovering what you love, we'll help you find it, one delicious sip at a time.

*-Blue Bottle Coffee*



**115 FT**  
**BACKYARD BOWLS**

Backyard Bowls is a revolutionary eatery specializing in acai bowls, hot porridges, smoothies, and more. We provide a healthy, delicious, high-quality and fast meal option while striving to be conscientious of our local community and minimize our earthly impact. *-Backyard Bowls*

# Contact



## **JACK RAVAN**

TEL: 323-782-1270

[jackravan@southparkgroup.com](mailto:jackravan@southparkgroup.com)

DRE LICENSE #00890189

## **ETHAN WEBSTER**

TEL: 323-782-1260

[ethan@southparkgroup.com](mailto:ethan@southparkgroup.com)

DRE LICENSE #02225923