



8386

BEVERLY BLVD

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CBRE

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 soughtafter corridors. Facade renovation expected completion in Q4 2026.

HIGH PROFILE VISIBILITY

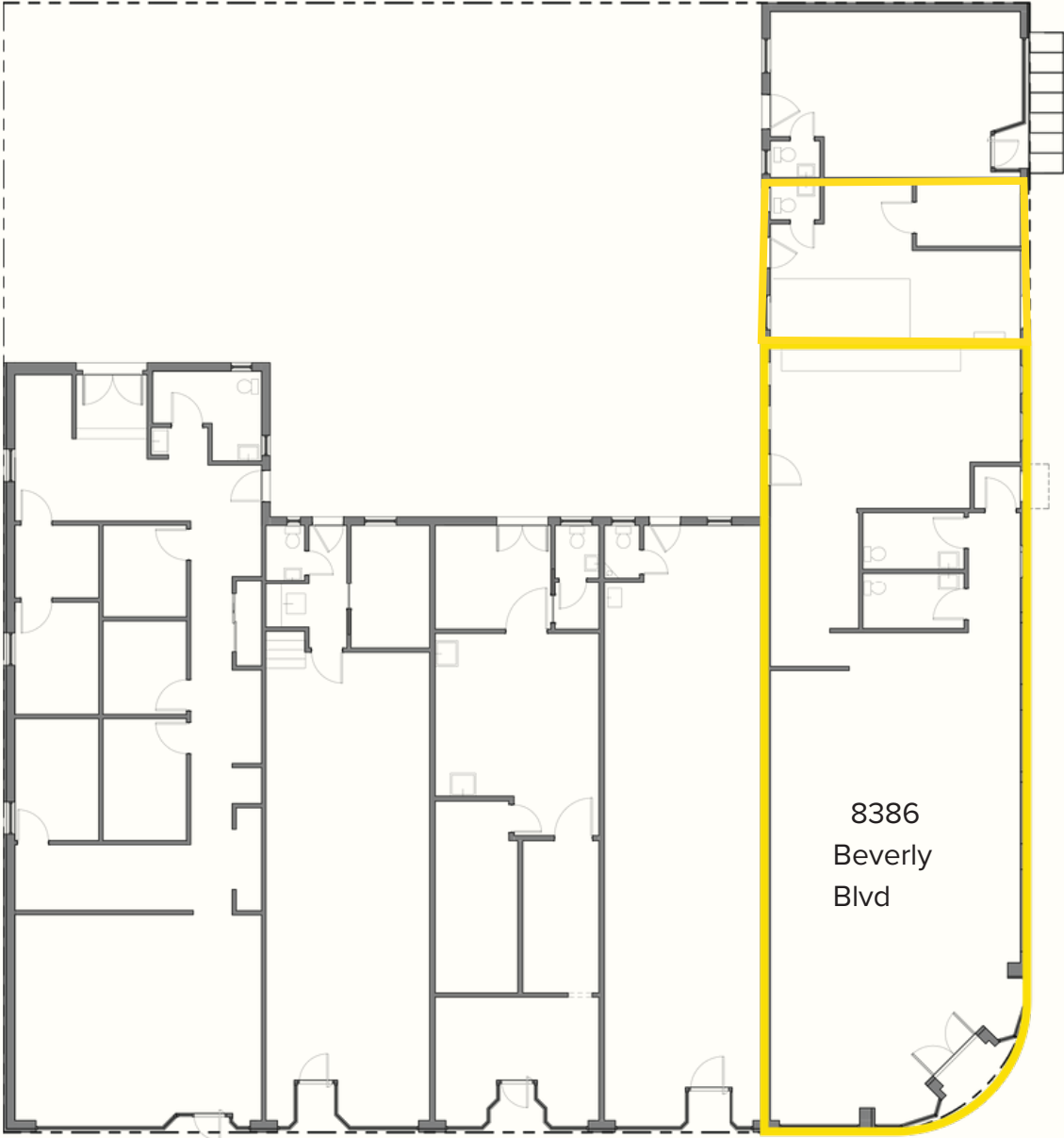
Area Demographics

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

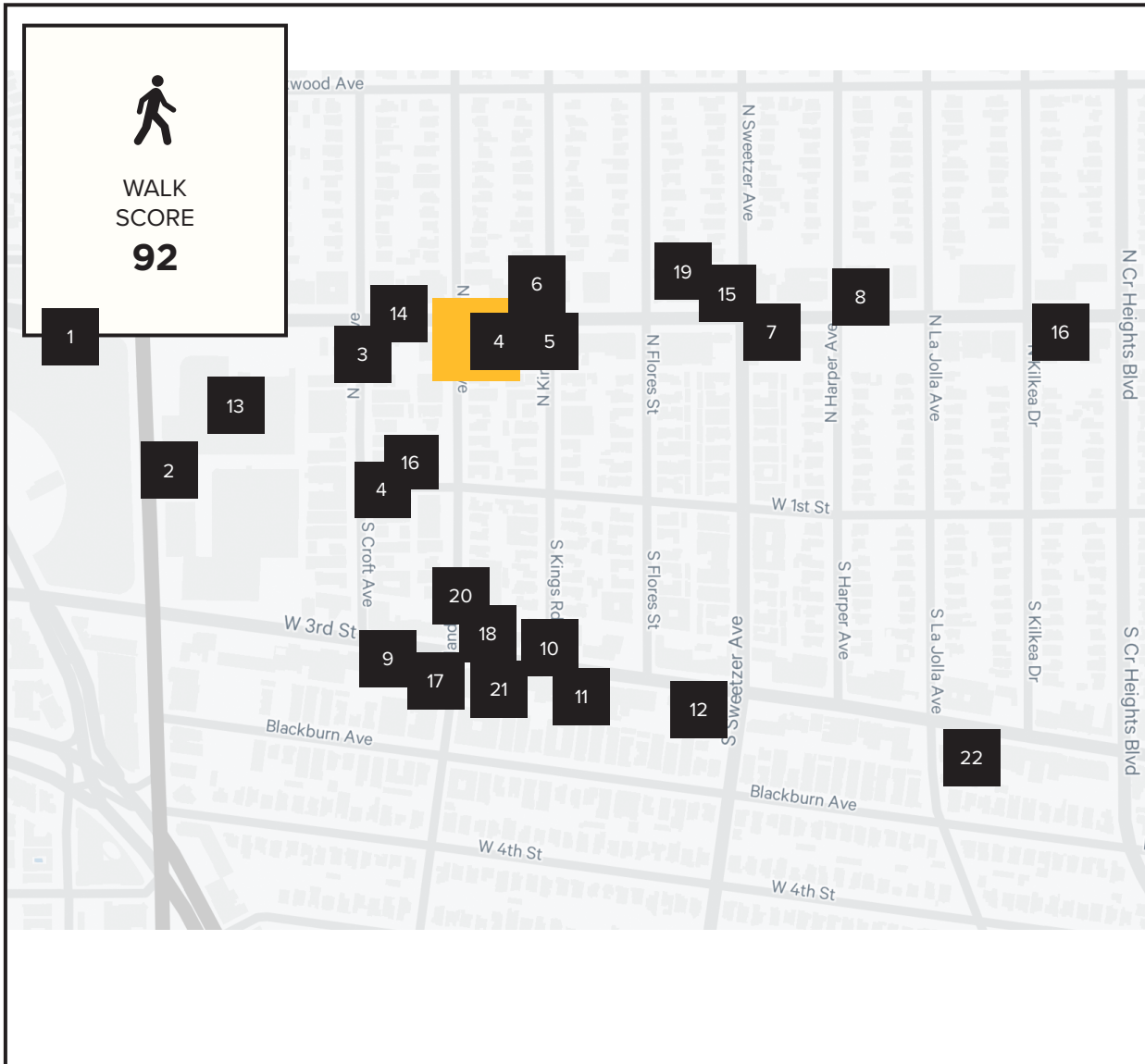
Ground Floor Retail Suites

CO-TENANCY WITH

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



NEIGHBORING TENANTS



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

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