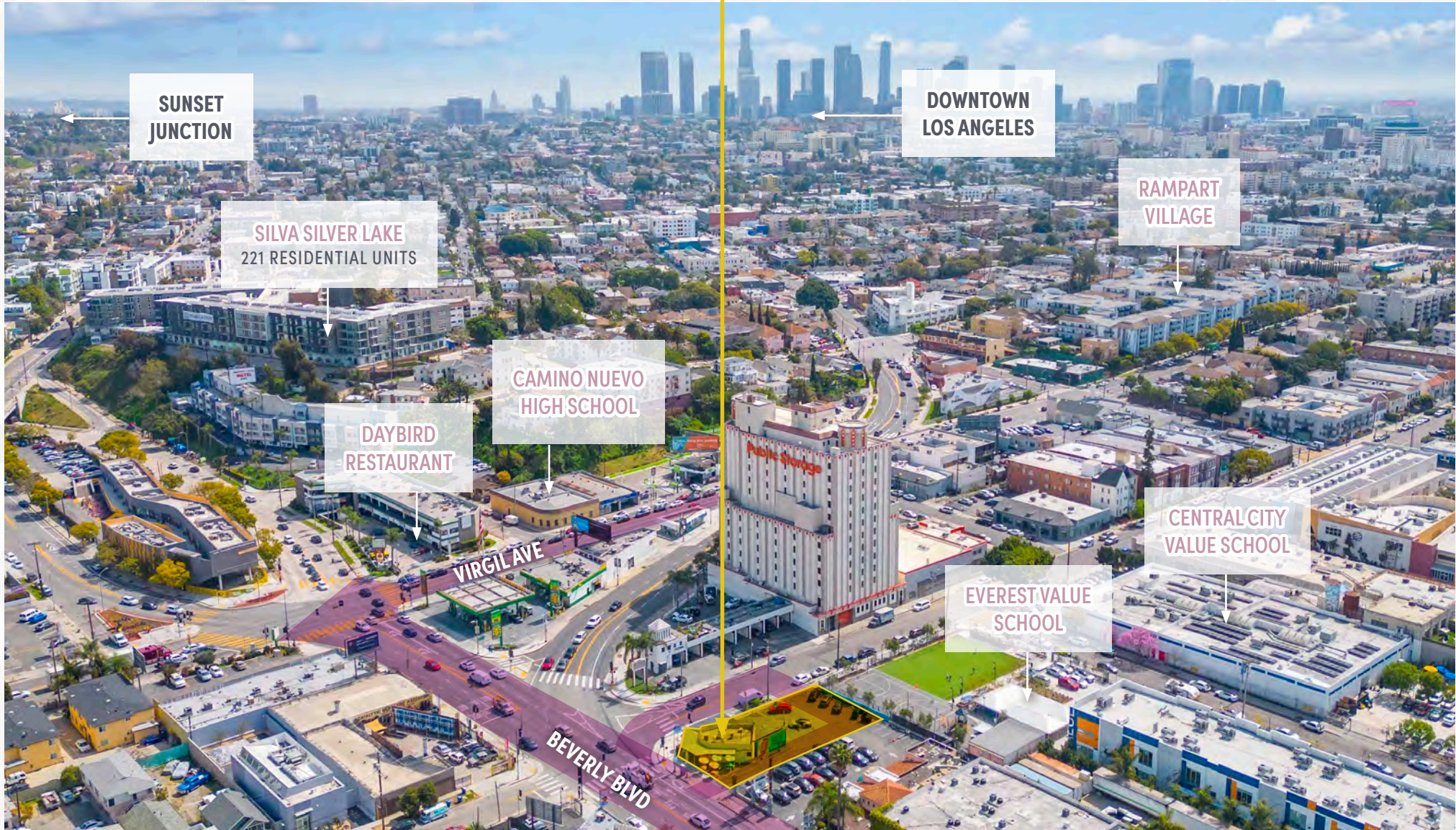


# 3660

## BEVERLY BLVD

### LOS ANGELES CA 90004



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**CBRE**



## FREE-STANDING CORNER RESTAURANT OPPORTUNITY

*2nd Generation Restaurant (plus Patio, Pole Sign & Parking) / Silverlake*





# THE AREA

SILVER LAKE  
RESIDENTIAL HOMES

3660  
BEVERLY BLVD

US  
101

VIRGIL AVE

BEVERLY BLVD

SILVER LAKE BLVD

VIRGIL AVE

BEVERLY BLVD/60K+ CARS PER DAY

WESTMORELAND AVE

SILVA SILVER LAKE  
221 RESIDENTIAL UNITS

## TRAFFIC COUNTS PER INTERSECTION

| Street Name      | Type | Traffic Count/1 Mile | Cross Street  |
|------------------|------|----------------------|---------------|
| N Virgil Ave     | Aadt | 22,870               | Smilax St     |
| Beverly Blvd     | Aadt | 35,645               | N Madison Ave |
| Silver Lake Blvd | Aadt | 22,685               | N Virgil Ave  |
| Silver Lake Blvd | Adt  | 31,293               | N Virgil Ave  |
| Beverly Blvd     | Adt  | 11,140               | N Virgil Ave  |
| Beverly Blvd     | Aadt | 35,925               | N Vermont Ave |
| N Vermont Ave    | Adt  | 46,612               | Beverly Blvd  |



## One-of-a-kind corner restaurant

Beautifully built out 2nd Generation Restaurant space on the corner of Beverly Blvd and Westmoreland Ave in Silver Lake. This is a one of a kind corner property with patio, on-site parking, and pole signage. The property has been newly upgraded with new systems and is directly next door to Everest Value School, Central City Value High School, and nearby Hotel Silver Lake, the Vermont Beverly Station, and much more!





# INTERIOR





# EXTERIOR





# PATIO





# KITCHEN





# 3660 BEVERLY BLVD

**SIZE:** ±1,288 SF

**PATIO:** ±450 SF

**ASKING PRICE:** \$1,575,000

## Highlights



Hard Corner Property at the entrance to Silver Lake



Directly next door to 2 schools, signalized corner property, tremendous patio space



±11 on-site parking space plus one of a kind pole signage



2nd Generation restaurant space equipped with a full kitchen



Heavy daytime & night-time population



568,228 2025 Population (3 Miles)





# PARKING





# THE AREA

BEVERLY  
HILLS

WEST  
HOLLYWOOD

HOLLYWOOD

HOLLYWOOD SIGN

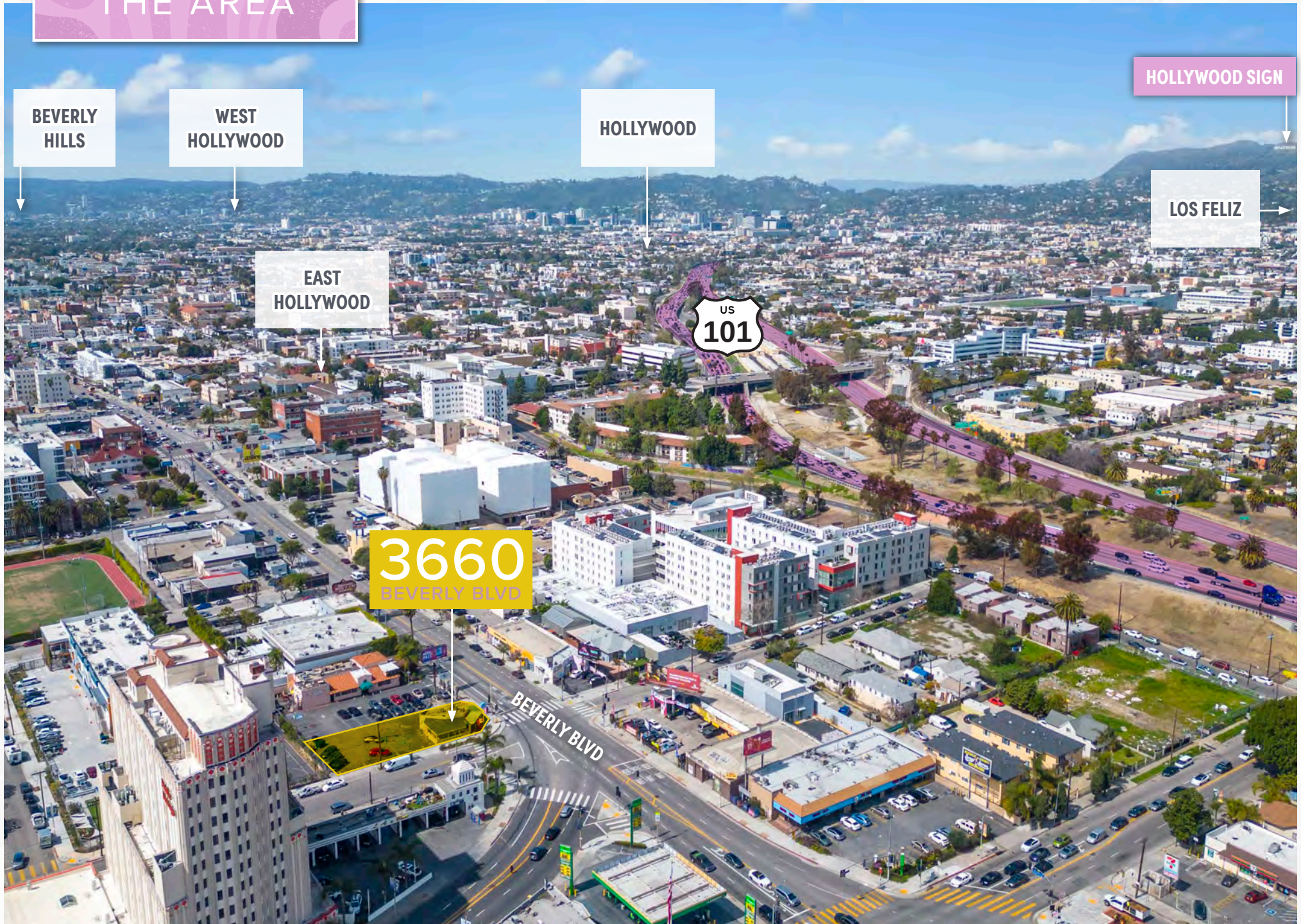
LOS FELIZ

EAST  
HOLLYWOOD

US  
101

3660  
BEVERLY BLVD

BEVERLY BLVD





# DEMOGRAPHICS



| DEMOGRAPHIC BRIEF                       | 1 MILE  | 3 MILES | 5 MILES   |
|-----------------------------------------|---------|---------|-----------|
| <b>Population</b>                       |         |         |           |
| 2025 Population - Current Year Estimate | 91,883  | 568,228 | 1,117,160 |
| 2030 Population - Five Year Projection  | 92,359  | 582,015 | 1,133,722 |
| 2020 Population - Census                | 94,968  | 566,029 | 1,126,067 |
| 2010 Population - Census                | 101,273 | 563,627 | 1,114,062 |
| 2025-2030 Annual Population Growth Rate | 0.10%   | 0.48%   | 0.29%     |



|                                         |        |         |         |
|-----------------------------------------|--------|---------|---------|
| <b>Households</b>                       |        |         |         |
| 2025 Households - Current Year Estimate | 39,784 | 256,057 | 477,235 |
| 2030 Households - Five Year Projection  | 41,157 | 270,517 | 498,629 |
| 2020 Households - Census                | 39,183 | 241,962 | 458,433 |
| 2010 Households - Census                | 36,960 | 218,853 | 419,892 |
| 2025-2030 Annual Household Growth Rate  | 0.68%  | 1.10%   | 0.88%   |
| 2025 Average Household Size             | 2.28   | 2.16    | 2.24    |



|                               |          |           |           |
|-------------------------------|----------|-----------|-----------|
| <b>Household Income</b>       |          |           |           |
| 2025 Average Household Income | \$86,845 | \$102,117 | \$108,849 |
| 2030 Average Household Income | \$97,112 | \$112,733 | \$120,828 |
| 2025 Median Household Income  | \$63,652 | \$65,859  | \$70,470  |
| 2030 Median Household Income  | \$71,257 | \$74,225  | \$79,445  |
| 2025 Per Capita Income        | \$37,759 | \$46,122  | \$46,716  |
| 2030 Per Capita Income        | \$43,443 | \$52,489  | \$53,356  |



| DEMOGRAPHIC BRIEF                  | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| <b>Housing Units</b>               |        |         |         |
| 2025 Housing Units                 | 43,178 | 283,393 | 522,379 |
| 2025 Vacant Housing Units          | 3,394  | 27,336  | 45,144  |
| 2025 Occupied Housing Units        | 39,784 | 256,057 | 477,235 |
| 2025 Owner Occupied Housing Units  | 3,265  | 33,387  | 85,514  |
| 2025 Renter Occupied Housing Units | 36,519 | 222,670 | 391,721 |



|                             |        |         |         |
|-----------------------------|--------|---------|---------|
| <b>Education</b>            |        |         |         |
| 2025 Population 25 and Over | 69,424 | 433,198 | 839,815 |
| HS and Associates Degrees   | 26,361 | 154,630 | 311,196 |
| Bachelor's Degree or Higher | 29,377 | 191,385 | 362,479 |



|                      |        |         |         |
|----------------------|--------|---------|---------|
| <b>Place of Work</b> |        |         |         |
| 2025 Businesses      | 2,947  | 32,952  | 66,984  |
| 2025 Employees       | 18,830 | 306,492 | 597,056 |





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# CBRE

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