



# SOUTH PARK GROUP

[www.southparkgroup.com](http://www.southparkgroup.com)

## FOR LEASE



**7122 BEVERLY BLVD, Unit D**  
**LOS ANGELES, CA 90036**

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License No. 01212823

SOUTH PARK GROUP | 8322 Beverly Blvd., Suite 301 | Los Angeles, CA 90048



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## PROPERTY OVERVIEW

- \* Seize a rare opportunity to occupy a high-visibility, corner location previously built out and occupied by Starbucks.
- \* The space retains much of the former cafe infrastructure with highly dedicated plumbing and efficient layout.
- \* Ideal for a Cafe, Juice Bar, Fast Casual Dining use.
- \* Currently configured without a hood system but
- \* Landlord is willing to install an exhaust/hood/ventilation system for a qualified operator.

## SQUARE FOOTAGE

± 1,250 square feet

## RATE

**\$7,500 per month, Modified Gross plus Utilities**

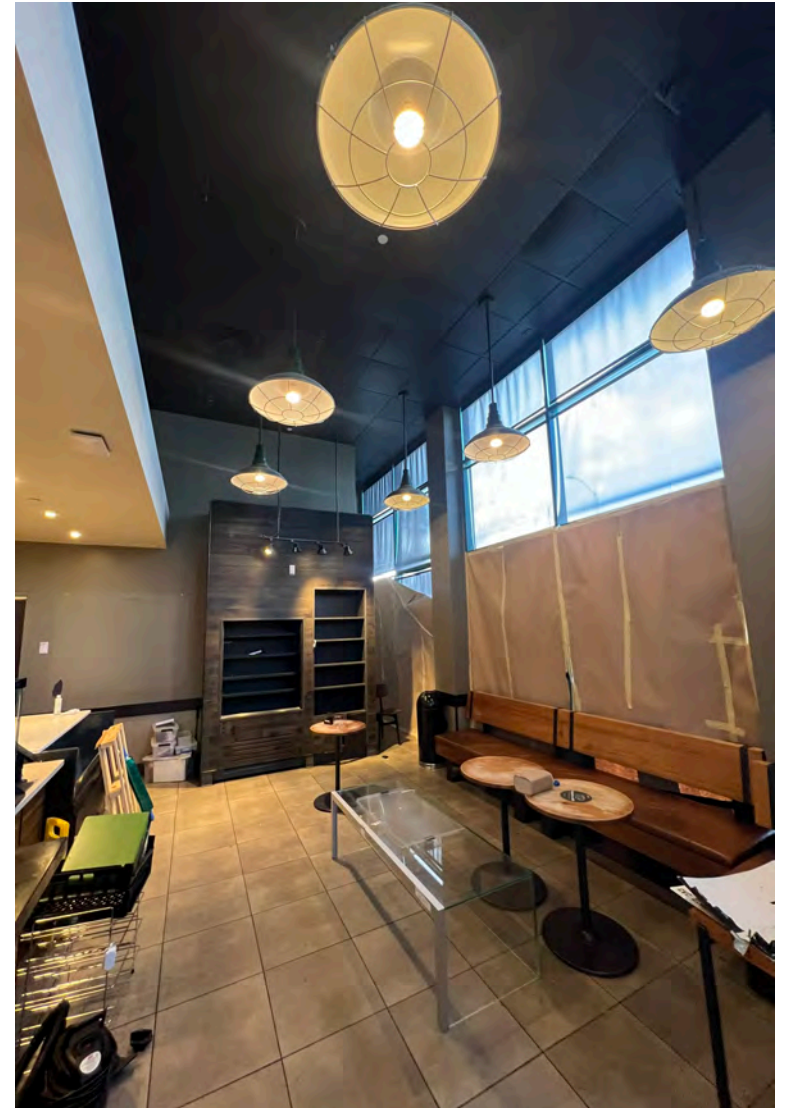
## PARKING

Valet in rear for 4 employee cars (included in base rent), valet for up to 20 additional cars available for employees and customers (Call for pricing).

## AVAILABLE

February 2026

(Currently under lease to Starbucks)







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