

FOR LEASE

PREMIER CORNER RETAIL / SHOWROOM

5,500 SF AVAILABLE

Divisible to approximately 2,750 SF

8069-8071 Beverly Boulevard

Northeast corner of Beverly Blvd and Crescent Heights

\$48.00/SF/YR NNN

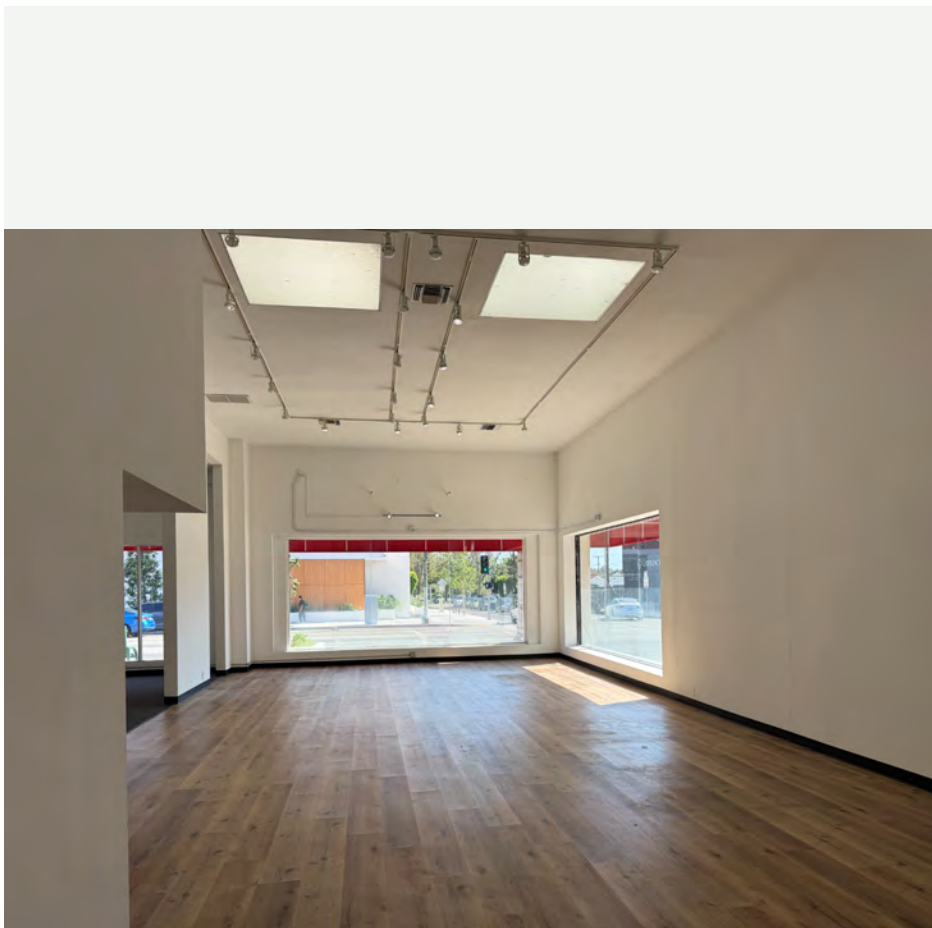
Estimated NNN: \$0.58/SF/Month



SIMON MILLS, BROKER

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Flexible, High-Visibility Space

Prominent corner commercial space offering approximately 5,500 square feet at the northeast corner of Beverly Boulevard and Crescent Heights Boulevard. The premises combines expansive storefront windows, abundant natural light, a flexible open layout, skylights, track lighting and high ceiling areas, creating a distinctive environment for retail, showroom, gallery, fitness, wellness, creative office or entertainment concepts.

- Landlord prefers a single tenant for the full 5,500 SF
- Subdivision considered, minimum approximately 2,750 SF
- Available immediately
- Tenant improvement allowance available, subject to negotiation
- Rear parking available
- Three restrooms, including one ADA restroom
- Lease only

LEASE TERMS & PROPERTY FACTS

AVAILABLE AREA	5,500 SF
MINIMUM DIVISIBLE	Approximately 2,750 SF
ASKING BASE RENT	\$48.00/SF annually
MONTHLY EQUIVALENT	\$4.00/SF/month
ESTIMATED NNN	\$0.58/SF/month
PREFERRED TERM	5 years

MINIMUM TERM	Negotiable
ANNUAL INCREASES	Negotiable
SECURITY DEPOSIT	Based on tenant qualifications
TENANT IMPROVEMENTS	Available, subject to negotiation
AVAILABILITY	Immediate
TRANSACTION TYPE	Lease only

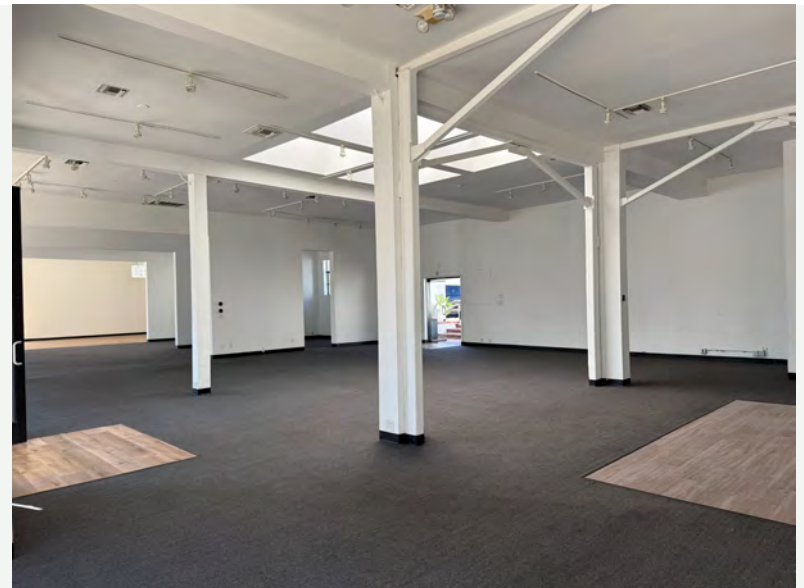
Estimated Monthly Occupancy Cost for Full 5,500 SF

Base Rent: \$22,000/month **Estimated NNN: \$3,190/month**

Estimated figures are for marketing illustration only and are subject to lease documentation, measurement and reconciliation.

INTERIOR GALLERY

Open layout, storefront exposure and natural light





Designed for Adaptability

- High ceiling areas, reported up to approximately 18 feet
- Multiple skylights and extensive storefront glazing
- Existing track lighting throughout much of the premises
- Large connected rooms with wide openings and flexible circulation
- Combination of commercial carpet and wood-look flooring over polished concrete
- Three restrooms, including one ADA restroom
- Rear access and rear parking
- Strong fit for retail, design showroom, gallery, fitness, wellness, creative office or entertainment uses

CORNER VISIBILITY & STOREFRONT PRESENCE



Flexible Space for a Range of Concepts

A highly visible corner location with an adaptable, light-filled interior.

01 RETAIL & SHOWROOM

Furniture, home furnishings, design, fashion, specialty retail and experiential concepts.

02 GALLERY & CREATIVE

Art gallery, studio, creative office, production-adjacent or design-focused occupancy.

03 FITNESS & WELLNESS

Boutique fitness, yoga, pilates, wellness, recovery and related concepts.

04 OFFICE & ENTERTAINMENT

Creative office, collaborative workspace and entertainment-oriented uses.

ADDITIONAL INTERIOR VIEWS



LEASING INFORMATION

8069-8071 BEVERLY BLVD

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The information contained herein has been obtained from sources believed reliable, but has not been independently verified and is subject to errors, omissions, prior lease, withdrawal and change without notice. No representation or warranty is made as to accuracy or completeness. Prospective tenants should independently verify all measurements, zoning, permitted uses, building systems, costs and other material facts. Tenant improvements, lease terms and all concessions are subject to landlord approval and definitive lease documentation.