

# BELLE ON BEV

1800 BEVERLY BOULEVARD  
LOS ANGELES, CA 90057

FOR LEASE

RESTAURANT  
& RETAIL

FOR RETAIL INQUIRIES

ZACHARY CARD  
Zachary.Card@cbre.com  
Lic.01717802

ERIK KRASNEY  
+1 323 270 1920  
Erik.Krasney@cbre.com  
Lic. 01970585

SOPHIA KESSLER  
+1 310 940 5545  
Lic. 02168824  
sophia.kessler@cbre.com





FOR LEASE

# BELLE ON BEV

Located in one of Los Angeles' most densely populated neighborhoods, Belle on Bev will cater to the enormous nearby workforce of DTLA and the surrounding residents. This new development is well accessed by pedestrians, freeways, and transit options.



1800 BEVERLY BLVD,  
LOS ANGELES, CA 90057



RESTAURANT OR  
RETAIL AVAILABLE



3,420 SF w/ PATIO  
DIVISIBLE



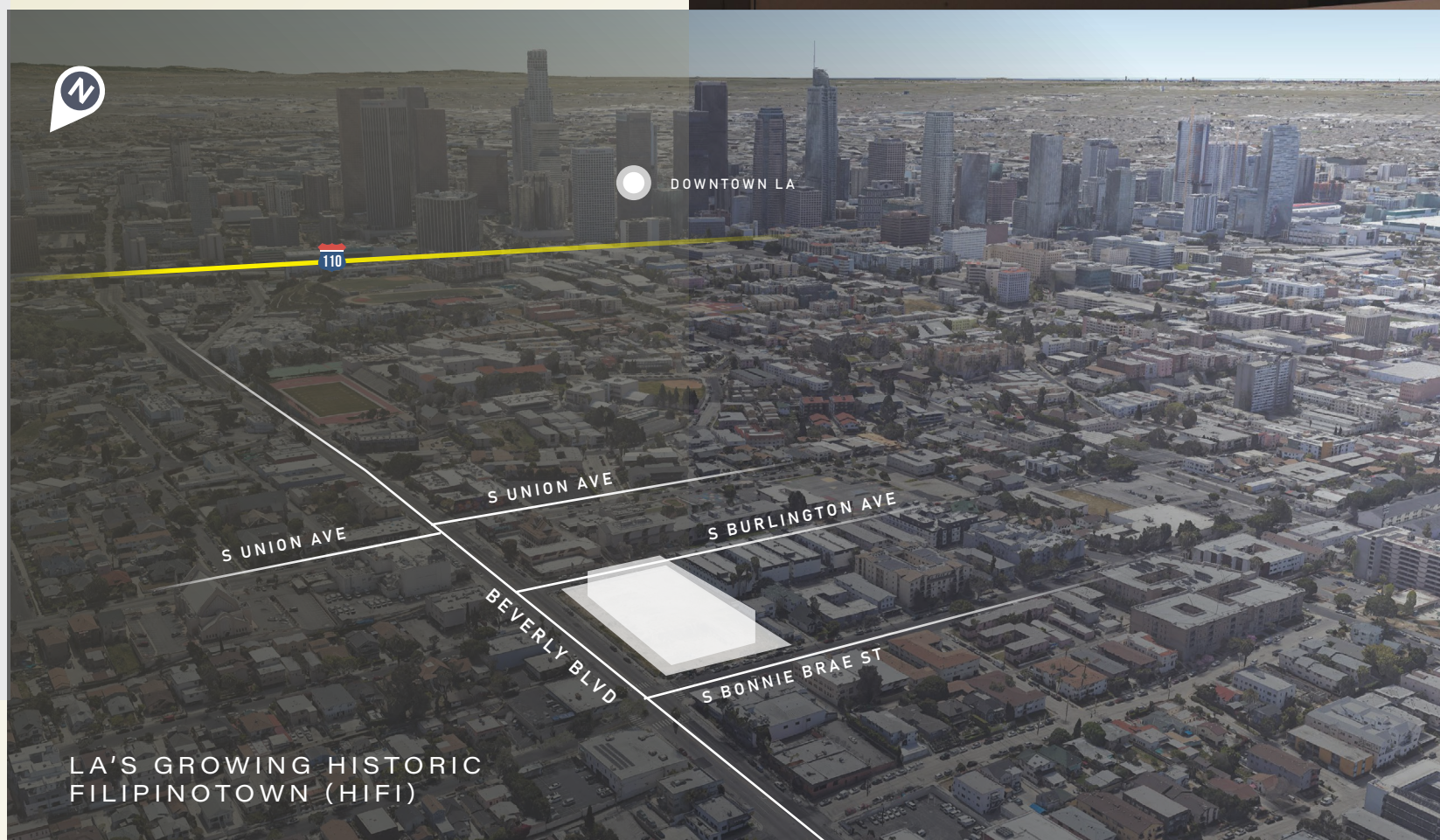
9 RETAIL  
PARKING SPACES



BUILT-IN CUSTOMER  
BASE WITH 243 LUXURY  
APARTMENT UNITS



AVAILABLE NOW



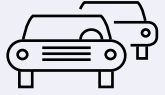
LA'S GROWING HISTORIC  
FILIPINOTOWN (HIFI)







(88) WALK SCORE  
"VERY WALKABLE"




41,250 CARS/DAY  
BEVERLY/BONNIE BRAE

SUITE C  
1,095 SF

SUITE B  
957 SF

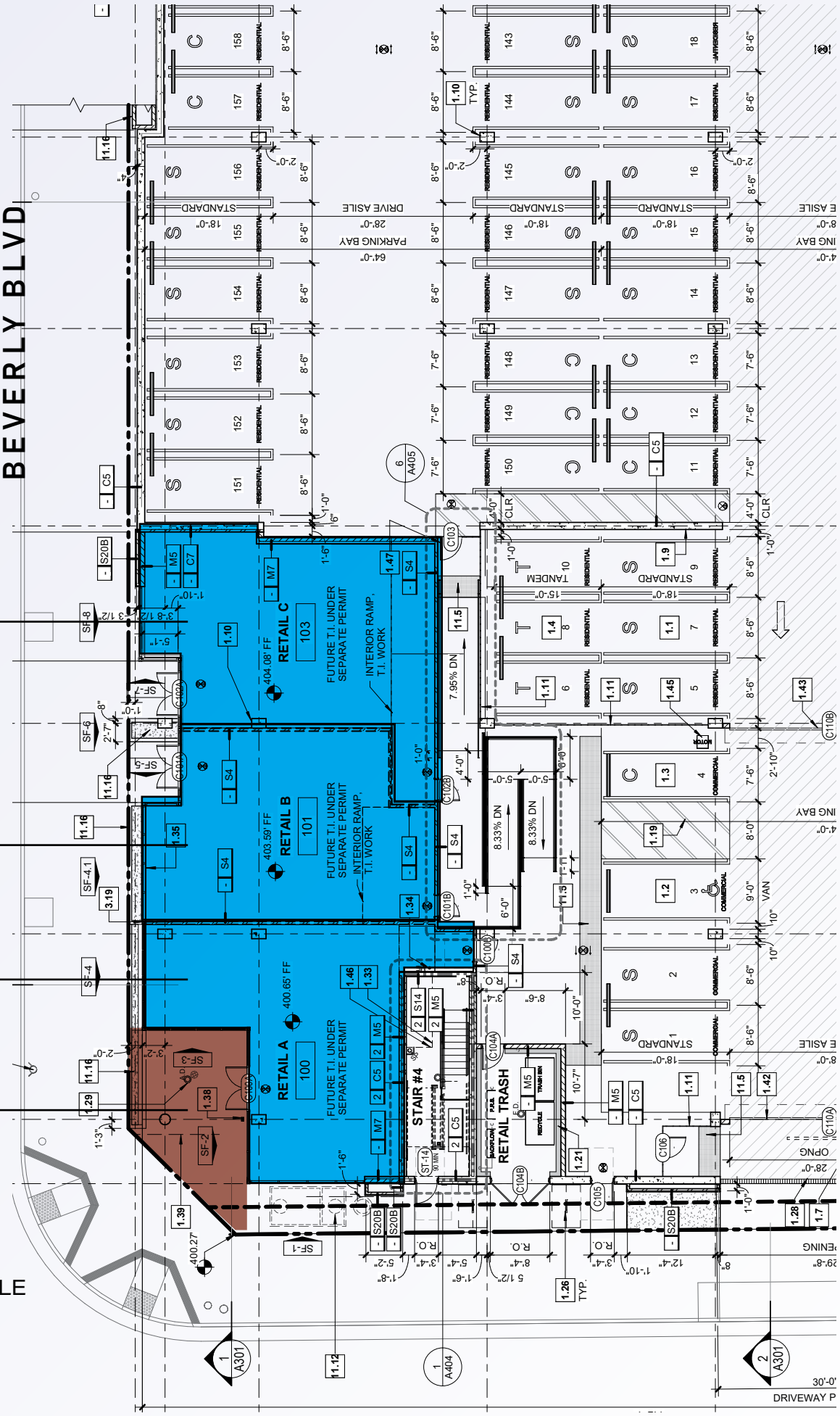
SUITE A  
1,015 SF

PATIO  
353 SF

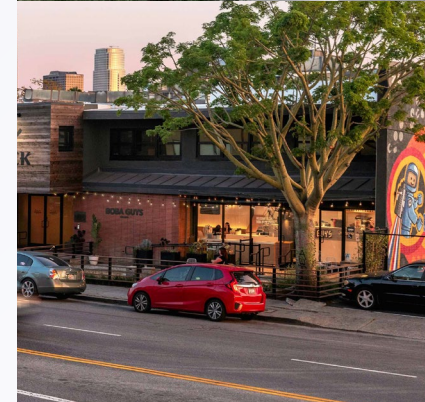
 3,067 SF DIVISIBLE  
RESTAURANT  
OR RETAIL

 POTENTIAL  
PATIO

BEVERLY BLVD



BONNIE BRAE ST



RIDEBACK  
RANCH /  
BOBA GUYS



CLARK  
STREET



BROOKLYN  
BAGEL  
COMPANY



HIFI  
KITCHEN

OUR NEIGHBORS

- RIDEBACK RANCH
- BOBA GUYS
- HIFI KITCHEN
- PUPUSERIA MENCHITA
- BROOKLYN BAGEL COMPANY
- EL BURRITO PANZON
- SISIG RESTAURANTS
- BLOOM & PLUME COFFEE
- NISSI RESTAURANT AND BAKERY
- CLARK STREET ECHO PARK
- GUS' DRIVE-IN
- WOON
- ORIGINAL TOMMY'S





ECHO PARK



DODGER STADIUM

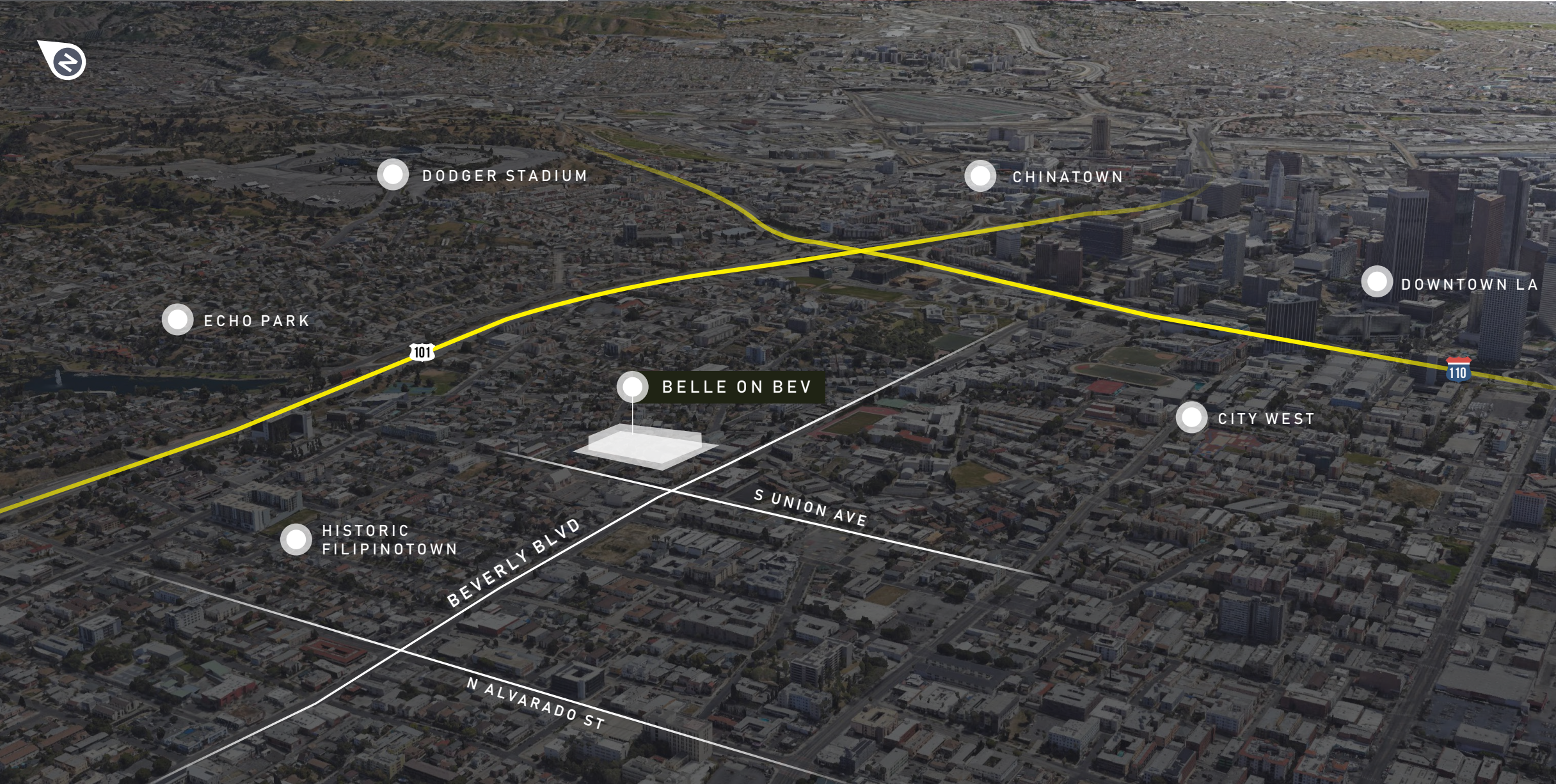
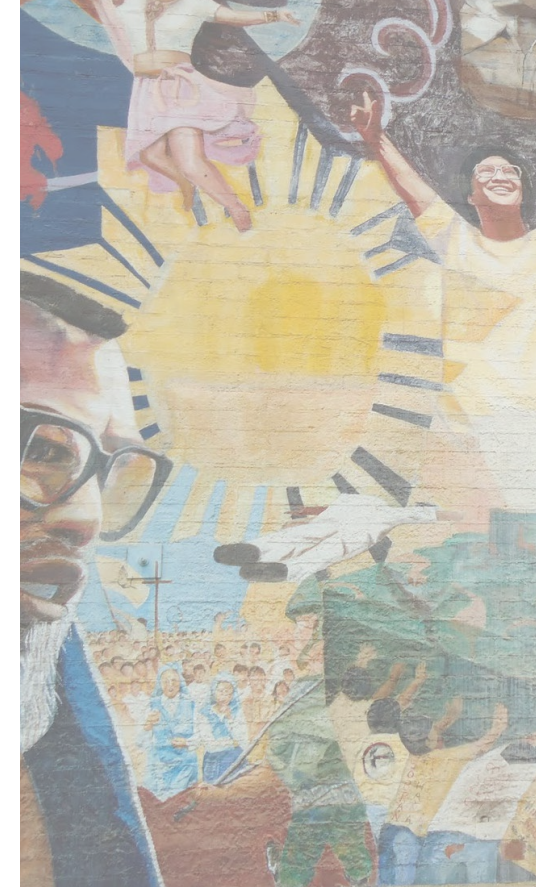


HISTORIC FILIPINOTOWN



DOWNTOWN LA

Historic Filipinotown is bordered by Silver Lake / Echo Park to the North, Citywest / Downtown to the East, and Koreatown / Westlake to the Southwest. This highly dense population is served by historic staples, repurposed buildings, and continuous new developments. The close proximity to major business hubs and attractions in DTLA, Echo Park, Silver Lake, Koreatown, and Chinatown provide a central location surrounded by LA's top offerings.



DEMOGRAPHICS (2 Mile Radius)



2022  
**319,123**  
POPULATION



DAYTIME  
**394,847**  
POPULATION



HOUSEHOLD  
**\$84,103**  
AVERAGE  
INCOME



MILLENNIALS  
**34.1%**  
MAJORITY  
GENERATION



WORK  
**234,054**  
EMPLOYEES



WORK CLASS  
**55.0%**  
WHITE COLLAR



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