

# 8070

**BEVERLY BLVD**

LOS ANGELES, CA 90048

## NEWMARK



COMMERCIAL  
ASSET GROUP

## GROUND FLOOR MEDICAL/RETAIL SPACE FOR LEASE





# DETAILS

AVAILABLE

**±3,000–±6,430 RSF**

RATE

**\$5.00 PSF/MO+NNN**  
(NNN = ±\$1.25 PSF/MO)

TERM

**5–10 YEARS**

Ideally located on the ground floor of The Leonard On Beverly Senior Living.

A state of the art 6-story building with 80 units for independent living, assisted living, memory care, and short-term stays.

World class five-star Amenities include a movie theater, rooftop terrace, and three dining venues, and the bonus of great proximity to Cedars-Sinai Medical Center.

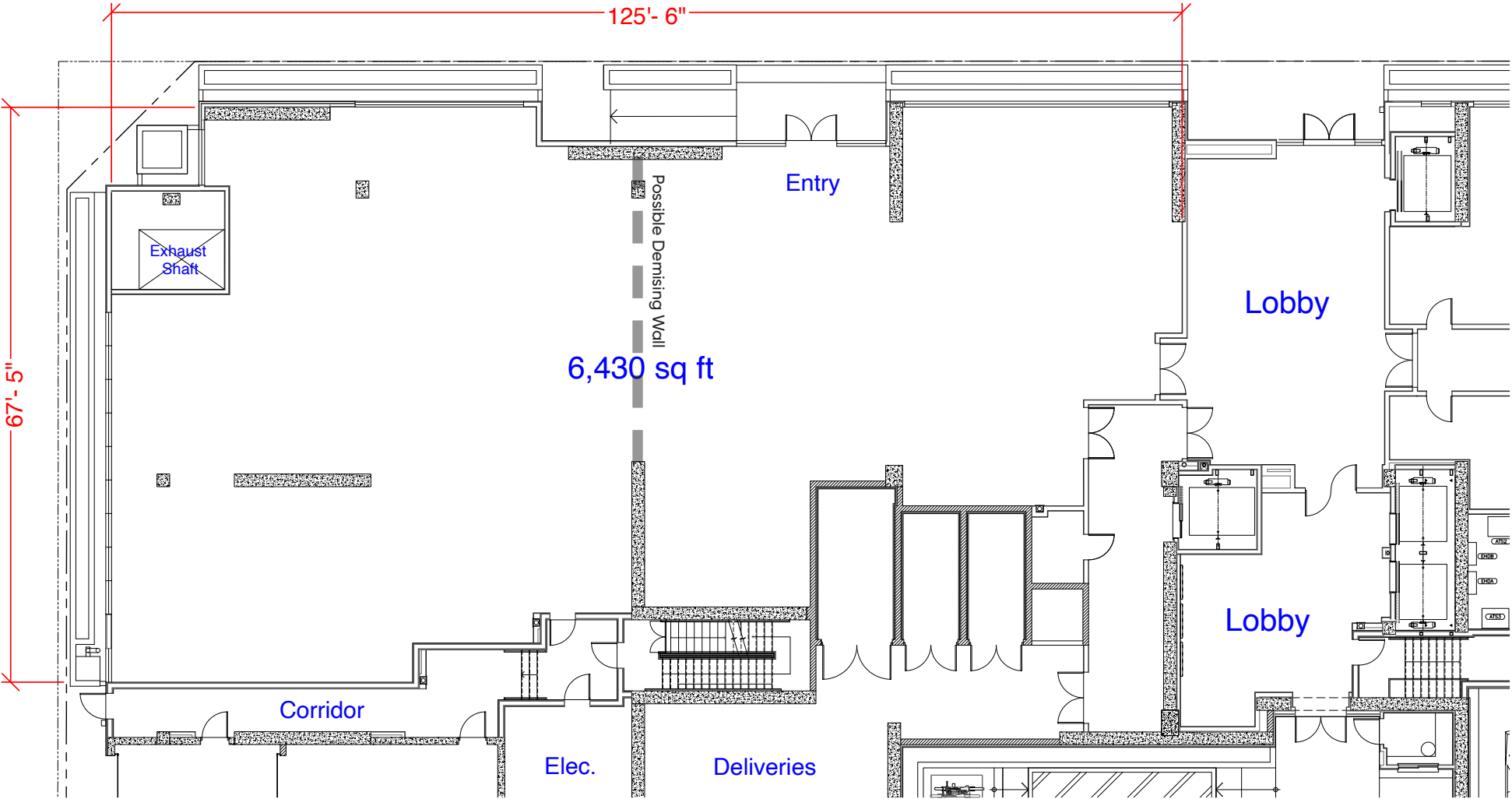


# FLOOR PLAN

±3,000 - ±6,430 RSF

Beverly Blvd.

Crescent Heights Blvd.



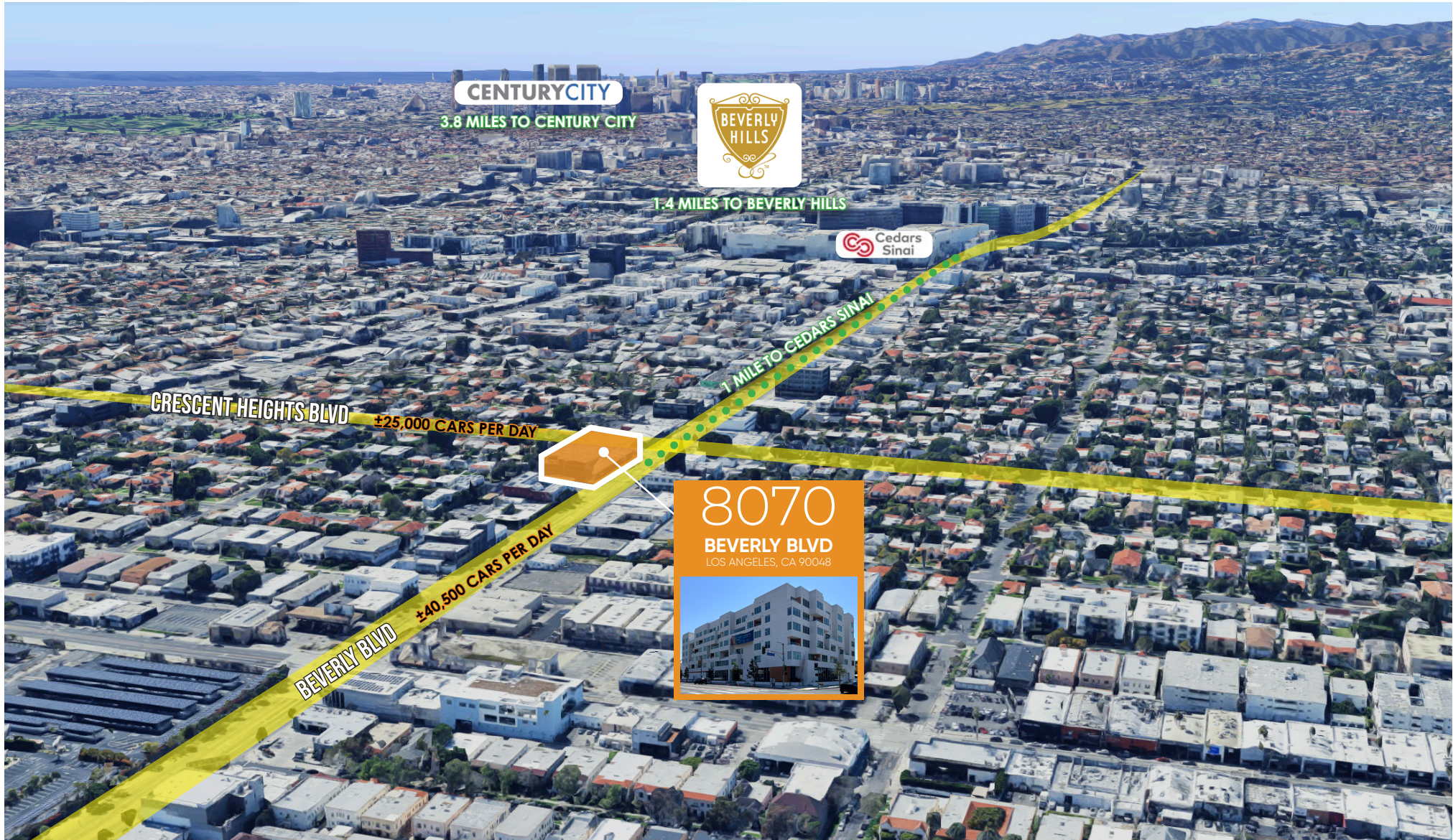


# INTERIOR PHOTOS





# AERIAL WITH TRAFFIC COUNTS





# AMENITY MAP





# AREA NEIGHBORS



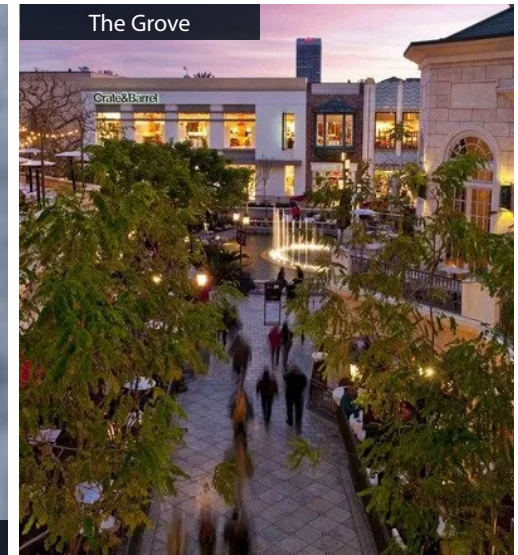
Bacari



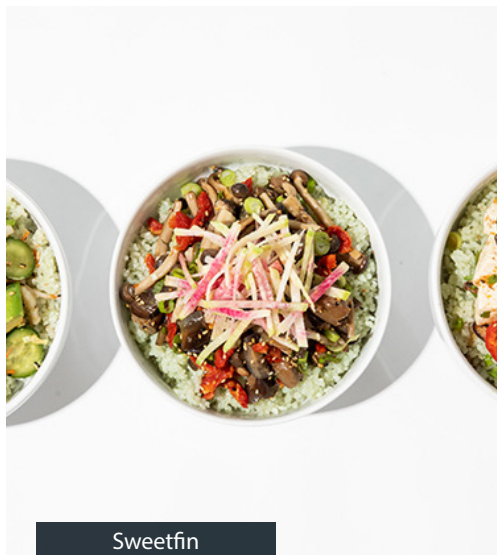
Verve



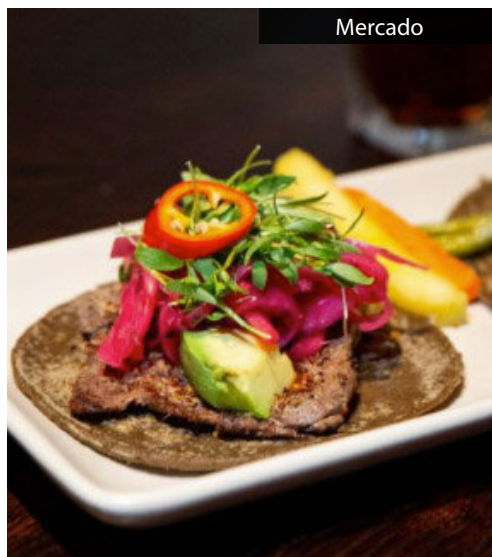
Wanderlust



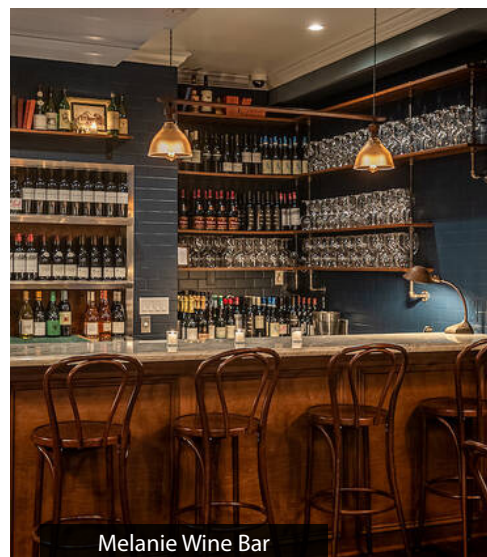
The Grove



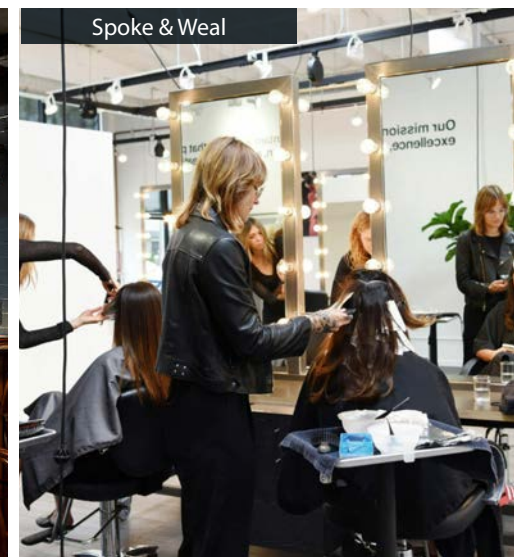
Sweetfin



Mercado



Melanie Wine Bar



Spoke & Weal



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