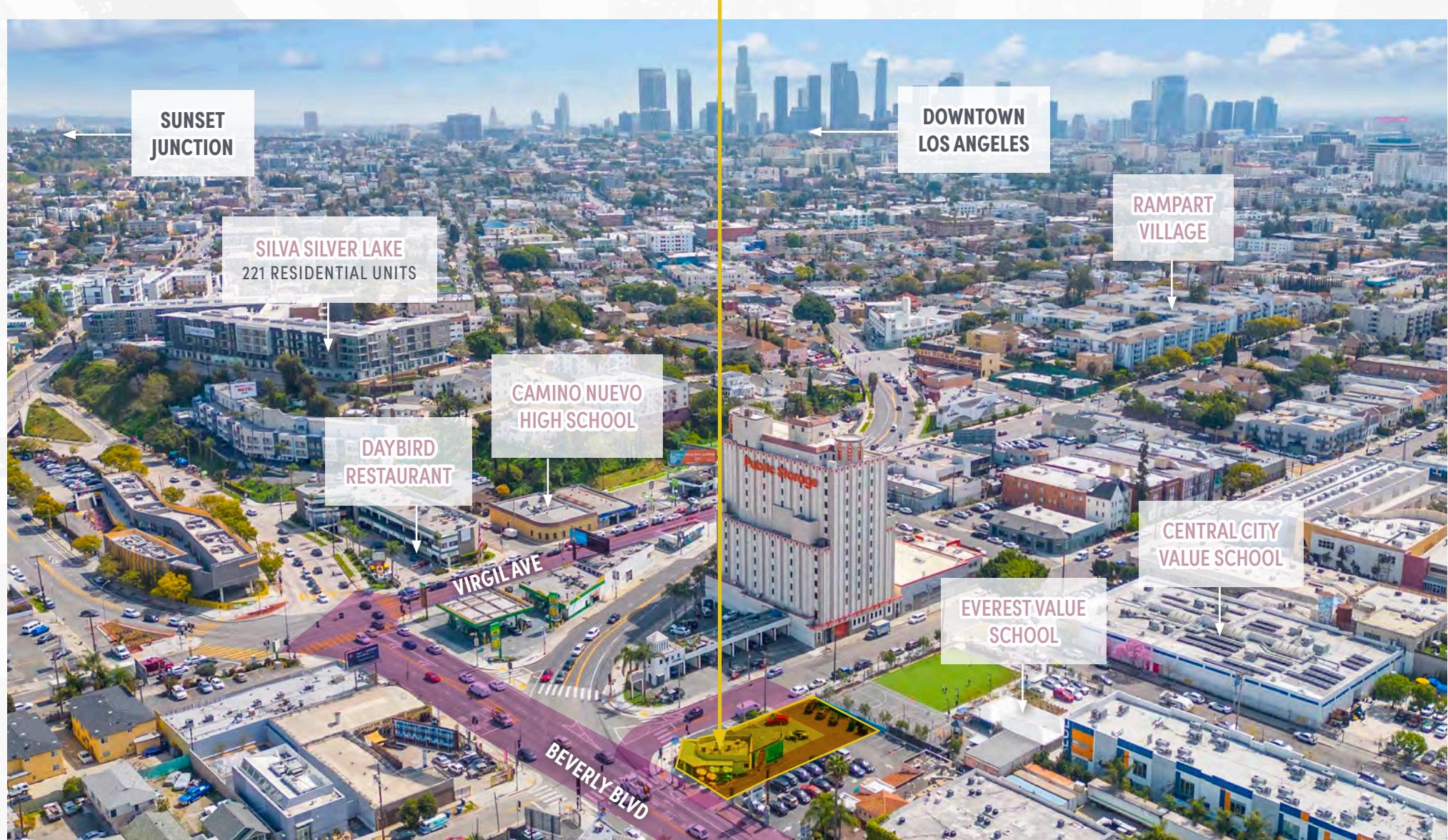


3660 BEVERLY BLVD

LOS ANGELES CA 90004



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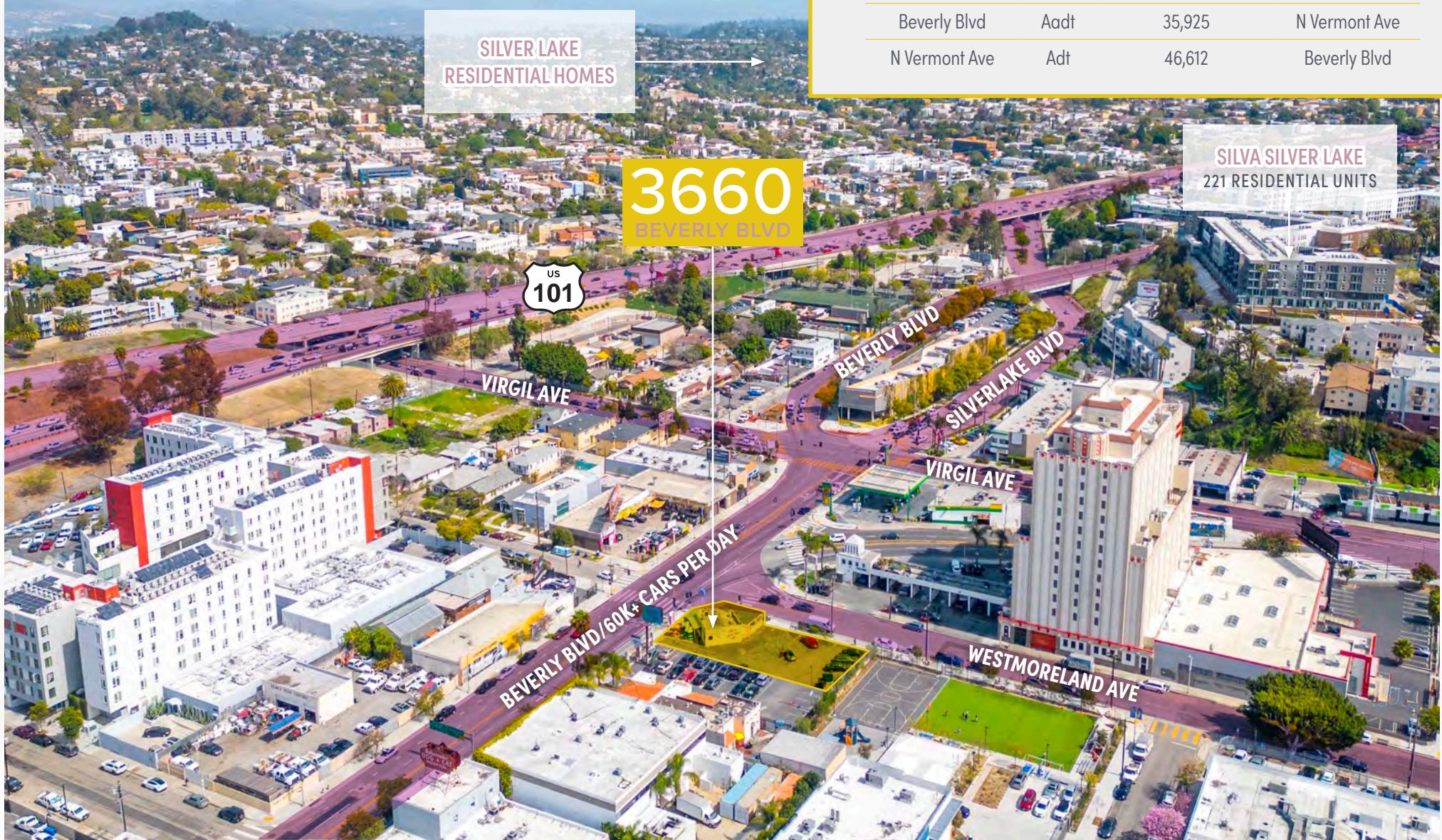
CBRE

FREE-STANDING CORNER RESTAURANT OPPORTUNITY

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



THE AREA

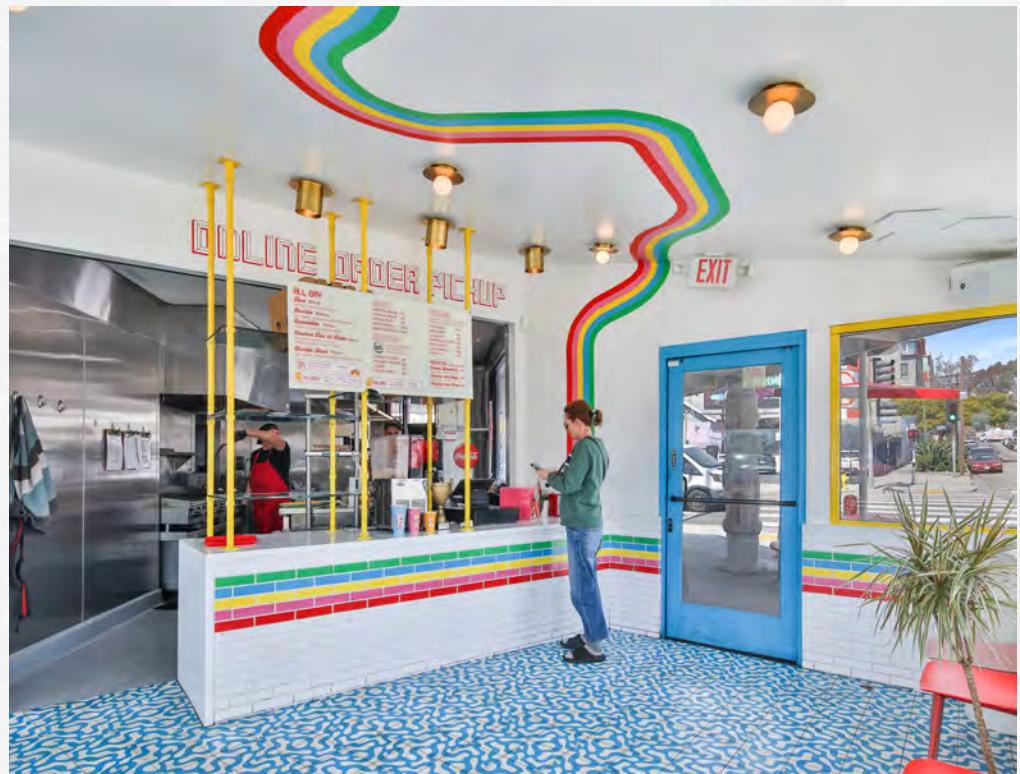


TRAFFIC COUNTS PER INTERSECTION

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

RATE: \$5.95PSF/MO. + NNN
(NNN est. \$1.30PSF/Mo.)



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



DEMOCRAPHICS



DEMOGRAPHIC BRIEF	1 MILE	3 MILES	5 MILES
Population			
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%



Households	1 MILE	3 MILES	5 MILES
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



Household Income	1 MILE	3 MILES	5 MILES
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
Housing Units			
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



Education	1 MILE	3 MILES	5 MILES
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



Place of Work	1 MILE	3 MILES	5 MILES
2025 Businesses	2,947	32,952	66,984
2025 Employees	18,830	306,492	597,056



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