

**FOR LEASE**

7563 Beverly Blvd, Los Angeles, CA 90036

Second-Gen Restaurant Opportunity

PROPERTY HIGHLIGHTS

Property Type	Freestanding Building
Building Size	2,400 SF
Available SF	1,100 SF (Interior) + 100 SF (Patio)
Year Renovation	2013
Ceiling Height	9 FT
Exhaust Hoods	12-FT & 10-FT Type 1
Grease Interceptor	1,500 Gal (Shared)
Restrooms	2
Parking	3 Dedicated Spaces
Utilities	3-Phase Power, Gas, Water
Availability	8/1/2026

LEASE TERMS

Asking Rate	\$6.00 / SF / Mo
NNN (Est.)	\$0.75 / SF / Mo
Utilities (Water, Trash, Power)	Paid by Tenant

PROPERTY DESCRIPTION

Fully built-out second-generation restaurant space — formerly Charcoal Grill & Bar — offered at a highly competitive rate for this sought-after stretch of Beverly Blvd.

The kitchen comes equipped with two Type 1 exhaust hoods and a shared 1,500-gallon grease interceptor — a major savings in build-out cost and permitting time — plus three dedicated parking spaces, a rarity on Beverly Blvd.

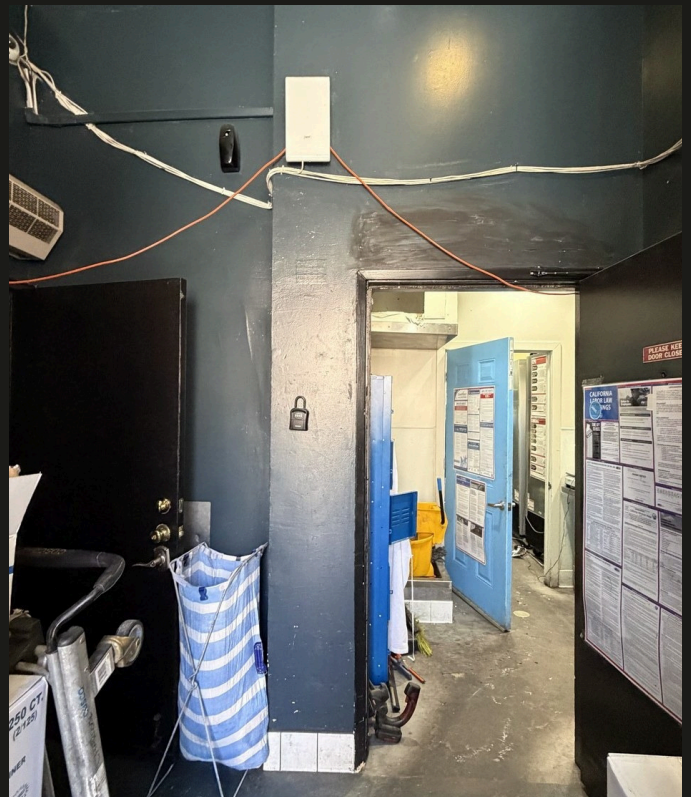
Positioned on one of LA's premier dining streets between Fairfax and La Brea, minutes from The Grove, Erewhon, Television City, and Cedars-Sinai, the location draws strong daytime traffic and an affluent, dining-driven residential base. Ideal for an operator seeking a plug-and-play opportunity.

LOCATION HIGHLIGHTS

- Premier Beverly Blvd dining corridor between Fairfax & La Brea
- Minutes from The Grove, Television City & Cedars-Sinai
- 42 feet of frontage with excellent visibility
- 3 dedicated parking spaces — a rarity on Beverly Blvd
- Affluent, dining-driven residential trade area
- Second-gen kitchen saves build-out cost & permitting time







BUILDING TYPE
General Retail

GLA
2,400 SF

RENTAL

AVAILABLE
0 SF

KEY METRICS — 3 MILE RADIUS (2025)

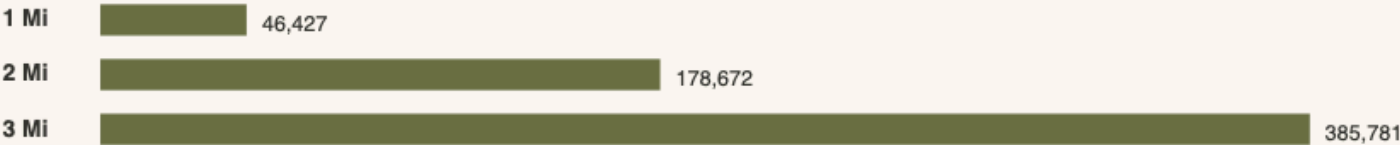
385,781
POPULATION

185,838
HOUSEHOLDS

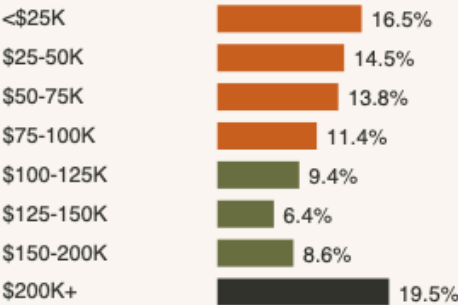
\$120,953
AVG HH INCOME

\$86,542
MED HH INCOME

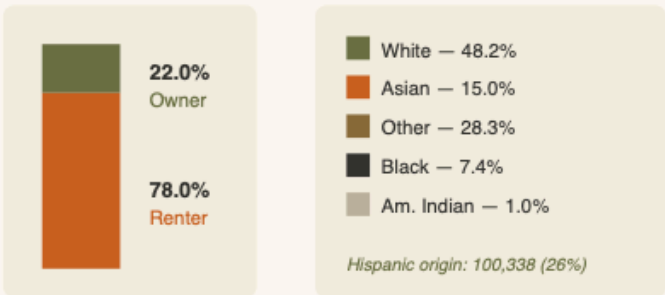
POPULATION BY RADIUS



INCOME DISTRIBUTION — 3 MILE



TENURE (3 MILE) POP. MIX



RADIUS COMPARISON (2025)

Metric	1 Mile	2 Mile	3 Mile
Population	46,427	178,672	385,781
Households	23,662	96,006	185,838
Avg HH Income	\$137,188	\$130,239	\$120,953
Med HH Income	\$103,454	\$97,188	\$86,542
Owner Occupied	15.4%	20.8%	22.0%

LOCATION SCORES



Property Map Overview



DAYTIME POPULATION

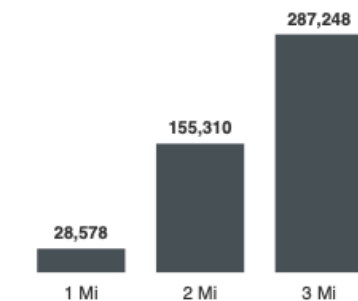
287,248

Total Daytime Employment · 3 Mi Radius

	Employees	Businesses
1 Mile	28,578	3,719
2 Miles	155,310	22,814
3 Miles	287,248	41,058

Service-producing: 275,249 · Goods-producing: 11,999 (3 mi)

EMPLOYMENT BY RADIUS



Total daytime employees · Source: CoStar, 2026

TRAFFIC COUNTS (2025 ADT)

Beverly Bl @ Gardner W	43,505
Beverly Bl @ Gardner E	42,825
The Grove Dr	12,327
N Martel @ Beverly	9,502
Oakwood @ Spaulding	5,299

Average daily traffic · Source: CoStar, 2025 counts



Take Iga, CBI, CBB

Advisor, VP - JRCAdvisors | eXp Commercial

CA DRE #02112266

Take Iga, CBI, CBB is a Certified Business Broker with eXp Commercial specializing in the sale of food and beverage businesses and providing Landlord and Tenant Representation for commercial leasing. Take operates predominantly in the Los Angeles and Orange County regions.

As Founder and CEO of JRC Advisors Inc., Take assists restaurant owners and landlords through the full lifecycle of leasing, buying, and selling — from valuations and lease negotiations to permit counsel (CUP, ABC licenses) and a trusted professional network of contractors, designers, attorneys, and accountants.

DESIGNATION

- Certified Business Intermediary (CBI) — IBBA
- Certified Business Broker (CBB) — CABB

AWARDS & RECOGNITION

- IBBA 2025 Outstanding Producer
- IBBA 2024 Chairmans Circle & Deal Maker
- IBBA 2023 Chairmans Circle & Deal Maker
- IBBA 2022 Outstanding Producer

