



7223
Beverly Blvd
PRIME BEVERLY GROVE

conroy

RARE BEVERLY GROVE MIXED-USE INVESTMENT OPPORTUNITY

Summary

Beverly Grove Location

Deal Snapshot

\$4,300,000

OFFERING PRICE

6,370

BUILDING SF

4,000

LOT SF

Total Units	8
Property Type	Retail/Office
Year Built	1929
Buildings	1
Stories	2
Parking	3 Spaces
Parking Type	Open
Construction	Tilt-up (pre-cast concrete)
Roof Type	Flat
Zoning	LAC2



Property Highlights

Rare Beverly Grove mixed-use investment opportunity featuring ground-floor retail and second-floor office/service suites in a distinctive Art Deco building.

Prime Beverly Boulevard location in the heart of Beverly Grove, one of Los Angeles' most walkable and desirable infill neighborhoods.

Highly recognizable architectural character, with a striking white Art Deco façade, vertical architectural detailing and prominent Beverly Boulevard frontage.

Diversified eight-unit income stream comprising two ground-floor retail spaces, five upper-level office/service suites and a separately leased rooftop billboard.

Two substantial ground-floor retail suites totaling approximately 3,204 square feet, currently occupied by Cooritalia LA and Corelab.

Flexible upper-floor suite configuration consisting of smaller, readily leasable office and service spaces ranging from approximately 500 to 1,000 square feet.

Separate billboard revenue of \$400 per month, with the current Outfront Media agreement extending through September 2027.

Potential Owner-User opportunity in the approximately 620-square-foot Suite 204/301, for which the current tenant has provided notice to vacate effective September 1, 2026, and the Seller-occupied 1,500 square feet.

Attractive tenant mix spanning retail, design/showroom, real estate, wellness, consulting and financial-service uses.



Central LOCATION

The property sits at the geographic and cultural center of Los Angeles. Television City — the storied former CBS studio campus — sits catty-corner across the intersection. The Original Farmers Market and The Grove are a short walk away. LACMA, the Beverly Center, and Melrose Avenue are all within minutes. The immediate trade area is among the densest and most affluent in the city, with more than 38,000 daytime employees within one mile and a residential population that skews educated, professional, and high-income.





Alley Access

The property benefits from alley access, providing convenient secondary access to the building and enhancing functionality for parking, deliveries, and day-to-day operations.

6,370 SF Building

The property offers approximately 6,370 SF of building area, providing an efficient footprint within the 4,000 SF lot and supporting a versatile mixed-use configuration.

8-Unit Mixed-Use Configuration

The property features 8 units consisting of ground-floor retail and second-floor office/service suites, providing a diversified mixed-use income stream within a highly visible location.

Financial Analysis

Tenant	SF	Monthly rent	\$/SF	Lease Type	% of premises	Deposit	Lease From	Lease To
Outfront Media (12x24')	N/A	\$400		Billboard	0%	\$0	09/30/2003	09/30/2027
Coreltalian	1,575	\$7,210	\$4.58	Gross	25%	\$13,500	01/01/2021	12/31/2025
CoreLab	1,629	\$5,000	\$3.07	NNN	26%	\$10,000	09/15/2024	09/14/2028
EGC Real Estate Group	1,000	\$3,500	\$3.50	Gross	16%	\$0	07/01/2018	
ACU Intuit	500	\$1,998	\$4.00	Gross	8%	\$2,000	02/01/2020	01/31/2021
ROGO Consulting	550	\$2,200	\$4.00	Owner	9%	\$0	04/01/2022	03/31/2023
Konstantin Nossachev	620	\$1,843	\$2.97	NNN	10%	\$1,150	08/12/2014	08/31/2025
Boardwalk West Financial Services	500	\$2,187	\$4.37	NNN	8%	\$1,800	01/01/2024	12/31/2027
TOTAL	6,374	\$24,338			100%	\$28,450		

Percentage NNN 43%

Asking price **\$4,300,000**

PSF \$675

INCOME

Annual rental revenue \$292,056

Scheduled NNN revenue \$41,554

Total annual revenue \$333,610

EXPENSES

Property Tax \$52,632

Insurance \$5,910

Maintenance and Repairs \$4,003

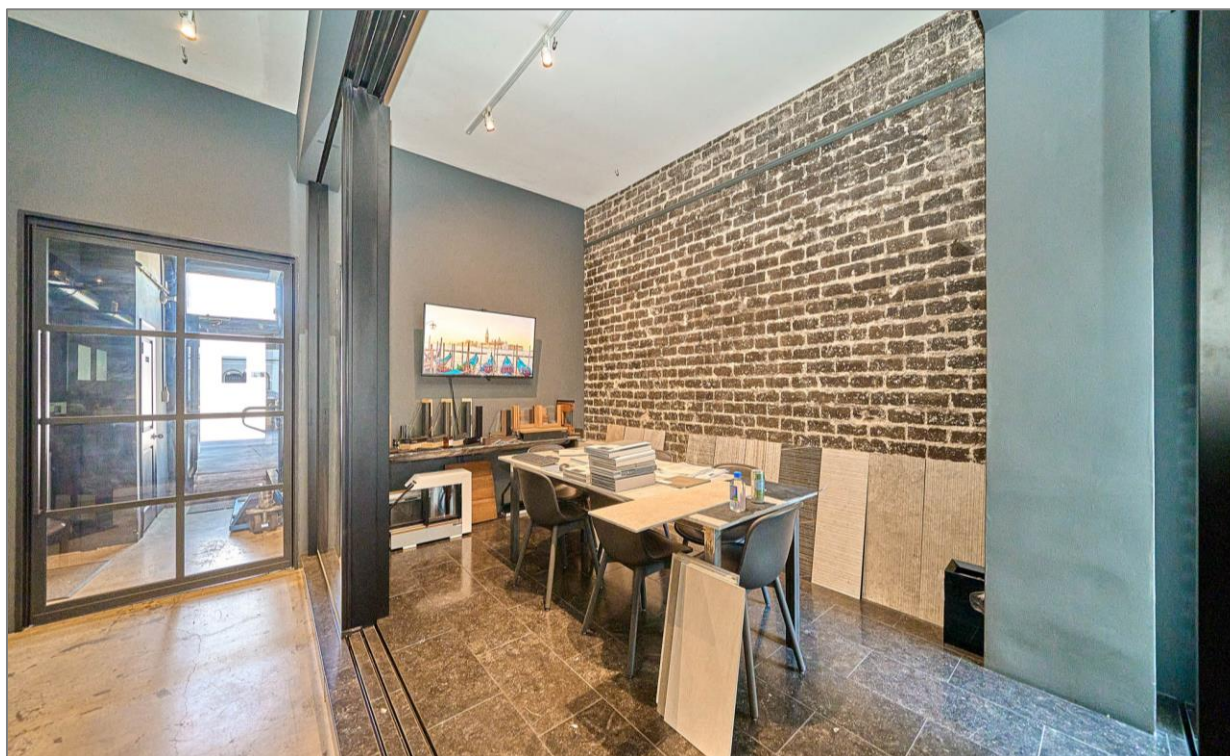
Management \$17,326

Utilities \$16,479

Total expenses \$96,350

NOI \$237,260

Cap rate 5.5%





Mixed-Use Beverly Grove Location
Interior Layout





7223 Beverly Boulevard

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Mixed-Use: Retail/Office



Ground Floor

Two substantial ground-floor retail suites totaling approximately 3,204 square feet, currently occupied by Cooritalia LA and Corelab.



Upper Floor Suites

Flexible upper-floor suite configuration consisting of smaller, readily leasable office and service spaces ranging from approximately 500 to 1,000 square feet.





Beverly Grove

Los Angeles

Beverly Grove is one of Los Angeles' most desirable infill multifamily neighborhoods due to its central location, affluent renter base, and immediate proximity to Beverly Hills and West Hollywood. Situated just east of Beverly Hills, the neighborhood benefits from "spillover" demand from renters and buyers seeking a luxury Westside lifestyle at a relative discount to Beverly Hills pricing.

The area is highly walkable and anchored by major lifestyle amenities including The Grove, The Original Farmer's Market, Beverly Center, the 3rd Street retail corridor, and nearby Cedars-Sinai Medical Center, making it especially attractive to entertainment, medical, and professional tenants. From a multifamily perspective, Beverly Grove is characterized by a dense collection of low-rise apartment buildings, classic 1920s–1960s courtyard properties, duplexes, and small-to-mid-size value-add assets with limited new supply due to restrictive zoning and neighborhood preservation efforts

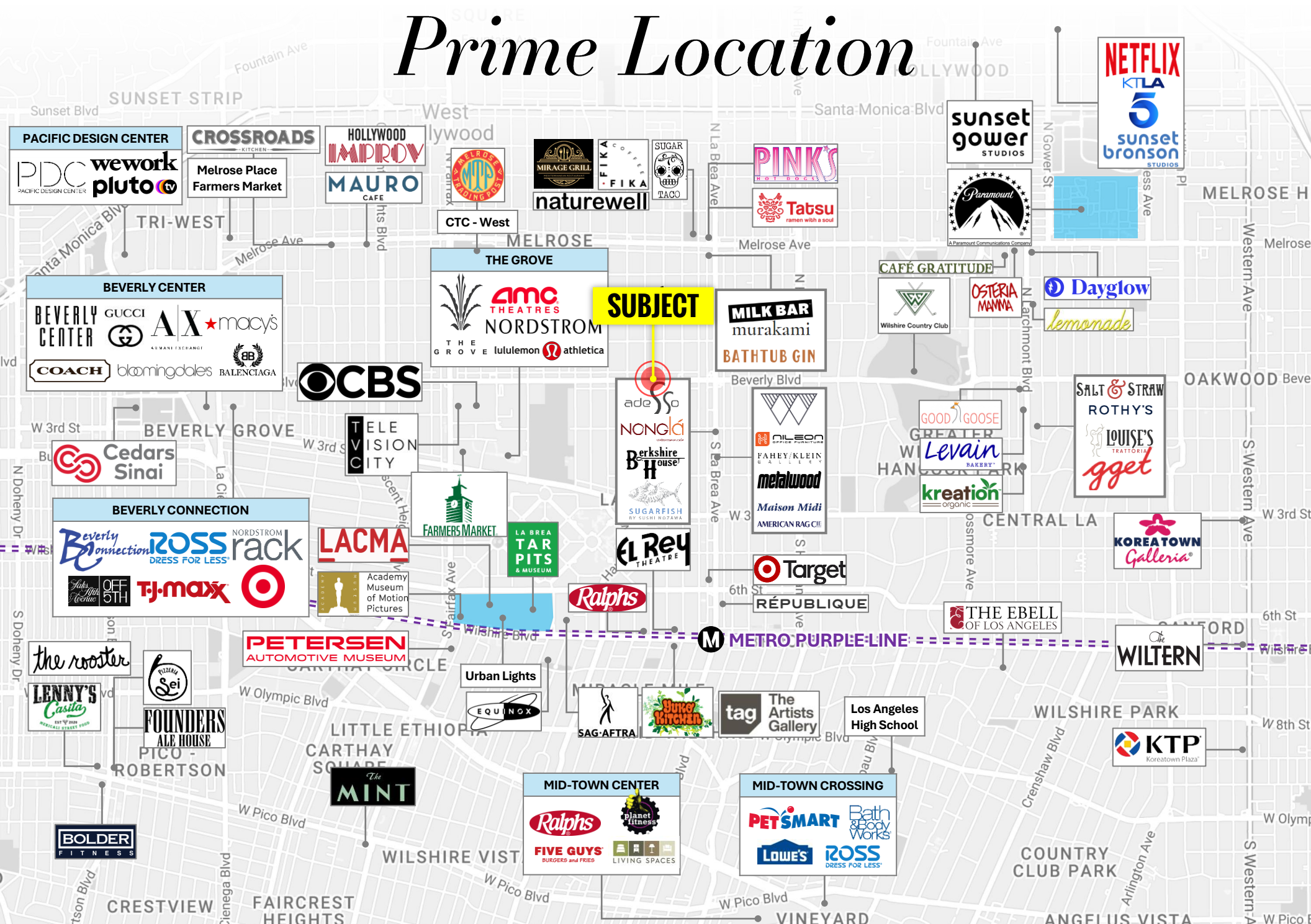


The Grove *Los Angeles*

One of Los Angeles' most recognizable shopping and entertainment destinations, The Grove is located in the heart of Beverly Grove and features a premier mix of retail, dining, entertainment, and public spaces. Its strong regional draw and consistent pedestrian and vehicle traffic contribute to the area's appeal as one of Central Los Angeles' most prominent commercial and lifestyle destinations.



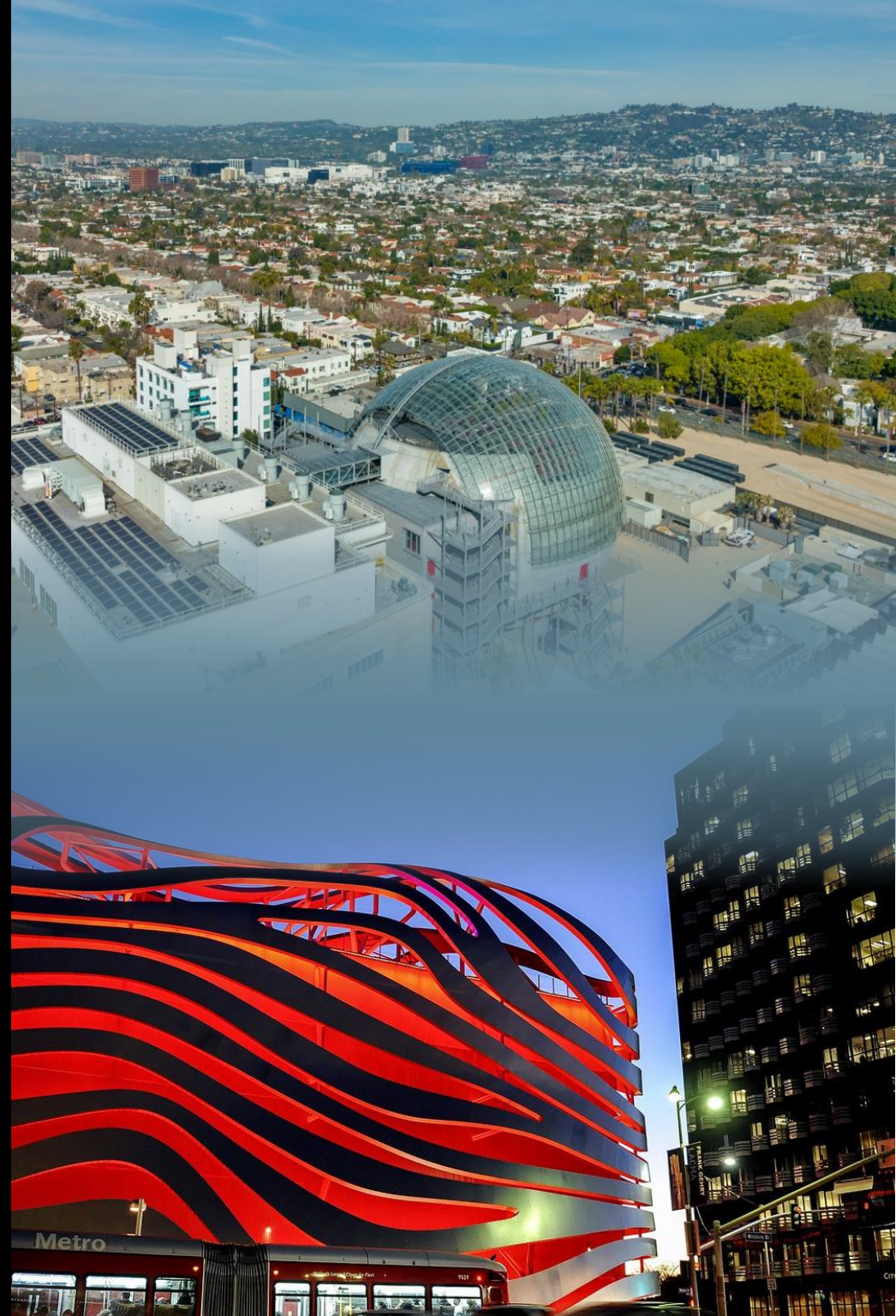
Prime Location



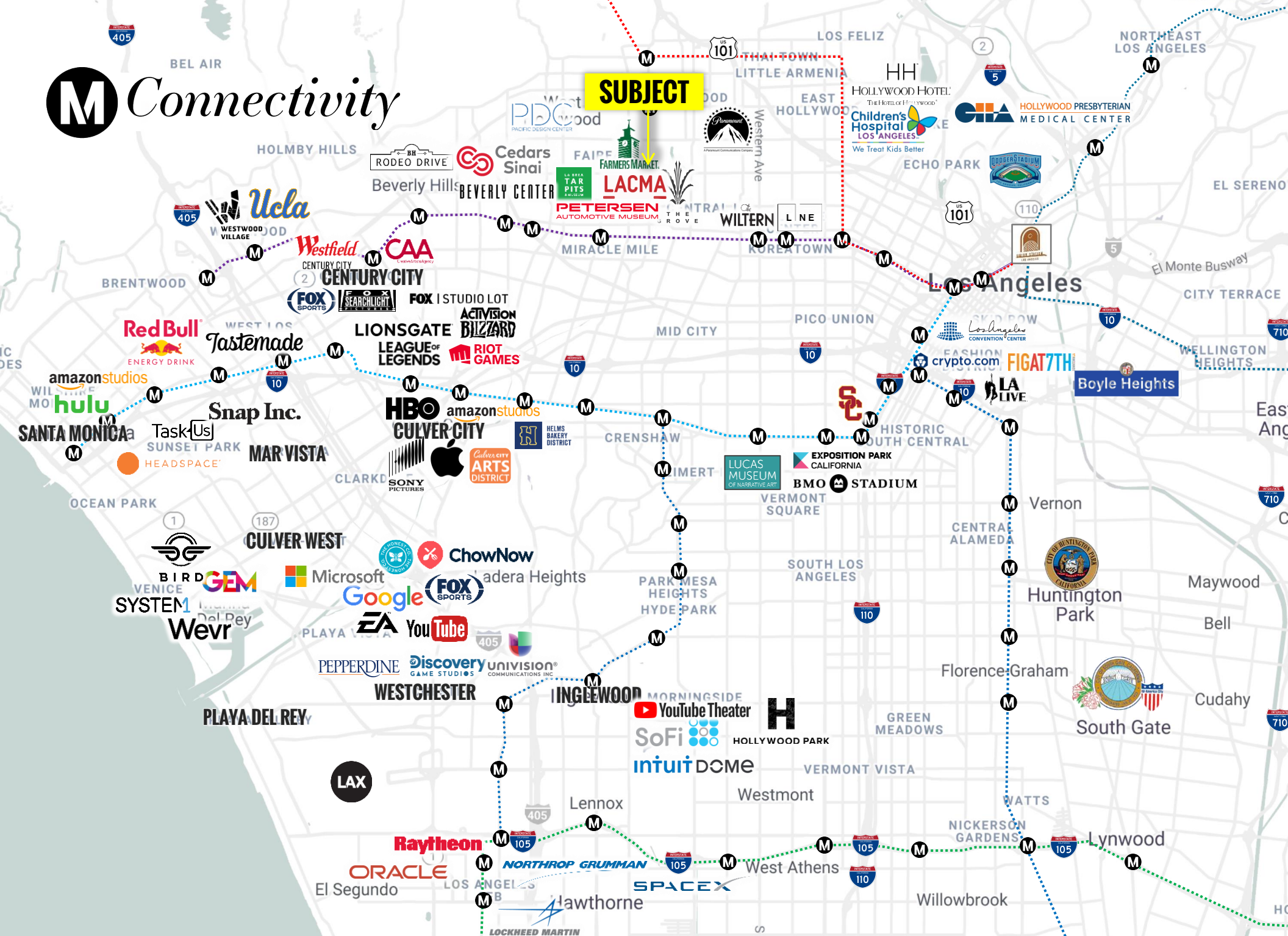
Location Highlights

BEVERLY GROVE

- ❖ Incredible demographic characteristics with a population of over 524,000 and 540,000 employees within a 5-mile radius
- ❖ Nearby Major Employment Hub Synergy from Mid-Wilshire, Hollywood, and Century City
- ❖ Close proximity to the Grove, LA County's most prestigious and successful retail destination
- ❖ The subject is located at the epicenter of Los Angeles, close to the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue.
- ❖ The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.
- ❖ The central location provides a strategic point for those who work in creative fields.
- ❖ The area offers immediate access Hollywood, Culver City studios, and Silicon Beach. With the Purple Line Extension getting closer to completion, Miracle Mile's appeal will continue to attract young professionals throughout Los Angeles.



M Connectivity



Market Drivers

Beverly Grove

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue. The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.



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Golden Triangle

At the center of the Golden Triangle is the world-renowned Rodeo Drive, whose three blocks are home to a dazzling array of haute couture boutiques and world-class jewelers. Bisecting the southern end of Rodeo Drive is Wilshire Boulevard, offering high-end department stores, including Barneys New York, two Saks Fifth Avenue and Neiman Marcus.



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Miracle Mile

The district consists of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. This luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis

Los Angeles



Mixed-Use: Retail/Office

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For additional information or to schedule a tour, contact us today



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