



COMMERCIAL  
REAL ESTATE  
the sign of a profitable property

SEP 14, 2024 –  
JAN 5, 2025



## OFFICE SPACES AVAILABLE FOR LEASE IN BEVERLY GROVE

8240 Beverly Blvd., Los Angeles, CA 90048



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# PROPERTY FEATURES

8240 Beverly Blvd., Los Angeles, CA 90048



## APPROX. 350 - 474 SF

OFFICE SPACES AVAILABLE FOR LEASE

- ✓ Garden Style building with exterior stairs and walkways
- ✓ Parking in the rear
- ✓ Open floor plan
- ✓ Secure entry with 24-hour access
- ✓ Great natural Light
- ✓ Utilities included
- ✓ Individual HVAC controls in most suites
- ✓ Larger suites may be available

## AREA AMENITIES

- ✓ Close proximity to Blue Bottle Cafe, Magnolia Bakery, Sweetgreen, La La Land Cafe, The Beverly Center, Cedars Sinai Medical Center, The Grove, and The Original Farmers Market
- ✓ Nearby popular dining includes Bacari, Oste, Joan's on Third, The Little Door, Bao Dim Sum House, and Swingers Diner



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	41,194	314,127	914,389
Avg. HH Income	\$129,097	\$118,478	\$103,415
Daytime Pop	47,476	345,718	974,328
Traffic Count	± 47,414 CPD ON BEVERLY BLVD		

OFFICE SPACES  
LOS ANGELES, CA

# INTERIOR PHOTOS

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& NOBLE

Mendocino  
Farms

The Cheesecake Factory

Staples

lululemon

**AERIAL MAP**



**COMMERCIAL  
REAL ESTATE**

8240

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